

Statutory Public Meeting

**Proposed Amendments to the Official Plan and
Zoning By-law 2010-0050**

Applicant: Mike Dykstra (5008617 Ontario Inc.)

**59, 61, 63 King Street and 1 Elgin Street
Town of Halton Hills (Georgetown)**

File No's: D09OPA20.003 and D14ZBA20.012



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March 1, 2021

PUBLIC ENGAGEMENT MATRIX

Spectrum of engagement	INFORM	CONSULT	COLLABORATE
Purpose	Communicate; share information to build awareness	Listen and learn; test ideas and concepts and develop recommendations	Actively participate; to partner to develop alternatives and/or recommendations
Town's responsibility	<ul style="list-style-type: none"> • Provide information including advising on applicable legislation that dictates process. • Share final decision 	<ul style="list-style-type: none"> • Provide information • Provide opportunity for public to share views, values and priorities. • Consider how recommendations could be incorporated • Share final decision • Report back on final decision 	<ul style="list-style-type: none"> • Provide information • Provide opportunity for public to share views, values and priorities. • Provide opportunity to influence where there are alternatives within a project that have been identified for discussion and fall within the scope of legislation. • Consider how recommendations could be incorporated • Share final decision • Report back on final decision
Public's responsibility	Learn	Participate	Partner



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Levels of Engagement:



INFORM



CONSULT



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On the Agenda



1. Site Location
2. Development Proposal
3. Planning Policy Context
4. Comments
5. Future Steps



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1. Site Location



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Site Location



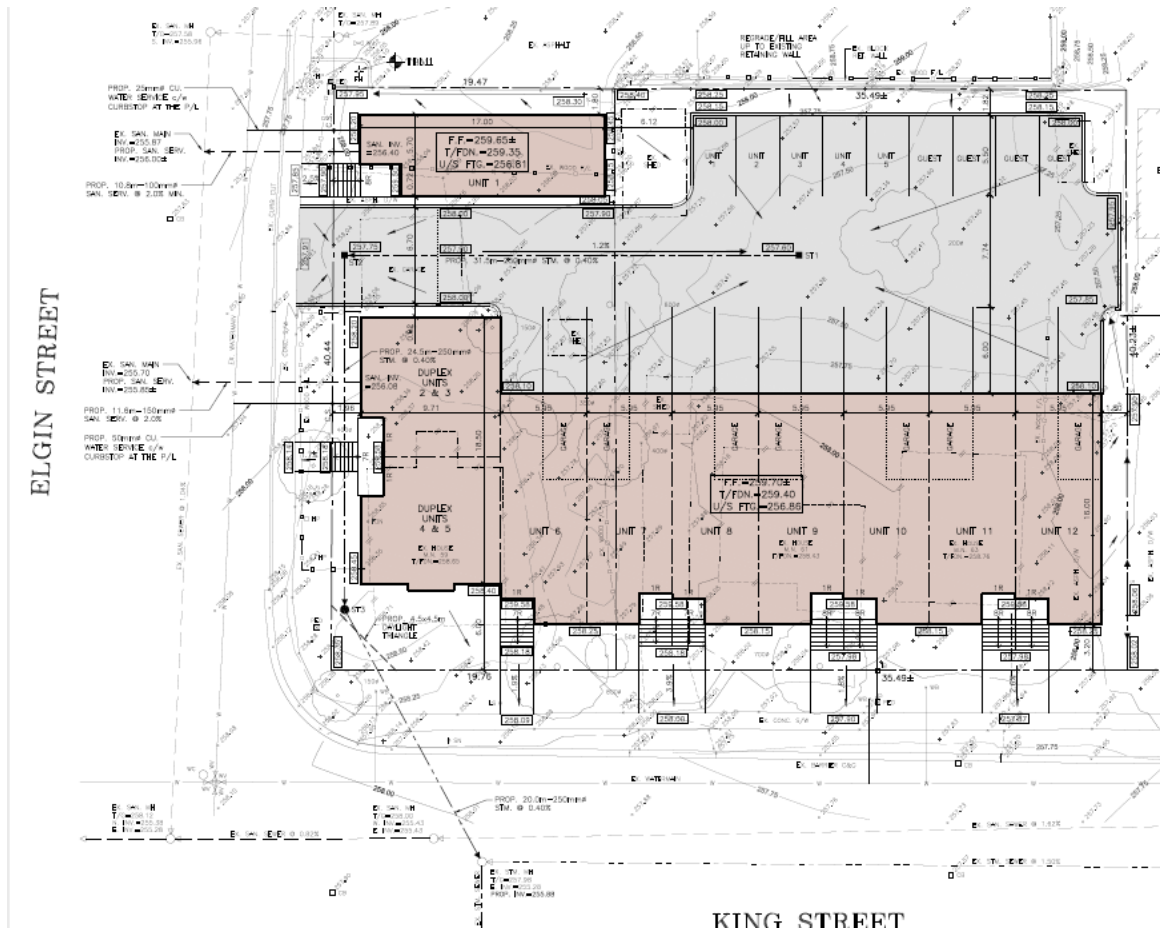
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2. Development Proposal



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Development Proposal: 59, 61, 63 King Street



Conceptual Rendering: 59, 61, 63 King Street



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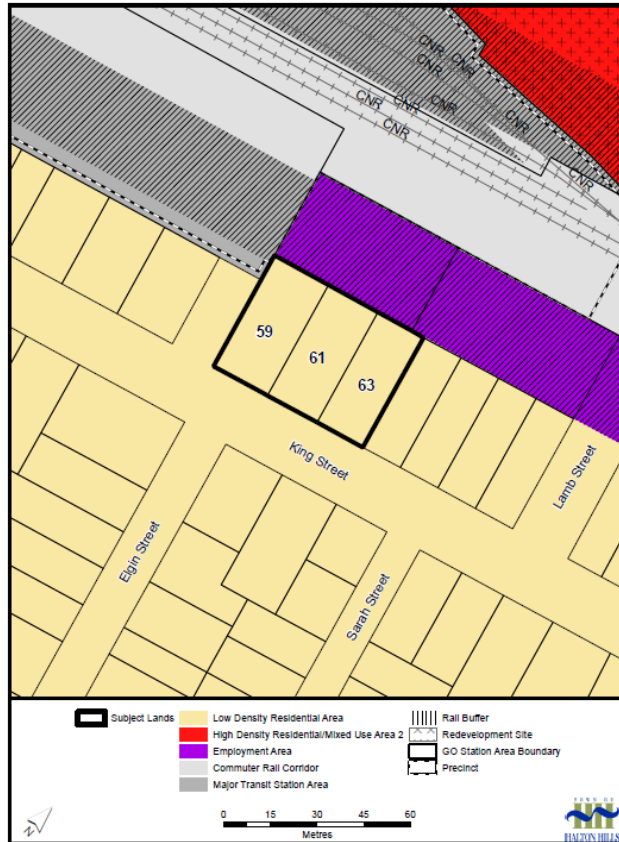
Development Proposal: 1 Elgin Street



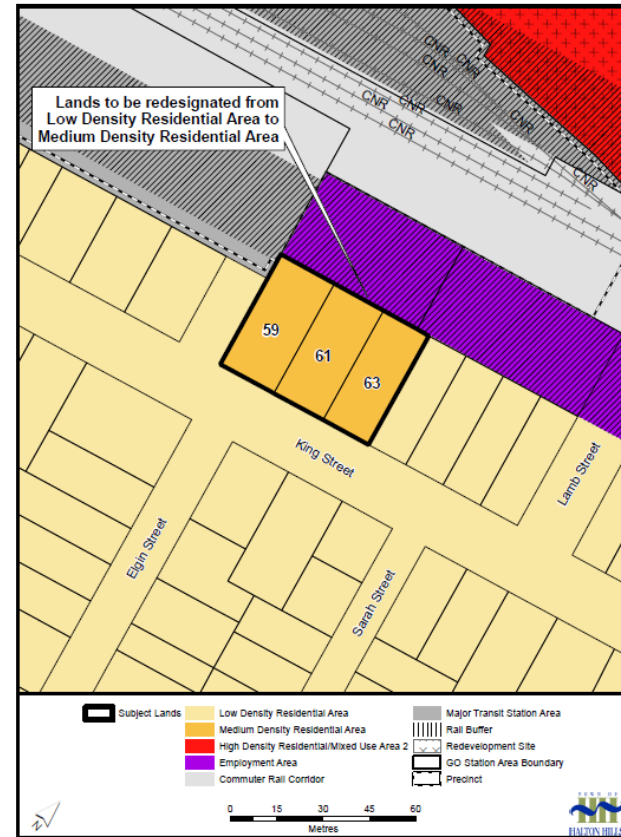
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3. Planning Policy Context

GO Station Secondary Plan Designation: 59, 61, 63 King Street



Existing Designation

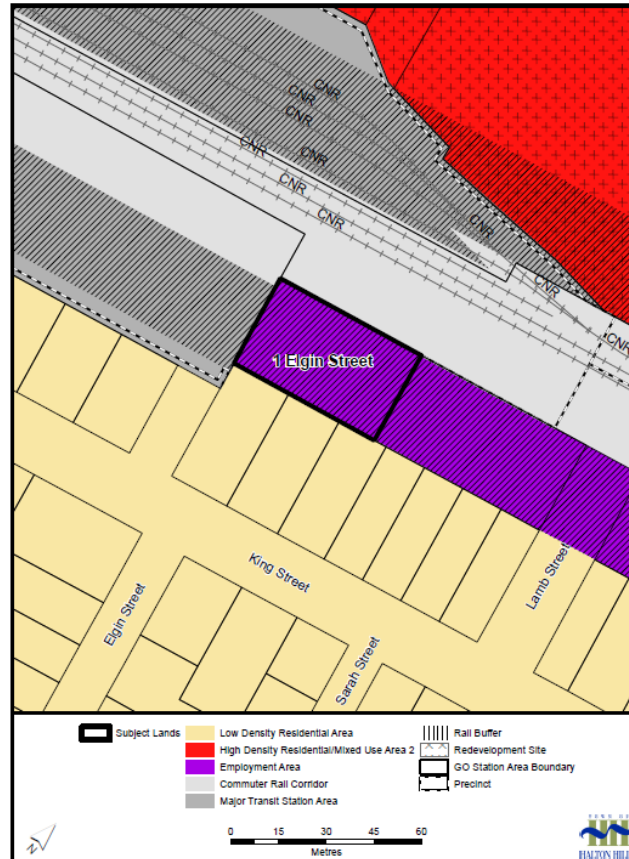


Proposed Designation



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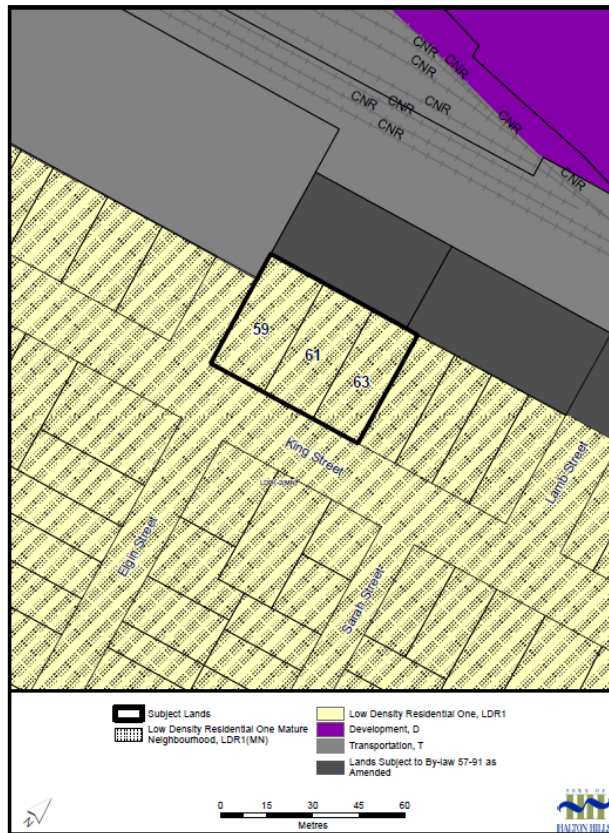
GO Station Secondary Plan Designation: 1 Elgin Street



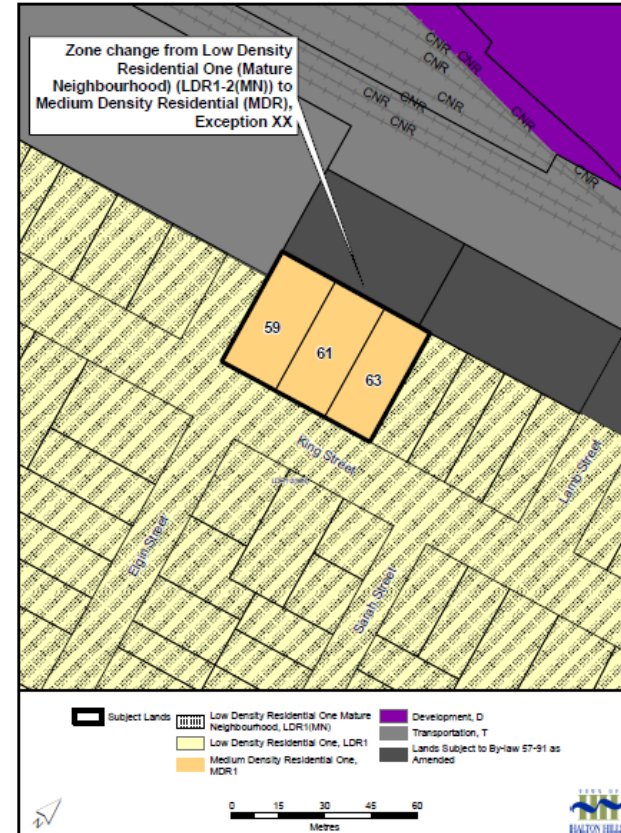
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Zoning By-law 2010-0050:

59, 61, 63 King Street



Existing Zoning

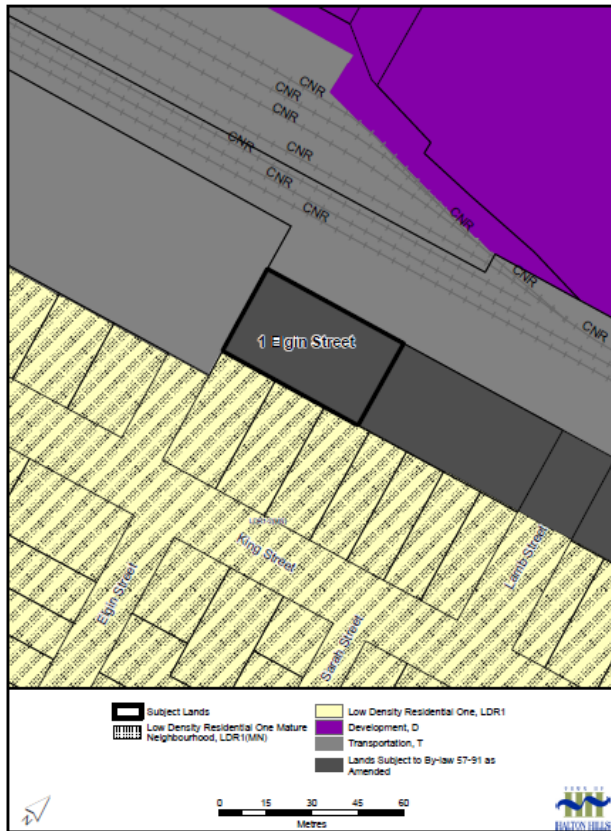


Proposed Zoning

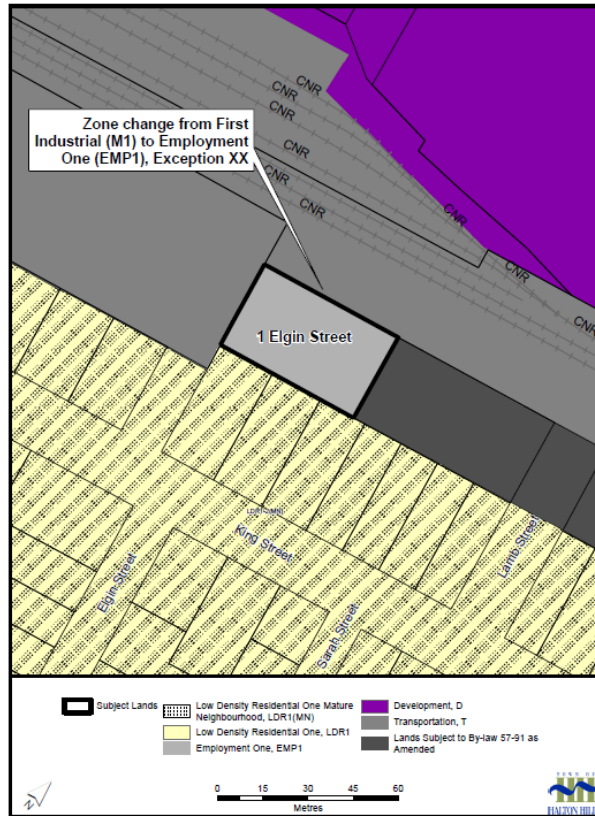


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Zoning By-laws 57-91 and 2010-0050: 1 Elgin Street



Existing Zoning – By-law 57-91



Proposed Zoning – By-law 2010-0050



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4. Comments



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Agency / Department Comments:

59, 61, 63 King Street

Planning

- Staff requires additional information regarding the backyard amenity space for the seven townhouse units

Engineering

- Additional information is required from a stormwater management and grading perspective

Halton Region

- Phase One Environment Site Assessment requested for 59, 61 and 63 King Street
- Noise and Vibration Study required due to proximity to the railway right-of-way

Agency / Department Comments:

1 Elgin Street

Planning & Engineering

- Site plan is required to illustrate the location of the food truck
- Ensure it does not encroach on existing parking or loading areas and will not impact the function of the site

Zoning

- Clarification on how the food service/function may occur on-site to identify the appropriate parking standard



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Public Notification

December 3, 2020:	Notice of Received Applications mailed out to all property owners and tenants assessed within 120 m of the subject property
December 14, 2020:	Sign posted on the property explaining the purpose of the proposed applications
February 4, 2021:	Notice of Public Meeting was published in the Independent & Free Press
February 5, 2021:	Notice of Public Meeting was mailed out to all property owners and tenants assessed within 120 m of the subject property
February 25, 2021:	Courtesy Notice to be published in the IFP



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Public Comments

- Two letters of objection were received regarding the proposed developments.
- One letter was on behalf of seven property owners as well as the Silver Creek Neighbourhood Association.
- Both letters generally raised the same concerns as listed below:

59, 61 and 63 King Street

- Proposing a medium density residential development in a mature low density neighbourhood
- Traffic and parking
- Setbacks, lot coverage and density

1 Elgin Street

- Traffic and parking
- Noise
- Waste and garbage

5. Future Steps

Future Steps

- Review Second Submission upon Receipt
- Work through identified issues from staff/agency comments and members of the public
- Final report to Council on the disposition of this matter



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THANK YOU



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