



PUBLIC MEETING-2020-0001
94 Guelph Street (Georgetown)

Application to change the zoning of the lands to permit business office, service commercial and medical office uses within the existing building.

Minutes of the Public Meeting held on Monday, September 14, 2020, 6:00 p.m., in the Council Chambers, Town of Halton Hills, Town Hall, 1 Halton Hills Drive, Halton Hills.

Mayor R. Bonnette chaired the meeting.

Mayor R. Bonnette 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 George Barakat to amend the Town of Halton Hills Zoning By-law 2010-0050, as amended to change the zoning of the lands to permit business office, service commercial and medical office uses within the existing building.

TOWN'S OPPORTUNITY

The Chair called upon the Town's representative, Ruth Conard, Planner, to come forward to explain the proposal.

R. Conard provided a summary of the Zoning By-law Amendment application submitted by George Barakat for the property located at 94 Guelph Street in Georgetown. A Public Meeting is required for the Zoning By-law Amendment 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 subject property is located on the south side of Guelph Street, west of Maple Avenue. The lot has an area of approximately 614.0 m² (6,609 ft²) with frontage of approximately 15.0 m (49.0 ft) on Guelph Street. The property currently contains a two-storey building which is proposed to be maintained.

The surrounding lands uses include to the North single detached dwellings, a 5-storey apartment building and vacant lands previously occupied by a gas station across Guelph Street, to the East Gary Allen High School, to the South Georgetown District High School and to the West commercial uses and single detached residential dwellings further west.

The application is seeking to obtain the necessary site specific land use approvals to permit business office, service commercial and medical office uses, in addition to the low density residential uses currently permitted under the applicable Residential Commercial zone. The Zoning By-law Amendment would allow the Applicant to continue to operate his business office out of the existing building, which has been occurring since 2018.

No alterations to the exterior of the existing building are proposed as a result of this application. The property will continue to be accessed off Guelph Street and parking will be provided on the property. To accommodate the proposal, the Applicant is suggesting to rezone the property from Residential Commercial to a site specific Residential Commercial Exception zone.

Under the Town's Official Plan, the property is designated Low Density Residential Area. Uses allowed under this designation include single detached, semi-detached and duplex dwellings. The property is also subject to the Residential Special Policy Area 7, which applies to the row of single detached lots on the south side of Guelph Street, adjacent to Georgetown District High School. Special Policy Area 7 allows the conversion of residential dwellings for office and limited retail uses, subject to an Amendment to the Zoning By-law and Site Plan Control.

Under the Comprehensive Zoning By-law 2010-0050 the subject property is zoned Residential Commercial (RCO), which permits low density residential uses. Business office, service commercial and medical office uses are only permitted in this zone if they legally existed prior to the enactment of the Comprehensive Zoning By-law. As these uses did not exist on the site prior to the enactment of Zoning By-law 2010-0050, a Zoning By-law Amendment is required.

The proposal and existing building complies with the Residential Commercial zone standards for lot frontage, building height and setbacks. As mentioned before, to address the introduction of the business office, service commercial and medial office uses, the Applicant is suggesting to rezone the property to a site specific Residential Commercial Exception zone.

Comments have been received from all of the circulated internal departments and external agencies. The following matter has been identified which requires further clarification: The site plan drawing illustrates six (6) parking spaces on-site, which is only sufficient to accommodate business office uses within the existing building, based on the parking requirements under Zoning By-law 2010-0050. However, the Zoning By-law Amendment application is also seeking to permit service commercial and medical offices uses, which carry higher parking requirements per square metre of non-residential floor area. The Applicant has not identified the need to obtain parking relief as part of their proposal, despite needing it to accommodate the additional uses. Transportation staff requires the Applicant to submit a Parking Justification Study as part of the next submission to identify the extent of relief being requested and to appropriately consider such a request.

The Public Meeting Notice was mailed to all properties within 120 m of the subject lands on August 19, 2020. The Public Meeting Notice was posted in the Independent & Free Press on August 20, 2020, with a courtesy Notice published on September 10, 2020. To date, we have received one (1) inquiry from an adjacent landowner requesting additional information about the proposal. Any further public comments will be identified in the recommendation report which will be prepared at a later date.

For future steps staff are awaiting further comments from the public following tonight's meeting. Staff are also waiting for a second submission that addresses Town and external agency comments. The Applicant will continue to work through the parking matter. And staff will prepare a final report to Council on the disposition of this matter.

PUBLIC'S OPPORTUNITY

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

No persons came forward.

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 nothing further 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 information regarding this proposal please contact the Planner, Ruth Conard, following the meeting.

If you wish to make a written submission the deadline for comment is October 6, 2020.

The meeting adjourned at 6:24 p.m.

_____MAYOR
Rick Bonnette

_____CLERK
Suzanne Jones