



PUBLIC MEETING-2019-0001

284 Queen Street East (Acton)

Proposed development of 16 residential townhouse units (1.5 storeys) located along a private laneway

Minutes of the Public Meeting Committee held on Monday, January 21, 2019, 6:39 p.m., in the Council Chambers, Town of Halton Hills, Town Hall, 1 Halton Hills Drive, Halton Hills.

Councillor B. Inglis chaired the meeting.

Councillor B. Inglis 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 Local Planning Appeal 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 Local Planning Appeal 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 Local Planning Appeal 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 an application;
- 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 an application by Astrid J. Clos Planning Consultants to amend the Town of Halton Hills Official Plan and Zoning By-law 2010-0050, as amended and to permit the development of 16 residential townhouse units (1.5-storeys) located along a private laneway.

TOWN'S OPPORTUNITY

The Chair called on the Town's representative, Keith Hamilton, Planner – Policy, to come forward to explain the proposal.

K. Hamilton noted that his purpose tonight is to provide a summary of the Official Plan & Zoning By-law Amendment applications submitted by Astrid J. Clos Planning Consultants for the property at 284 Queen Street East in Acton.

A Public Meeting is required for Official Plan and Zoning By-law Amendments under the Planning Act. This Public Meeting is being held in accordance with the Mayor's Task Force on Public Engagement and the Public Engagement Charter. The Public Engagement Charter speaks to 3 levels of engagement, which are Inform, Consult and Collaborate.

The Proposal is with regards to 284 Queen Street East, located in between Acton's Queen Street Commercial Corridor and the Downtown Area and generally located on the south side of Queen Street East, West of Meadvale Rd; and, East of Longfield Road.

The L shaped lot has an area of approximately 0.57 hectares (1.4 acres), it has roughly 38 metres (126 feet) of frontage along Queen Street East, and 45 metres (148 feet) of frontage along Longfield Road.

The surrounding lands are mainly low density residential, with some commercial to the east heading towards the Queen Street Commercial Corridor. The proposal is for 16 1.5 storey bungalow townhouses on 3 blocks as part of a private condominium with entrances on Queen Street and Longfield Road. In addition to Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) applications, a Site Plan Application and Plan of Condo will also be required to complete the development. Each unit would have 2 parking spaces (driveway + garage), with 3 additional spaces available for purchase (presumably) and 5 visitor parking spaces are also proposed near the Longfield entrance.

Each unit would also have backyard amenity space and privacy fencing around the site would also be installed. The subject property is designated Low Density Residential Area in the Town's Official Plan, which does not permit townhouse units and restricts the maximum density of development to 15 units per net residential hectare (Section D1.3.1.2). The Official Plan Amendment proposes to re-designate the property as Medium Density Residential Area.

The purpose of the proposed Official Plan Amendment is to allow for townhouses and for the increase in the permitted density from 15 units per net hectare to the 21-50 units permitted in the MDRA. The required density of 27.9 units per net hectare falls within the medium density range of (21-50 units per net hectare)

It should be noted that 284 Queen Street has been identified as a potential infill development site (between the 2016 and 2031 timeframe) through the Town's previous intensification study. The subject lands are zoned Low Density Residential One (LDR1-1 MN), which does not permit private road townhouses (classed as Multiple Dwelling under our ZBA). Despite the property being identified as a potential site for intensification, it was included within the Mature Neighbourhood Area

The Zoning By-law Amendment proposes to rezone the subject lands from Low Density Residential One (LDR1-1 MN) to Medium Density Residential Two (MDR2) Zone to permit the development of the 16 townhouse units. The MDR2 Zone was selected to implement the approved Official Plan designation and permit multiple dwellings as a use, as-of-right. The development proposal complies with the majority of MDR2 Zone standards, however, the proposal would require the following site-specific zoning provisions:

- Define the units as Private Road Townhouses;
- Establish a minimum rear yard setback of 7.5 m;
- Restrict the dwelling height to 1.5 storeys or 8.5 m;

Through further review of the application, staff will assess whether any additional site-specific zoning provisions are required.

The Applications were circulated to Town staff and external agencies for review and comment. The first submission comments were received with none of the departments or agencies objecting to the proposal, however there were comments that need to be addressed to properly evaluate the proposal.

Development Engineering Requires:

- revised drawings to show proper drainage for the private road that will not impact surrounding properties; and
- revised grading plan showing how existing properties around the subject site will drain properly without affecting the proposed development.

Transportation Planning Requires:

A Traffic Brief to identify any potential traffic issues that could arise from the two proposed entrances.

- At the beginning of this year the Applicant provided a resubmission attempting to address these matter
- This resubmission is currently under review by Town and Agency staff

The Town held a Public Information Centre (PIC) on June 18, 2018, at the Acton Arena to introduce the proposal to the community. Notification for the event was circulated to residents within 120 metres of the property and placed in the Acton Tanner on June 7, 2018.

Comments or concerns heard at the meeting included:

- Traffic concerns include increased traffic on Longfield road, increased street parking
- Concerns that there is not enough parking for 16 units
- Concerns about privacy fencing would not be high enough
- The impacts on surrounding property during construction

Other concerns included:

- Height
- Impact of any new streetlights
- Dust from construction
- Preference for fencing to be installed prior to construction

Following the PIC two emails were received, noting similar concerns.

For tonight's public meeting notice was mailed to properties within 120 m of the subject lands on January 2, public notice was posted in the Independent & Free Press and Tanner on January 3, with a courtesy notice published on January 17. To date Planning staff have received one additional comment on affordability of new units

APPLICANT'S OPPORTUNITY

The Chair then called on the applicant to provide further information and details on the proposal.

Astrid Clos, Planning Consultant on behalf of the owner of the property, Charlie Kuiken from Charleston Homes, came forward. A. Clos stated that the previous Town of Halton Hills Intensification Opportunities report identified this property for medium density infill site to be developed.

A. Clos responded to some of the concerns that were brought forward from the Public Information Centre and summarized in the report; including traffic concerns, insufficient visitor parking, height of the bungalow townhomes, privacy fencing being high enough, dust from construction activities and impact of streetlights from development on surrounding residences.

PUBLIC'S OPPORTUNITY

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

The following persons came forward:

Kathleen Ridsdill, Resident of 47 Longfield Road

K. Ridsdill stated that she was not present at the last meeting due to work and noted that her property sides onto the proposed development. K. Ridsdill heard from neighbours that were present at the meeting that she was going to lose the hedges on her property. She doesn't want to lose the hedges and she is concerned about the trees and greenery on her property.

She expressed concerns regarding traffic and being able to leave her driveway. She would like to know what is going on.

A. Clos responded stating that there is a tree protection plan that has been submitted to the Town and that a tree on a property line cannot be removed without the landowners consent. A. Clos also noted that a landscape plan has also been prepared.

Natasha Verdiel, 21 Longfield Road

N. Verdiel noted that her house is located on the corner and has a pool and stated concerns with dust for her pool equipment and for her young child whom has severe medical allergies to environmental sensitivities. She stated that her child could go into anaphylaxis due to some of the dust that will occur from the development of these lands. She stated that the proposed barrier may not be a solution. She noted she would have to keep her windows closed all of the time.

N. Verdiel expressed further concern about the traffic report stating that it needs to be redone for realistic peak times with respect to the hours of the LCBO. She also advised that the parking proposed for the development is not sufficient and should be reviewed.

N. Verdiel said that there needs to be more consideration for the existing neighbourhood which consists of the elderly and people with young children.

K. Hamilton responded to N. Verdiel's comment regarding the traffic study stating that the traffic study is still under review.

Harold Eckhardt, 18 Meadvale Road

Asked if there is a height determined now or is it still up in the air.

K. Hamilton responded to H. Eckhardt by stating that the proposed maximum height will be 8.5 m and will form part of the Zoning By-law Amendment.

Jim Waldbusser, 5 Ostrander Boulevard, Georgetown

J. Waldbuser provided some historical information about the property where the proposed development will occur with regards to Sir Donald Mann and his father Hugh Mann.

He proposed that the private laneway, Braida Lane have heritage stones be placed at the entrance way with a historical plaque recognizing Sir Donald Mann and his father Hugh Mann.

Peter Stasierowski , 8 Margaret Street

P. Stasierowaki requested that the Town make a proposal that the height of the development not go any higher than the proposed 8.5 m referencing his experience with development that occurred in Mississauga.

P. Stasierowski also asked that Town ensure that the width of the laneway is wide enough for vehicles and delivery trucks.

Noel Murphy, 6 Karen Drive

N. Murphy asked why the road would be named Braida Lane.

A.B. Marshall, CAO noted that the Braida Family purchased the land where the proposed development is situated in 1920 and owned the land until it was purchased by the developer.

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.

Town staff had nothing further to add.

CONCLUSION OF MEETING

The Chair declared the Public Meeting closed and advised that 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 notification of this proposal, please leave your name and contact information with Mr. Hamilton in the foyer outside this Council Chamber, or with the Town Clerk during regular business hours. Only those persons who leave their names and contact information will be provided further notification. If you wish to speak to the proposal when it is brought before Council in the future, you must register as a delegation with the Town Clerk prior to the meeting.

If you wish to make a written submission the deadline for comment is February 15, 2019.

The meeting adjourned at 7:18 p.m.

Rick Bonnette

MAYOR

Suzanne Jones

CLERK