

Statutory Public Meeting

**Concerning Applications for Amendments to the
Town of Halton Hills Official Plan and
Zoning By-law 2010-0050, as amended**

Owner: Habitat for Humanity

**37 King Street
Town of Halton Hills (Georgetown)**

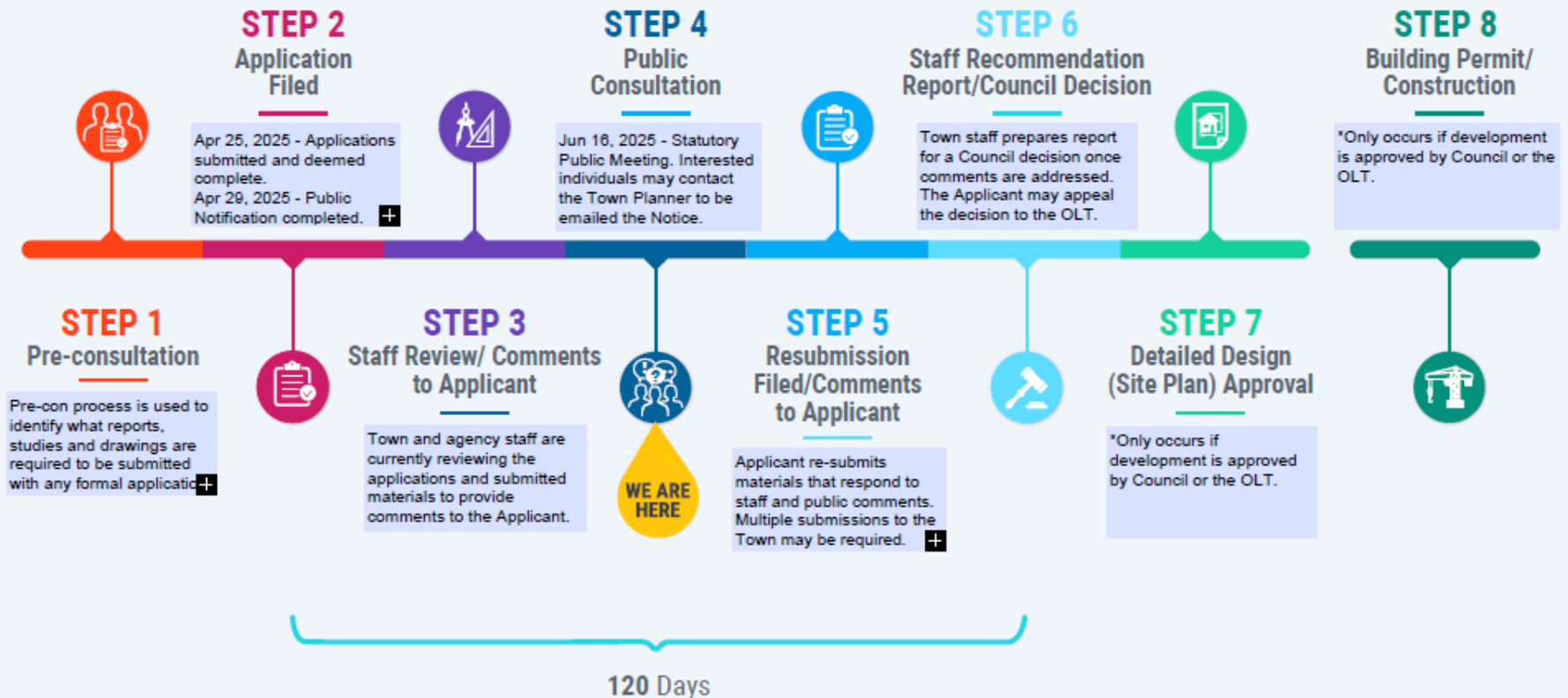
File Nos.: D09OPA25.001 & D14ZBA25.002



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June 16, 2025

Application Review Process



Applicant can appeal the applications to the OLT if the Town does not make a decision within 120 days.



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Public Notification

- | | |
|----------------|---|
| April 29, 2025 | Notice of Received Applications mailed out to all property owners assessed within 120 metres of the subject lands. |
| May 6, 2025 | Sign posted along the property frontage explaining the purpose of the proposed applications. |
| May 23, 2025 | Public Meeting Notice Sign posted on the subject lands and Notice of Public Meeting mailed out to all property owners assessed within 120 metres of the subject lands. |
| May 27, 2025 | Notice of Public Meeting posted on Halton Hills Today and the Independent Free Press (IFP) websites as well as on the Corporate Advertising and Public Notices website on the Town's website. |



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On the Agenda

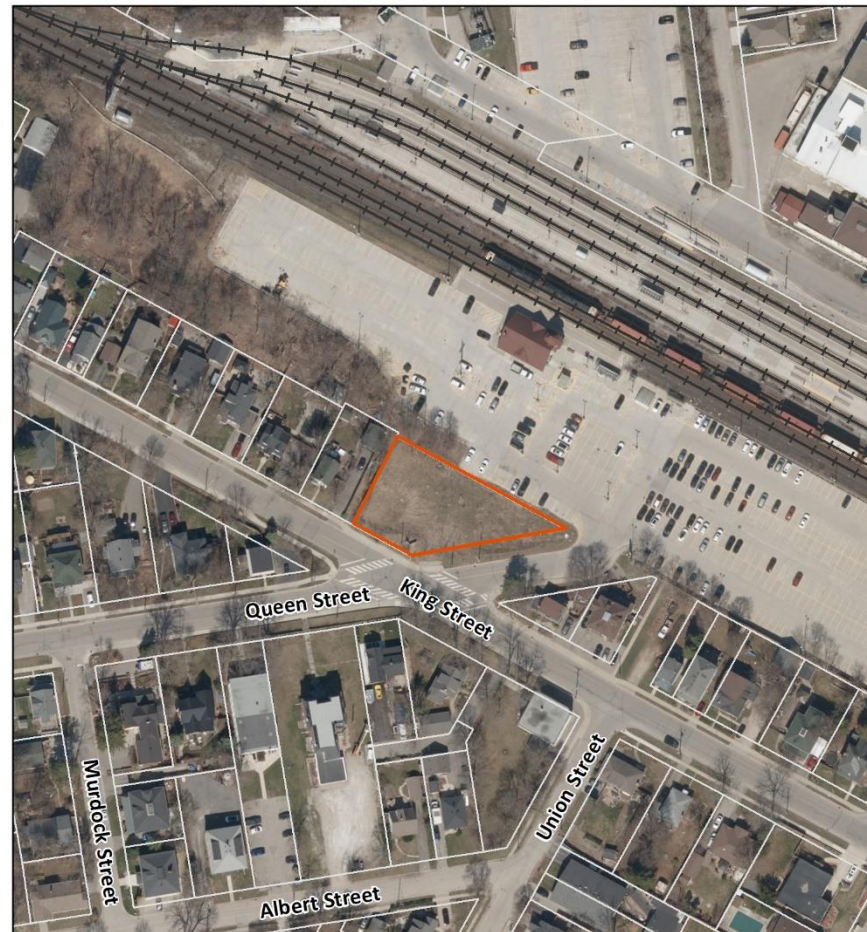


1. Site Location & Context
2. Previous Approvals
3. Current Proposal
4. Planning Policy Context
5. Comments
6. Next Steps



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Site Location & Context

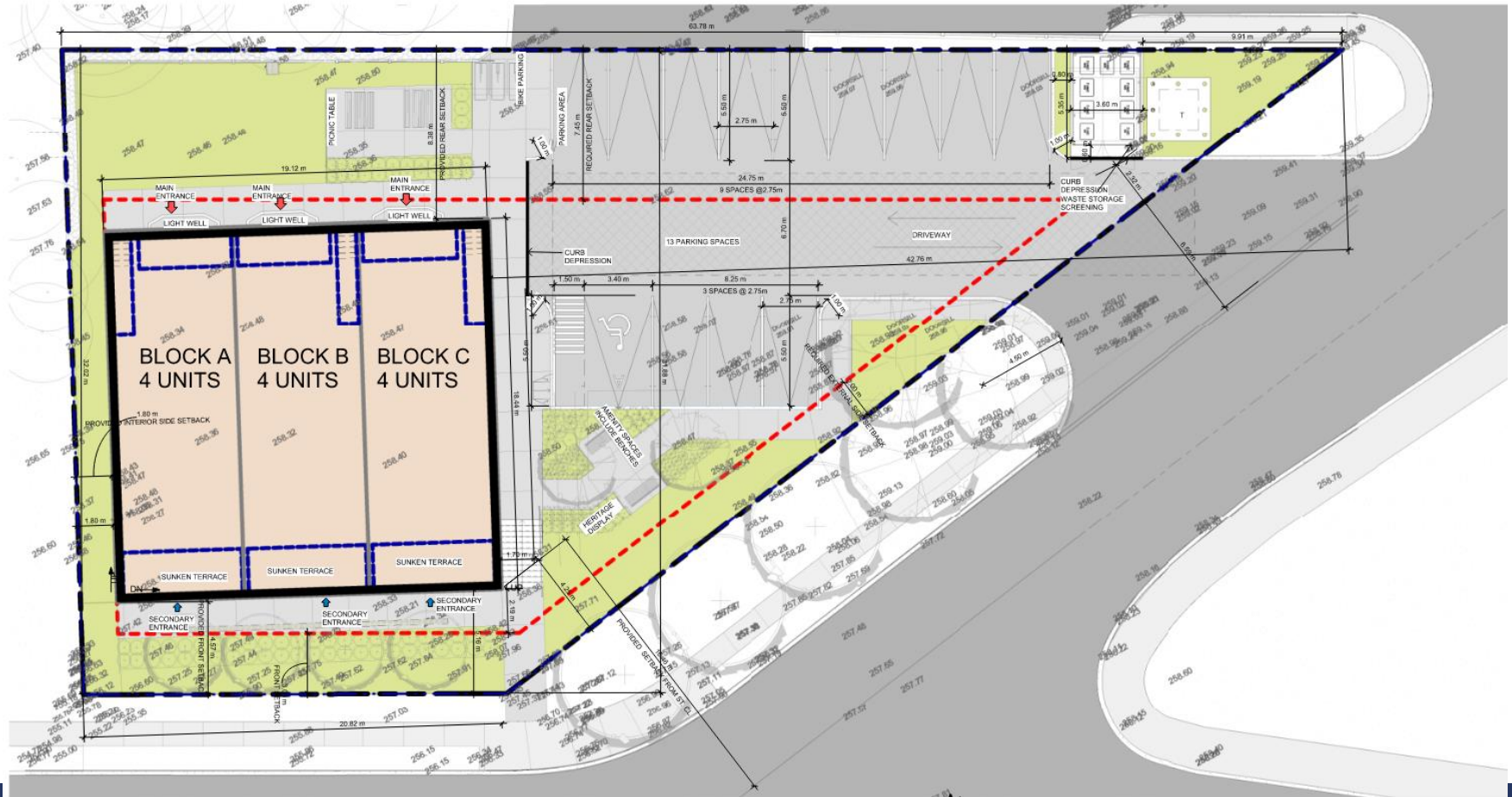


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The site plan illustrates a residential development layout. Key features include:

- Units and Structures:**
 - 4 NEW TOWNHOUSES:** A row of four units labeled UNIT 1, UNIT 2, UNIT 3, and UNIT 4. UNIT 4 is a 2 STOREY + BASEMENT unit.
 - 2 STOREY + BASEMENT DETACHED HOUSE:** A larger unit labeled UNIT 9.
 - UNIT 10:** A detached house located to the east of the main building complex.
- Parking and Access:**
 - UNIT PARKING:** A designated area with several parking spaces.
 - ASPHALT DRIVEWAY:** Located at the top of the plan.
 - PRIVATE DRIVEWAY:** Accessing the detached house units.
- Dimensions and Measurements:**
 - Overall lot dimensions: 100' 0" (WIDE) by 150' 0" (DEEP).
 - Unit dimensions: UNIT 1 (30' 0" x 40' 0"), UNIT 2 (30' 0" x 40' 0"), UNIT 3 (30' 0" x 40' 0"), UNIT 4 (30' 0" x 40' 0").
 - Detached house dimensions: 30' 0" x 40' 0" (UNIT 9), 30' 0" x 40' 0" (UNIT 10).
- Streets and Orientation:**
 - KING STREET:** (20.12 WIDE) (BY REGISTERED PLAN 37) at the bottom.
 - QUEEN STREET:** (20.12 WIDE) (BY REGISTERED PLAN 37) on the right side.
- Other Labels:**
 - TERMINAL 37** (large watermark text across the top).
 - LANDSCAPE** areas are indicated in green.
 - CONCRETE** and **ASPHALT** areas are indicated in grey.

Current Proposal



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Current Proposal

Conceptual Renderings



Looking west from King Street



View from parking lot



View from King Street

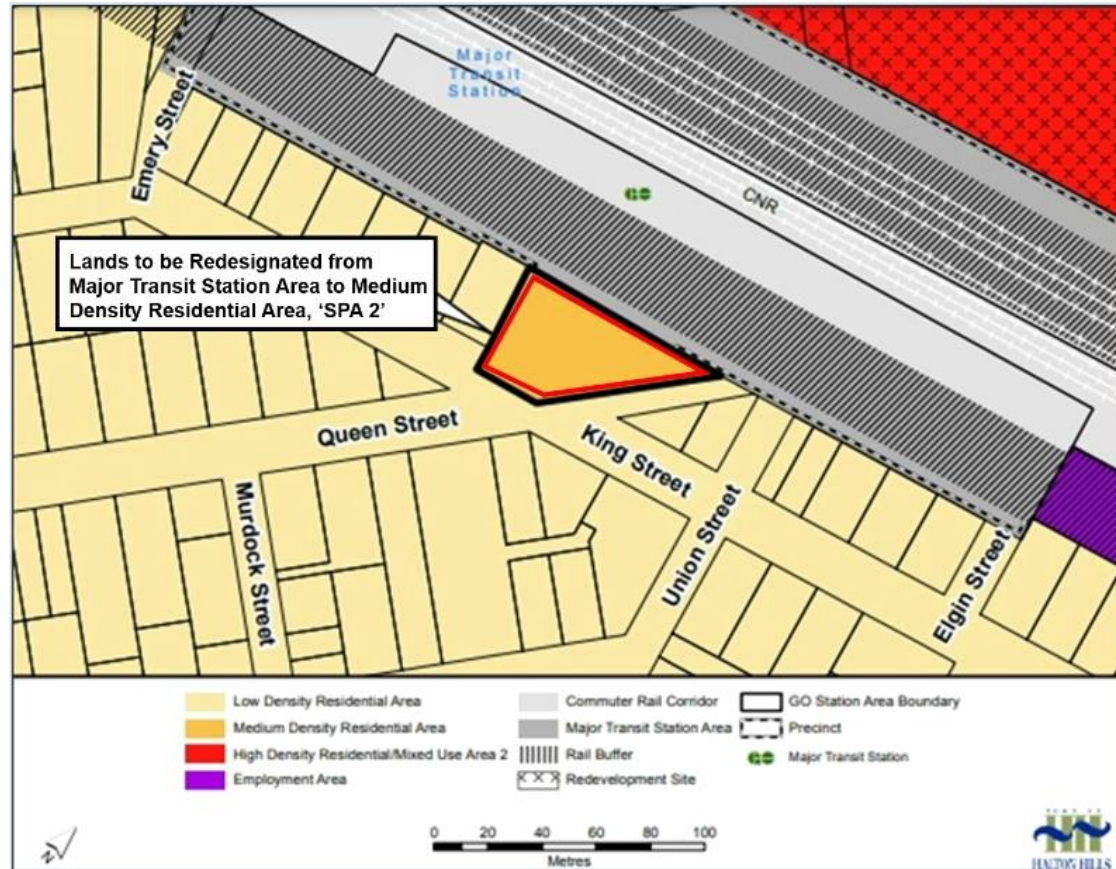


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Planning Policy Context

Georgetown GO Station Secondary Plan

Existing Designation

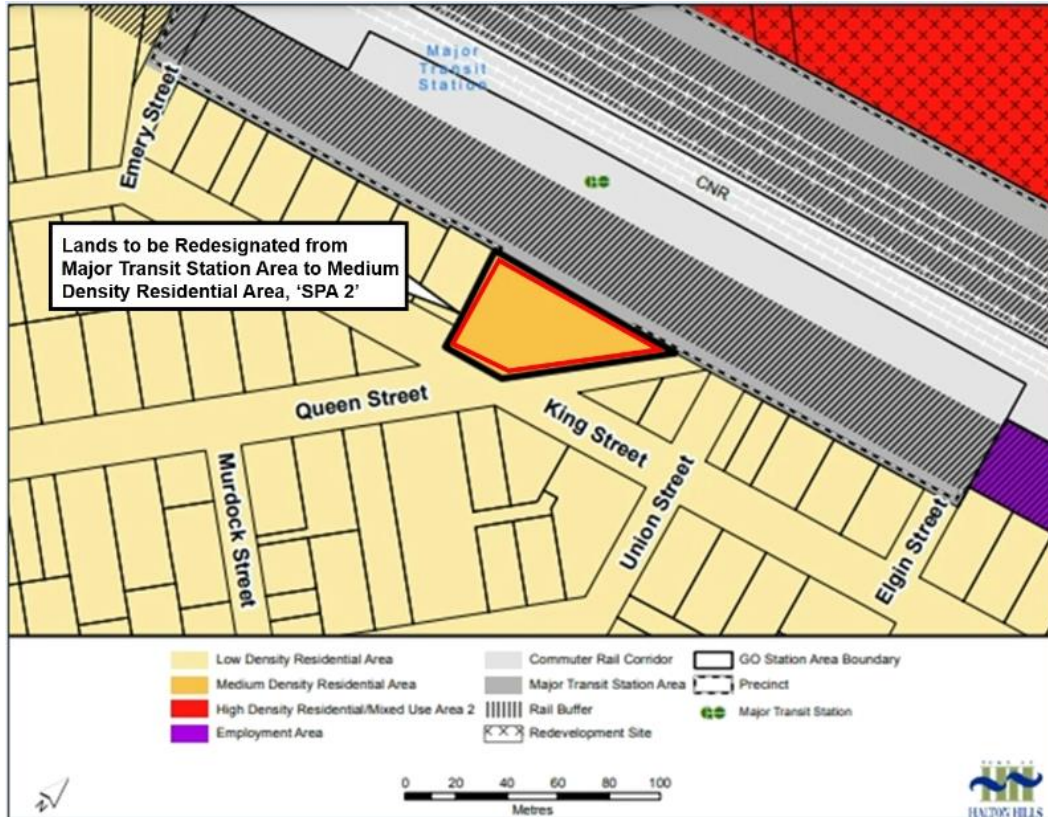


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Planning Policy Context

Georgetown GO Station Secondary Plan

Proposed Designation



The application proposes to amend the Special Policy Area 2 designation to increase the density in the Medium Density Residential Area designation from 21 to 50 units per net residential hectare to approximately 89 units per net residential hectare to accommodate the proposed 12 stacked townhouse units.

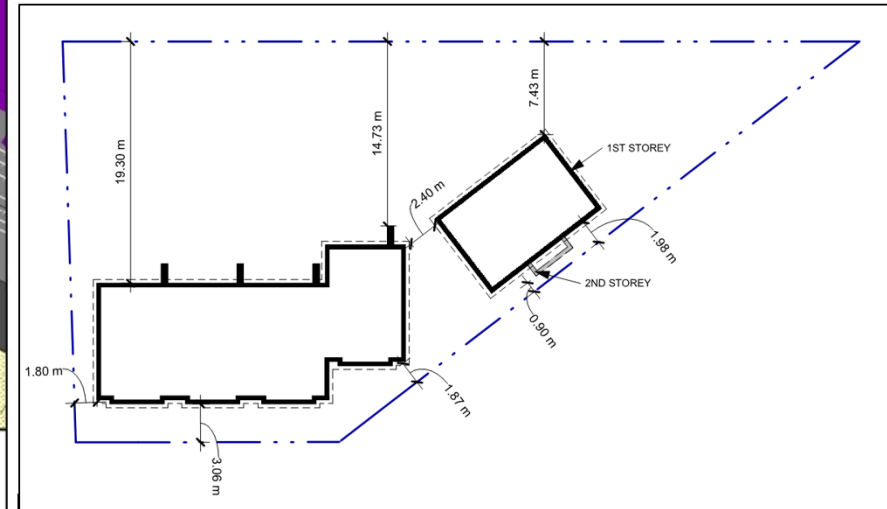
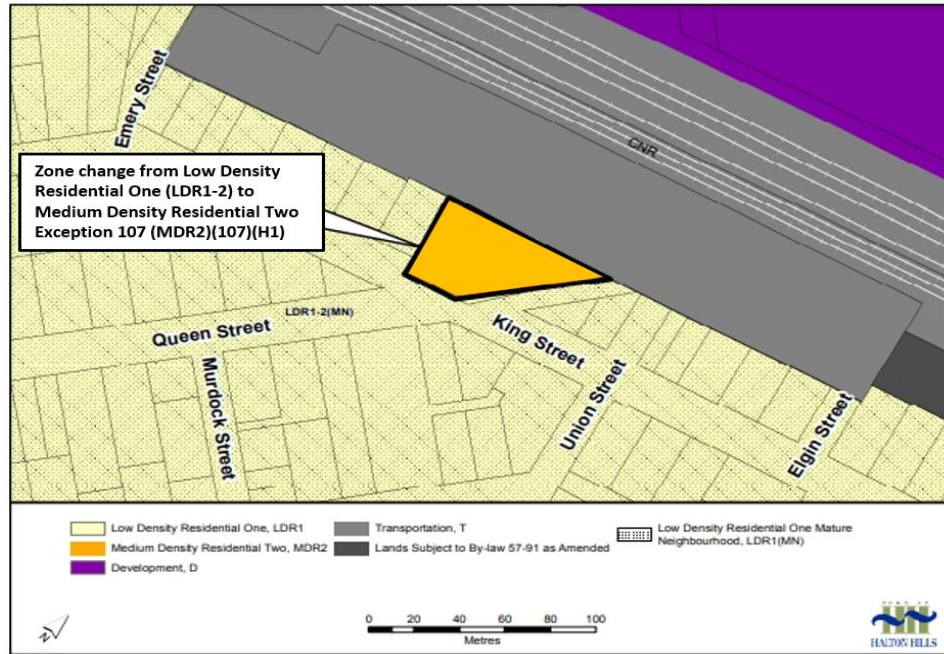


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Planning Policy Context

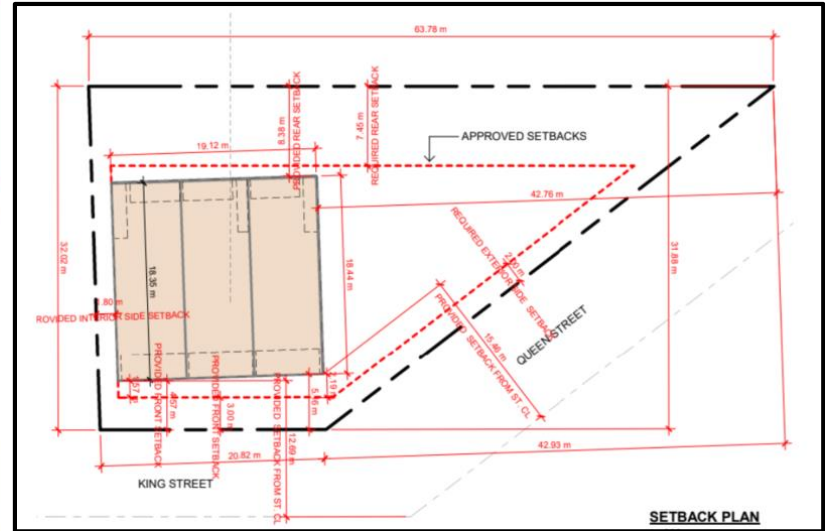
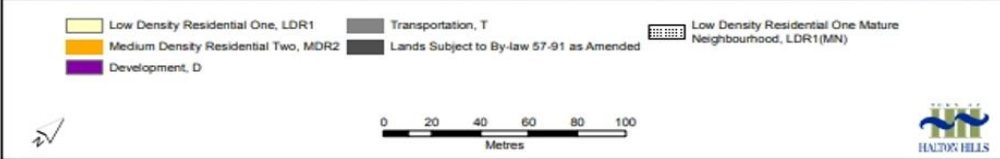
Halton Hills Zoning By-law 2010-0050, as amended

Existing Zoning



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Proposed Zoning



- Include a new massing schedule illustrating setbacks to the proposed building
- Establish a minimum parking requirement of 13 spaces
- Increase the maximum building height from 10.0 metres to 11.804 metres

Comments

Agency/Department Comments

Planning

- The applications propose an increase in permitted height from 10.0 metres to 11.804 metres to accommodate the stacked townhouse building, which is a departure from the previous approval.
- the proposed basement units appear to only have access to the parking area via exterior stairs located on the east side of the building, which could result in accessibility issues.

Transportation

- Staff have questions about the proposal to provide 13 parking spaces for 12 units and the intent for visitor parking to be provided via on-street parking and/or within the Georgetown GO Station parking lot. Staff require additional information regarding on-site and street parking availability.

Building

- Drawings are required that clearly illustrate where the required window openings for the basement units are located. As per the Ontario Building Code, some of the proposed bedrooms may not be able to be classified as such without a window in the room.

Comments

Agency/Department Comments

CN Rail

- Several mitigation measures are required to ensure impact from noise and vibration and safety hazards are reduced.

Metrolinx

- A review of the driveway entrance is requested due to its proximity to the Georgetown GO Station parking entrance. A Sightline Analysis is recommended.
- A construction staging and access plan is required to ensure there are no impacts to the GO Station from construction, site access and traffic management.
- A further review of traffic congestion and queuing is required to ensure there are not conflicts with the functionality of the GO Station.
- Staff have indicated they do not support visitor parking to be located within the GO Station parking lot at this time.
- Several mitigation measures are required to reduce noise and vibration.

Comments

Public Comments

Comments and concerns identified by the public to date include:

- The increased height of the proposed building
- Proposed increase in density/number of units
- The inaccuracy of renderings
- Lack of bicycle parking
- Modern architecture of the building not being reflective of the neighbourhood character
- Potential noise impacts on the development from the adjacent rail tracks
- Lack of amenity space being provided

Next Steps

- 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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