

PM-2023-0002

February 13, 2023

D09OPA22.003 & D14ZBA22.006 – 1 Rosetta Street and 6 & 8 Saint Michaels Street (Georgetown)

Minutes of the Public Meeting held on Monday, February 13, 2023 at 7:06 p.m., in the Council Chambers, Town of Halton Hills and Via Zoom.

Mayor A. Lawlor chaired the meeting.

Mayor A. Lawlor advised the following:

The purpose of this Public Meeting is to inform and provide the public with the opportunity to ask questions or to express views with respect to the development proposal. The Councillors are here to observe and listen to your comments; however, they will not make any decisions this evening.

As the Chair, I am informing you that when Council makes a decision, should you disagree with that decision, the Planning Act provides you with an opportunity to appeal the decision to the Ontario Land Tribunal for a hearing, subject to Tribunal validation of your appeal. Please note that if a person or public body does not make oral submissions at a public meeting or written submissions to the Town of Halton Hills before the decision is made, the person or public body is not entitled to appeal the decision of the Town of Halton Hills to the Ontario Land Tribunal. In addition, if a person or public body does not make oral submission at a public meeting, or make written comments to the Town of Halton Hills before the decision is made the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal, unless, in the opinion of the Tribunal, there are reasonable grounds to do so. You may wish to talk to Planning staff regarding further information on the appeal process.

The Planning Act requires that at least one Public Meeting be held for each development proposal and that every person in attendance shall be given an opportunity to make representations in respect of the proposal.

The format of this Public Meeting is as follows:

- The Town will generally explain the purpose and details of the applications;
- Next, the applicant will present any further relevant information, following which the public can obtain clarification, ask questions and express their views on the proposal.

The applicant and staff will attempt to answer questions or respond to concerns this evening. If this is not possible, the applicant and/or staff will follow up and obtain this information. Responses will be provided when this matter is brought forward and evaluated by Council at a

later date.

SPECIFIC PROPOSAL

This Public Meeting involves applications by 1 Rosetta Street (Halton Hills) GP Ltd.

To amend: the Town of Halton Hills Official Plan and Zoning By-law 2010-0050.

To permit: the development of one 8-storey and two 12-storey residential condominium buildings containing a total of 640 units at 1 Rosetta Street and 6 & 8 Saint Michaels Street (Georgetown).

TOWN'S OPPORTUNITY

The Chair called upon the Town's representative, John McMulkin, Senior Planner to come forward to explain the proposal.

J. McMulkin provided an overview of the proposed Official Plan and Zoning By-law Amendments to permit one 8-storey and two 12-storey residential condominium buildings containing 640 units at 1 Rosetta Street and 6 & 8 Saint Michaels Street (Georgetown).

(Presentation on file in the Clerks Office)

APPLICANT'S OPPORTUNITY

The Chair called upon the applicant to come forward to explain the proposal.

Carmen Jandu, Arcadis IBI Group, provided an overview of the proposed Official Plan and Zoning By-law Amendments to permit one 8-storey and two 12-storey residential condominium buildings containing 640 units at 1 Rosetta Street and 6 & 8 Saint Michaels Street (Georgetown).

(Presentation on file in the Clerks Office)

PUBLIC'S OPPORTUNITY

The Chair asked if there were any persons online that have questions, require further clarification or information or wish to present their views on the proposal to come forward.

The following members of the public spoke to Town's staff presentation:

Paul Kovacs, 15 Queen Street, Georgetown

P. Kovacs raised concern regarding the density coming in which will increase traffic and noise impact. He is please to see the proposal but is concerned with it being 12 storeys instead of 8 storeys.

Tony Stanbra, 2 Rosetta Street, Georgetown

T. Stanbra asked the following questions regarding the infrastructure pressure that will be brought from construction of the proposed facility:

- Have studies been done in regards to the sewer system in the area?
- Will the current hydro electric grid be able to handle the increased number of units or will an upgrade be required?
- What is the time frame of construction from demolition to the end of the third phase?

J. McMulkin provided response regarding the wastewater infrastructure, noting that the applicant's functional servicing report has indicated that it is sufficient to accommodate the proposed buildings without improvements to the systems but this will need to be confirmed by the Town's Development Engineering staff. J. Jelsma added the proposal is being reviewed and that the applicant will be reaching out to Halton Hills Hydro regarding the hydro electric grid.

C. Jandu, Arcadis IBI Group, provided response regarding the timeline of construction.

Cameron Ellis, John Street, Georgetown

C. Ellis raised concerns regarding the proposal and noted that they object to the development.

Jim Waldbusser, 5 Ostrander Boulevard, Georgetown

J. Waldbusser raised concerns with the environmental assessment reports and inquired why only one person (the seller of the land) was interviewed regarding the environmental assessment.

C. Jandu, Arcadis IBI Group, provided response noting that there will be further testing as part of phase 3 of the environmental assessment.

Lynne Baillie, 17 Caroline Street, Georgetown

L. Baillie raised the following concerns and asked the following questions:

- Concern with the environmental assessments
- Concern with the number of units in the development affecting traffic in the area
- Can clarification be provided regarding how Bill 109 affects this proposal?
- How will the sunlight and shadowing be affected? What about the light at night as well?

J. McMulkin responded that as part of Bill 109 there is statutory mandatory refunds of application fees if the Town does not make decisions within the statutory timeframes for Zoning by-law amendments and site plan applications so he wanted to make it clear that there would be no opportunity for the applicant to seek refund of application fees if the decision was not made on the Zoning by-law amendment within the statutory timeframe.

C. Jandu, Arcadis IBI Group, responded that a photometric plan will be developed which will show how the light from the development will be directed and ensure light from the development will stay within the development but there will be an increase compared to what is there right

now. C. Jandu addressed the traffic and shadow concerns.

S. Catton, Paradigm, noted that a traffic impact study was completed which noted existing capacity issues at River and Mountain and some recommendations have been identified.

Teresa Kovacs, 15 Queen Street, Georgetown

T. Kovacs asked the following questions:

- There were no conceptual drawings from looking at the buildings from Queen Street, will it be a blank wall?
- Why were cafes and small grocery stores not included as part of this community?
- Will this development set up for future transit as a hub in this area without busses going through residential streets?

C. Jandu, Arcadis IBI Group noted that they do have renderings that were not including in the presentation. R. Eslami, Icon Architects, advised that the same façade concept wraps around the whole building, and it will not be a blank wall.

C. Jandu, IBI Group responded that commercial usage is being discussed with design team, but it would not be addressed until the next submission.

M. Van Ravens provided a response regarding the Town's Transit Service Strategy.

Tony Stanbra, 2 Rosetta Street, Georgetown (Second time speaker)

T. Stanbra asked for clarification on the changes regarding the Mountainview and River intersection.

S. Catton, Paradigm, provided a response.

FINAL COMMENT FROM STAFF

The Chair asked if there was any further information which Town Staff wished to provide prior to the conclusion of the meeting.

Staff had no further comments.

CONCLUSION OF MEETING

The Chair declared the Public Meeting closed. Council will take no action on this proposal tonight. Staff will be reporting at a later date with a recommendation for Council's consideration.

If you wish to receive further information regarding this proposal please contact the Planner, John McMulkin, following the meeting.

The meeting adjourned at 8:29 p.m.

Ann Lawlor MAYOR

Valerie Petryniak TOWN CLERK