

# **Statutory Public Meeting**

**Proposed Amendments to the Town's Official Plan  
and Zoning By-law 2010-0050**

**Applicant: Kindred Works on behalf of the Norval  
United Church**

**14015 Danby Road (Georgetown)**

**File Nos.: D09OPA22.004 and D14ZBA22.0011**



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March 27, 2023

# PUBLIC ENGAGEMENT MATRIX

Spectrum of engagement	INFORM	CONSULT	COLLABORATE
Purpose	Communicate; share information to build awareness	Listen and learn; test ideas and concepts and develop recommendations	Actively participate; to partner to develop alternatives and/or recommendations
Town's responsibility	<ul style="list-style-type: none"> <li>• Provide information including advising on applicable legislation that dictates process.</li> <li>• Share final decision</li> </ul>	<ul style="list-style-type: none"> <li>• Provide information</li> <li>• Provide opportunity for public to share views, values and priorities.</li> <li>• Consider how recommendations could be incorporated</li> <li>• Share final decision</li> <li>• Report back on final decision</li> </ul>	<ul style="list-style-type: none"> <li>• Provide information</li> <li>• Provide opportunity for public to share views, values and priorities.</li> <li>• Provide opportunity to influence where there are alternatives within a project that have been identified for discussion and fall within the scope of legislation.</li> <li>• Consider how recommendations could be incorporated</li> <li>• Share final decision</li> <li>• Report back on final decision</li> </ul>
Public's responsibility	Learn	Participate	Partner



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# Levels of Engagement:



**INFORM**



**CONSULT**



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# Public Notification

- January 4, 2023: The New Application notice mailed out to property owners within 120 m of the lands and a sign posted on the property
- Feb. 28, 2023: Public Meeting notice mailed out to property owners within 120 m of the lands and emailed to residents who requested notification
- March 2, 2023: Notice of Public Meeting published in Independent & Free Press
- March 23, 2023: Courtesy Notice of Public Meeting published in Independent & Free Press



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# On the Agenda



1. Site Location & Context
2. Development Proposal
3. Planning Policy Context
4. Comments
5. Next Steps



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# Site Location & Context



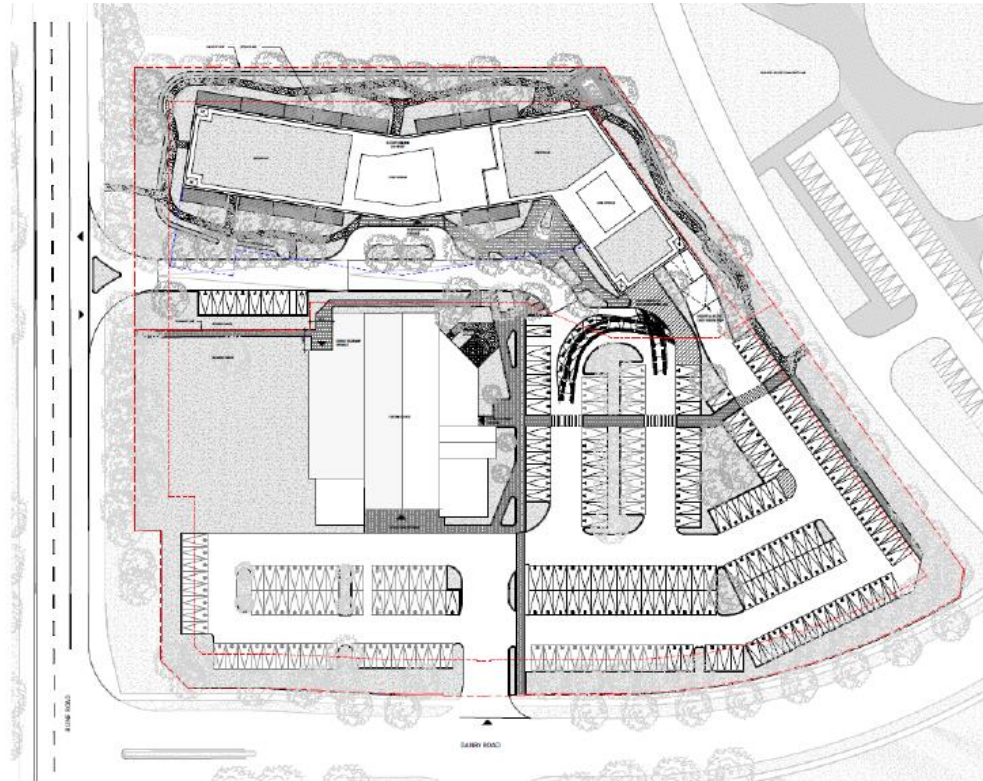
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# Development Proposal



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# Development Proposal



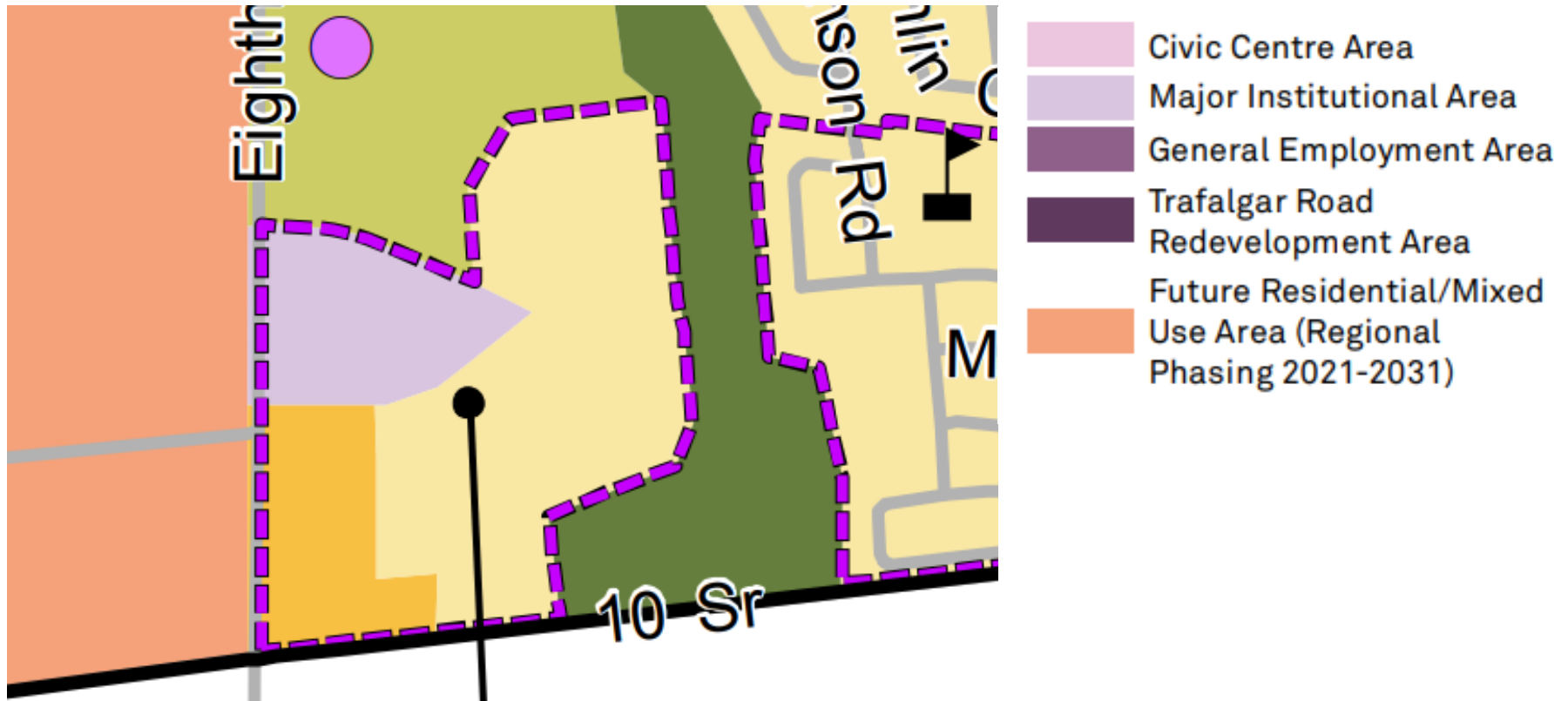
Details	Proposal
# of Units	157 rental units: <ul style="list-style-type: none"> <li>• 72 one-bedroom units</li> <li>• 69 two-bedroom units</li> <li>• 16 three-bedroom units</li> </ul>
Storeys & Height	6 storeys or 22.0 metres
Gross Floor Area	11,609 m <sup>2</sup> (124,958 sq.ft.)
Parking (Residential Property)	87 spaces consisting of: <ul style="list-style-type: none"> <li>• 79 underground resident spaces</li> <li>• 8 shared surface visitor spaces</li> </ul>
Parking (Church Property)	211 surface spaces consisting of: <ul style="list-style-type: none"> <li>• 61 place of worship spaces</li> <li>• 118 resident spaces</li> <li>• 32 shared visitor spaces</li> </ul>



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# Planning Policy Context

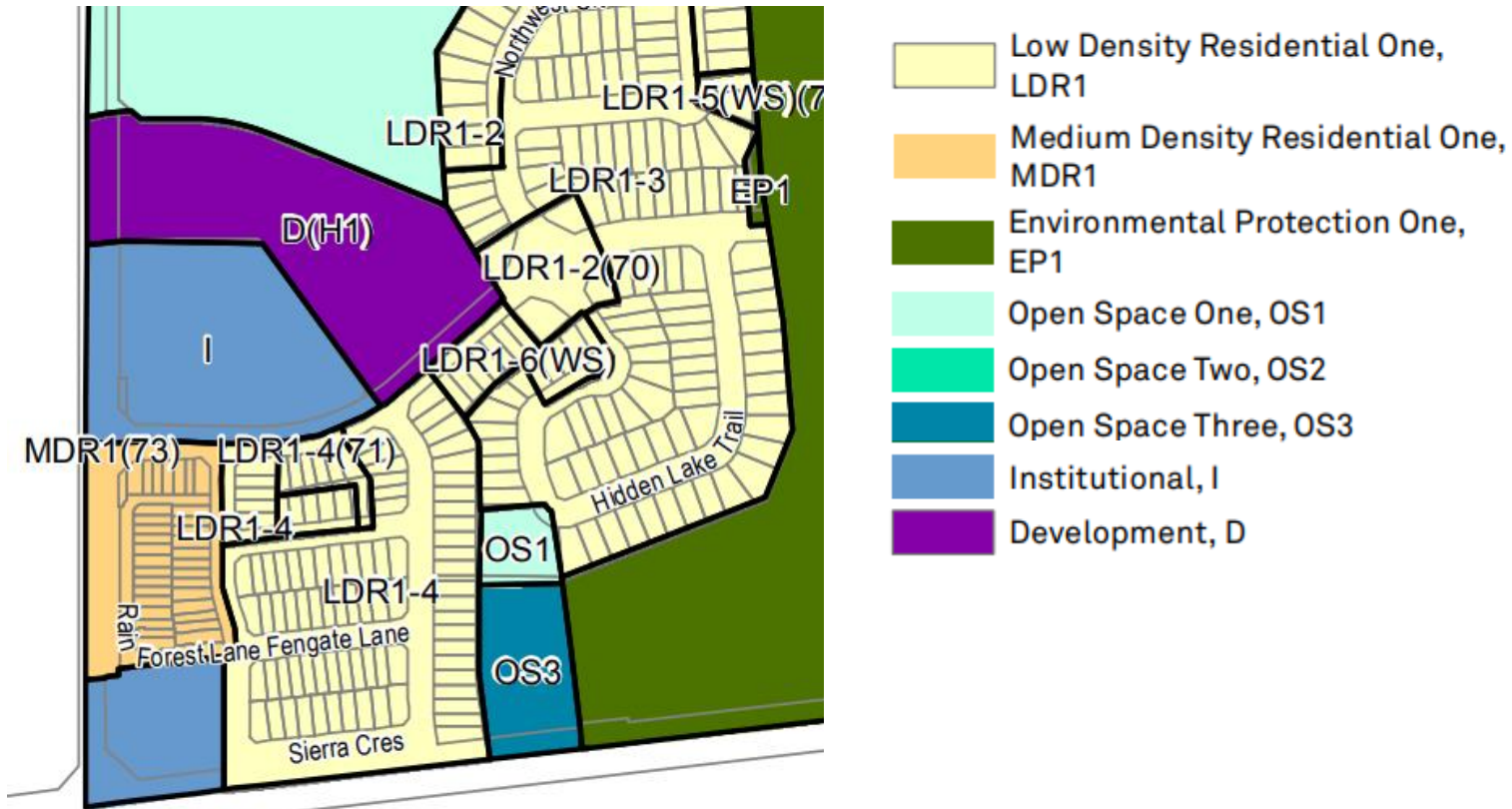
## Halton Hills Official Plan Designation



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# Planning Policy Context

## Halton Hills Zoning By-law 2010-0050



# Comments

## Agency/Department Comments

### Planning

- More information required to understand potential shadow impacts
- Explore opportunities for façade articulation, building step-backs and review proposed materials

### Transportation/Engineering

- Questions about information and assumptions used to support proposed parking amount
- How is the sharing of parking spaces between the proposed residential building and church intended to function and be secured
- Further information is required to evaluate the anticipated traffic volume and potential impacts
- Need for more bicycle parking



# Comments

## Public Comments

To date, the Town has received from residents in the neighbourhood:

- 2 letters of support – support affordable, rental housing
- 3 letters of concern/objection

Questions and concerns identified by residents relate to:

- Increased traffic, more on-street parking and pedestrian safety;
- Scale and density, building height, shadowing, overlook and privacy impacts;
- Adequacy of existing services, school sites and park facilities to accommodate the proposed development;
- Concern subsidized/rental housing will increase rates of crime in the area;
- Rental residents are temporary and will feel less invested in the property/community, which could impact property values in the area.

# Next Steps

- Applicant's Public Information Session – April 18<sup>th</sup>
- Review Second Submission upon receipt
- Await additional comments from the public
- Final report to Council on the disposition of this matter

# THANK YOU



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