



PUBLIC MEETING-2019-0002

11571-11605 Trafalgar Road (Georgetown) Proposed Zoning By-law Amendment and Draft Plan of Subdivision to allow for the development of 122 to 134 Residential Townhouse Units

Minutes of the Public Meeting Committee held on Tuesday, March 5, 2019, 6:28 p.m., in the Council Chambers, Town of Halton Hills, Town Hall, 1 Halton Hills Drive, Halton Hills.

Councillor A. Lawlor chaired the meeting.

Councillor 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 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 BV Georgetown GP Inc. to amend the Town of Halton Hills Zoning By-law 2010-0050, as amended, and for a Draft Plan of Subdivision application and to permit the development of 122 to 134 residential townhouse dwelling units to be accessed by a private condominium road.

TOWN'S OPPORTUNITY

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

T. Boutassis stated that the purpose of the public meeting is to provide a summary of the Zoning By-law Amendment and Draft Plan of Subdivision applications submitted by BV Georgetown GP Inc. for the properties at 11571-11605 Trafalgar Road in Georgetown. A Public Meeting is required for both Zoning By-law Amendments and Draft Plan of Subdivisions 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. With this public meeting the Town of Halton Hills is informing and consulting with the public, and providing an opportunity for you to ask questions and share your views on the subject development proposal.

The subject lands are made up of 5 properties and are generally located on the east side of Trafalgar Road, immediately west of the CN Railway. The five properties have a combined area of approximately 3.16 hectares (7.80 acres) and contain a frontage of approximately 140 metres along Trafalgar Road.

With regard to the surrounding neighbourhood context, to the North there is the Georgetown Christian Reformed Church and Halton Hills Christian School. To the East is the CN Railway and further east the Civic Centre Area and Town Hall. To the South are residential properties that are part of the Trafalgar Road Redevelopment Area Phase 2 lands and to the West are the Trafalgar Sports Park; JS & Son Funeral Home and the Robert C. Austin Operations Centre across Trafalgar Rd.

The Town's Official Plan requires that a Comprehensive Development Plan or CDP be prepared for the subject lands. The CDP was completed and approved by Council on September 10, 2018. The main purpose of the CDP was to show how the all the lands within the Trafalgar Road Redevelopment Area could be developed together.

The CDP provided 3 development concepts of varying densities; outlined technical development constraints; contained detailed Urban Design Guidelines that future development would have to comply with and separated the CDP lands into 2 distinct phases.

The Zoning By-law Amendment and Subdivision application have been submitted for the Phase 1 lands. The Phase 2 lands are held under separate ownership and would be developed at a later date.

The Applicant has submitted two Development Concepts with their applications; one proposing 122 townhouse units and the other proposing 134 townhouse units. Both concepts are consistent with the concepts approved through the CDP.

Development Concept 1 proposes 122, 3-storey townhouse units made up of dual frontage townhouses along Trafalgar Road that are accessed from the interior road and traditional townhouses. Concept 1 also includes the following: a centralized parkette that would contain play equipment; one main full-movement access from Trafalgar Road that lines up with the driveway access across the street, and the interior road is proposed to be a private condominium road and is designed to provide access to the Phase 2 CDP lands. A total of 244 parking spaces are proposed with 2 spaces per unit (1 in the garage and the other on the driveway); and 40 visitor parking spaces located throughout the development site. A north to south pedestrian trail is also proposed for the site adjacent to the CN Rail corridor linking the site to Princess Anne Drive and the Phase 2 CDP lands. Once the Phase 2 lands are developed it is expected the trail will provide a connection to the Trafalgar Sports Park entrance.

With their submission, the Applicant provided a number of modern contemporary building elevation examples to give the Town an idea of what types of architectural design could be incorporated with the townhouses. The specific architectural design of the townhouse units would be approved through the required Site Plan process.

The subject lands form part of the designated Trafalgar Road Redevelopment Area, which are also subject to Residential Special Policy Area 5. This designation permits medium and high density residential uses. The Phase 2 lands contain a Greenlands designation associated with a watercourse which may impact the future development potential of the southern limits.

As previously mentioned, a CDP was completed and approved by Council on September 10, 2018. The CDP contemplates a total of 145-170 residential units to be accommodated on Phases 1 and 2 of the Trafalgar Road Redevelopment Lands. The subject lands are zoned Development (D) Zone, which does not permit the proposed townhouses. This Zone only permits buildings and structures that legally existed on the effective date of the By-law.

As indicated in the Official Plan, a Zoning By-law Amendment is required to bring the lands into conformity with the OP. The Zoning By-law Amendment proposes to rezone the subject lands to Medium Density Residential Two (MDR2) to accommodate the 3-storey townhouses and varying building typologies. The Applicant is seeking a number of site specific provisions to the MDR2 Zone including; Front, rear and side yard setbacks, Lot frontage, encroachments of porches, decks, stairs and architectural features; and, including definitions for the various building typologies being proposed.

The Draft Plan of Subdivision application is administrative in nature and is being submitted to create the necessary development block for the entire Phase 1 lands. Planning staff are still awaiting comments from various Town departments and external agencies, however, through the CDP we previously had a good understanding of the technical constraints present on the site.

The main comments provided to Planning staff so far deal with development concept selection, water and wastewater servicing and Preliminary comments from Halton Region and the Credit Valley Conservation Authority.

With the 2nd Submission, Town staff will be requiring the Applicant to select 1 of the Development Concepts to move forward with. Town staff have a preference for Development Concept 2, which proposes traditional townhouses, dual frontage townhouses and back-to-back townhouses. The reason for this is that the Concept provides a good range of building types and unit sizes that may assist in attracting a variety of different purchasers.

The subject lands are proposed to be developed on full municipal services through water and sanitary sewer connections to Princess Anne Drive. The Applicant has indicated that this is the most cost-efficient way to service the development rather than extending services down Trafalgar Road. To accommodate the connection a portion of land will have to be acquired from the abutting Halton Hills Christian School property. The two parties have generally agreed on the purchase and sale of the lands, which is conditional upon the approval of a Severance application.

Town staff are awaiting detailed comments on the site servicing proposal from Halton Region. The Region & CVC have provided preliminary comments on the development proposal: The Region has indicated that neither of the Development concepts have taken into consideration the ultimate 42 metre right-of-way on Trafalgar Road; and, that a number of the submitted technical studies will require revisions and additional information is required with the 2nd Submission.

The CVC has indicated that they require; establishment of the limit of development and an associated buffer, which is typically 10 metres wide; and, they also require confirmation of the extent of the floodplain; and, if the proposed Zoning By-law Amendment and Draft Plan of Subdivision applications were approved, Site Plan, Draft Plan of Condominium and Part Lot Control Applications will be required to facilitate the development.

Staff will continue to work with the Applicant and External Agencies to satisfy these comments and any additional comments that are received.

With respect to public notice on February 5, 2019 public meeting notice was mailed to properties within 120 m of the subject lands. On February 7, 2019 public notice was posted in the Independent & Free Press. The Public Meeting was also advertised on the days leading up to tonight on the Town's website and various social media platforms like Facebook and Twitter.

To date Planning staff have received 1 phone call inquiry from a resident interested in potentially purchasing one of the townhouse units. A Public Information Centre for the CDP was held on June 6, 2017, which was well attended. The comments from individuals that attended the PIC were incorporated into the CDP Development Concepts approved by Council.

Any further comments received from the Public will be reviewed by Town staff and addressed through the review of these applications.

With regard to Future Steps; staff are awaiting comments from the public following the meeting tonight, staff are also awaiting additional comments from Town departments and external agencies and staff will work with the Applicant to satisfy all identified issues. A Final Report will be delivered to Council on the disposition of this matter

APPLICANT'S OPPORTUNITY

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

The Applicant had nothing to add at this time.

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.

No persons came forward to speak.

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 information to add.

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 notification of this proposal, please leave your name and contact information with Mr. Boutassis 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 March 29, 2019.

The meeting adjourned at 6:44 p.m.

Rick Bonnette

MAYOR

Suzanne Jones

CLERK