

**PM-2023-003**

**March 27, 2023**

**D09OPA22.004 & D14ZBA22.011 – 14015 Danby Road (Georgetown)**

Minutes of the Public Meeting held on Monday, March 27, 2023 at 6:20 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 Kindred Works on behalf of the Norval United Church.

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

To permit: the development of a 6-storey, 157-unit residential apartment building at 14015 Danby Road (Georgetown).

## **TOWN'S OPPORTUNITY**

The Chair called upon the Town's representative, Jeff Markowiak, Director of Development Review to come forward to explain the proposal.

J. Markowiak provided an overview of the proposed Official Plan and Zoning By-law Amendments to permit a new 6-storey, 157-unit residential rental apartment building at 14015 Danby Road (Georgetown).

(Presentation on file in the Clerks Office)

## **APPLICANT'S OPPORTUNITY**

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

Kindred Works provided an overview of the proposed Official Plan and Zoning By-law Amendments to permit a new 6-storey, 157-unit residential rental apartment building at 14015 Danby Road (Georgetown).

(Presentation on file in the Clerks Office)

## **PUBLIC'S OPPORTUNITY**

The Chair asked if there were any persons online or in person 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:

Roger Parent, 73 Northwest Court

R. Parent raised concern regarding proposed development and noted that they will send written comments.

Milosz Kaczmarek, 14200 Argyll Road

M. Kaczmarek asked questions regarding past Kindred Works projects and raised concern regarding traffic.

Ana Kaczmarek, 14200 Argyll Road

A. Kaczmarek raised concern regarding the shadow impact and traffic.

Shannon Griffiths, 6 Robinson Road

S. Griffiths asked for clarification on the definition of affordable housing and wanted to highlight that the paperwork distributed regarding the proposal was not clear.

Fadi Nehme, 98 Sierra Crescent

F. Nehme raised concern regarding apartments being built in the proposed area, traffic, pollution and increased criminal activity.

Oleksandr Babiy, 18 Oasis Trail

O. Babiy raised concern regarding traffic congestion and the lack of recreational/green space in the proposal.

Rob Russell, 209-162 Guelph Street

R. Russell provided comment on behalf of Fernbrook Homes, previous owner of the land.

Anthony Sunjka, 54 Hidden Lake Trail

A. Sunjka inquired about the zoning of the proposed land and the affects that building this development would have on the environment.

Tony Carnelos, 2 Oasis Trail

T. Carnelos raised concerns regarding traffic and will submit further written comments opposing this proposal.

Vince Migliazza, 14 Oasis Trail

V. Migliazza noted that many residents are concerned with this proposal and that written comments will be submitted.

Michael Campbell, 58 Hidden Lake Trail

M. Campbell raised concerns regarding the purpose of the units and how a building of this size

will affect the growth in this area.

Ryan Vella, 78 Sierra Crescent

R. Vella inquired about the definition of affordable housing and how it affects the community.

Miriam Medved, 85 Northwest Court

M. Medved raised concern regarding the large scale of the building for the proposed land area and asked for further information on the need for affordable housing in the community.

Michael Campbell, 58 Hidden Lake Trail (second time speaker)

M. Campbell raised concern that the proposed development will suit the needs of other municipalities and not Halton Hills.

Lisa Orozco, 100 Sierra Crescent

L. Orozco asked for data from other municipalities demonstrating the implications of providing affordable housing.

Christina Caldeira, 57 Hidden Lake Trail

C. Caldeira raised concern regarding the location and criminal activity.

Fadi Nehme, 98 Sierra Crescent (second time speaker)

F. Nehme raised concern regarding traffic, public transit, and the location of the proposed development as a rental property.

Oleksandr Babiy, 18 Oasis Trail (second time speaker)

O. Babiy raised further concern about the proposed development.

Ante Viduka, 86 Northwest Court

A. Viduka spoke in opposition of the proposed development.

## **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, Jeff Markowiak, following the meeting.

The meeting adjourned at 7:58 p.m.

\_\_\_\_\_MAYOR  
Ann Lawlor

\_\_\_\_\_TOWN CLERK  
Valerie Petryniak