APPENDIX B

TOWN OF HALTON HILLS
Working Together Working for You!

PUBLIC MEETING-2021-0002

March 1, 2021

59, 61, 63 King Street and 1 Elgin Street (Georgetown)

Minutes of the Public Meeting held on Monday, March 1, 2021, 6:22 p.m., in the Council Chambers, Town of Halton Hills and Via Zoom.

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 Mike Dykstra (5008617 Ontario Inc.), to amend the Town of Halton Hills Official Plan and Zoning By-law 2010-0050, to permit the development of two adjacent parcels. Seven (7) townhouses, a double duplex containing 4 units and a single detached dwelling proposed for 59, 61 and 63 King Street and Seeking to permit food and drinks to be served on the second floor of the Furnace Room Brewery at 1 Elgin Street.

TOWN'S OPPORTUNITY

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

The purpose of tonight's Public Meeting is to provide a summary of Official Plan and Zoning By-law Amendment applications submitted by Mike Dykstra for the lands located at 59, 61 and 63 King Street and 1 Elgin Street in Georgetown. 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 parcels of land subject to the applications are located on the north side of King Street, east of Elgin Street in the urban area of Georgetown. The 59, 61, 63 King Street parcel is comprised of three lots that collectively are 0.22 hectares in size with approximately 55 metres of frontage on King Street and 41 metres of flankage on Elgin Street. Each lot contains single detached dwellings that were constructed in the late 1800s to mid 1900s, in fact the dwelling at 59 King Street is currently listed on the Town's Heritage Register; however, staff have confirmed that it is not worthy of designation.

The 1 Elgin Street parcel contains the Furnace Room Brewery and is approximately 0.15 hectares in size with frontage on Elgin Street. Surrounding land uses include the following: to the north, CN rail tracks and industrial uses further north, to the east, single detached dwellings and Greenwood Cemetery further east, to the south, single detached dwellings and to the west, single detached dwellings and the Georgetown GO Station.

Official Plan and Zoning By-law Amendment applications were submitted for 59, 61, 63 King Street seeking to obtain permissions to develop seven two storey townhouse dwelling units fronting King Street; a three storey double duplex containing four units at the corner of King Street and Elgin Street and a two-storey single detached dwelling fronting Elgin Street. Parking for the 12-units is proposed to be located at the rear of the site by a shared access point off Elgin Street. The 7 townhouse units would have at least two parking spaces, one located in the rear garage and one in the driveway. Four parking spaces would be provided for the duplex, one parking space for the single detached dwelling and four visitor parking spaces. The three existing dwellings currently on site are proposed to be demolished.

The Zoning By-law Amendment Application for 1 Elgin Street seeks to permit food and drinks to be served on the second floor of the Furnace Room Brewery. The applicant is proposing to introduce a pizza vending machine to the Furnace Room Brewery and accommodate a food truck at the rear of the parking lot.

In 2018 the Furnace Room Brewery received Minor Variance approval to permit an accessory retail use to a maximum gross floor area of 15% of the building to allow sales of beer on-site. The proposed Zoning By-law Amendment would now allow beer and food to be consumed on site.

The parcel located at 59, 61, 63 King Street are designated Low Density Residential Area in the Georgetown GO Station Secondary Plan where the permitted uses include single detached dwellings, semi-detached dwellings and duplex dwellings up to a maximum density of 20 units per net residential hectare and three storeys in height. Townhouse dwellings are not permitted.

The applicant is proposing to amend the designation from Low Density Residential Area to a site specific Medium Density Residential Area to facilitate the proposed 12-unit development The Secondary Plan does not contain policies applicable to the Low Density Residential Area that provide direction on how to consider a proposal seeking to establish a new medium density residential use. Staff deferred to Section D.1.4.4 of the Official Plan for guidance, which states that when considering a proposal for new medium density residential, by way of an amendment, Council shall be satisfied that the proposal:

Located on and has direct access to a collector or arterial road
Respects the character of the adjacent residential neighbourhood – in terms of height, massing and setbacks
Can be easily integrated into the surrounding land uses
Will not cause traffic hazards
Can be easily accessed by community facilities such as parks, schools and open space
Is located on a site that has adequate land area to incorporate the building, parking, amenity areas, etc. to ensure compatibility with the adjacent land uses
Municipal water and wastewater services are adequate and available

Urban design policies can also be found in the official plan and the Secondary Plan which also need to be considered.

The parcel located at 1 Elgin Street is designated Employment Area which recognizes and permits the use of the lots and existing buildings and additions to buildings for industrial, office and other non-residential uses including retail and service commercial uses. This designation does not preclude the use of the property as a beer manufacturing facility with ancillary or associated uses.

The parcel at 59, 61, 63 King Street is zoned Low Density Residential One (Mature Neighbourhood) under Zoning By-law 2010-0050 which only permits single detached dwellings. A Zoning By-law Amendment is required to facilitate the proposed townhouse and duplex units. The applicant suggested to rezone the property to an Urban Residential zone; however, the Town's Zoning Administrator suggested that a Medium Density Residential zone with site specific

standards is the more appropriate category.
The parcel at 1 Elgin Street is still subject to the old Georgetown Zoning By-law 57-91, under which it is zoned First Industrial. Through the proposed rezoning process, the parcel will be required to be consolidated into the Town of Halton Hills Comprehensive Zoning By-law 2010-0050 and an Employment One zone which permits industrial uses with accessory retail stores to a maximum permitted net floor area of 15% of the net floor area of the principal use. A site-specific amendment to the EMP1 zone is required to permit food and drinks to be served.

The submission materials were circulated to internal departments and external agencies for review and comments. No objections were raised; however, some issues have been identified which include the following:

Regarding 59, 61, 63 King Street:

- Planning staff requires additional information regarding the backyard amenity space for the proposed development
- Engineering staff have requested additional information from a stormwater management and grading perspective and
- Halton Region is requiring a Phase One Environmental Site Assessment and a noise and vibration study

Regarding 1 Elgin Street
- Planning and Engineering staff have requested a site plan to illustrate the location of the food truck to ensure it does not encroach on existing parking or loading area and will not impact the function of the site
- The Zoning Officer has requested clarification on how the food service/function may occur on-site to identify the appropriate parking standard
- The Building Department has also flagged matters that need to be addressed from a Building Code perspective.

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

To date the following public comments have been received: two letters of objection were received regarding the proposals, one letter was received on behalf of seven property owners as well as the Silver Creek Neighbourhood Association. Both letters generally raised the same concerns, for 59, 61 and 63 King Street the concerns were related to the proposed medium density residential development in a mature low-density neighbourhood, traffic and parking, setbacks and lot coverage and density. For 1 Elgin Street, the concerns were with respect to traffic and parking, noise, waste and garbage collection.

Future steps for this application; review the second submission upon receipt, work through the identified issues from staff and agency comments and members of the public and prepare a final

report to Council on the disposition of this matter.

APPLICANT'S OPPORTUNITY

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

M. Dykstra played a video for the public.

M. Dykstra noted that a lot of research went into the proposal for this site, including consulting with Town staff and reviewing the Official Plan, recognizing that there is a provincial mandate to increase the density around the GO Station, but also to maintain the integrity of the neighbourhood. After a lot of attempts they feel they have come up with a design that balances out both of these mandates.

To clarify where the brewery is concerned, they are not looking to add tap space upstairs, the pouring of drinks would remain downstairs and people would be allowed to sit upstairs and have food on site, in the form of either a pizza machine that would protrude from the front of the building towards the GO Lot or a food truck that would be positioned at the side of the building next to the delivery door.

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.

The following persons provided comments and asked questions:

Scott McCook of 17 Bairstow Crescent, Georgetown

Mr. McCook stated that he owns a property at 49 King Street and has questions and concerns regarding the parking situation. He asked how the allocation of parking was determined for the proposed development.

R. Conard responded that as of right now the development has an excess of parking based on the zoning by-law. The single detached dwelling has only one parking spot, the duplex dwellings have four parking spaces and the multiple unit dwelling has 21 parking spaces allocated to them. The applicant submitted a traffic study which Town staff have requested some additional information, regarding the on-site circulation there may be a requirement for a parking study to be completed, if there are concerns from a parking perspective on this site.

Mr. McCook stated that if you look at the townhouses across the road on Mountainview where they were all allocated one parking spot, people began parking on the road, and it caused many issues that were very foreseeable. His concern is that may be the case with the single dwelling unit especially as that is a unit that one would think would require two parking spots.

Consultant B. Phillips stated that the parking is consistent with the provisions of the Zoning By-law, however they are taking the comments of the public under advisement and will use them to review their proposal.

Chris Dickson of 60 King Street, Georgetown

Mr. Dickson asked about 1 Elgin Street, what is the fire code limit for the space for the tap room and bar and what is the onsite customer parking allocated for the tap room and bar.

M. Dykstra responded hat he did not know the exact number however when they built the brewery they did meet the requirements for parking at the time. He believed that the capacity for the upstairs is in the neighbourhood of 35 to 40 people.

Mr. Dickson asked if they had the same number of parking spots as capacity on site at 1 Elgin Street.

M. Dykstra believes that there are 13 parking spaces at the brewery.

Mr. Dickson asked where do the other 30 cars go? He stated that his concern is congestion at the GO lot, King Street and Elgin Street. He stated that residents that he has talked to along Elgin Street have already expressed that there are issues from the GO lot onto Elgin Street and the surrounding streets, so increasing pressure on, on-street parking is a concern of the residents he has talked to.

What is the long-term plan to mitigate the congestion and parking issues in the surrounding area?

J. Linhardt stated that a parking study has been submitted and the typical process is for that study to be circulated and comments be submitted and reviewed as to the adequacy of the study. If any issues arise after review of the study then it will be sent back to the applicant to do further analysis and a study of that nature has to be done to the satisfaction of Town staff before staff would bring a report forward.

Paul and Theresa Kovacs of 15 Queen Street, Georgetown

Mr. & Mrs. Kovacs submitted comments to Council and Staff on Saturday. They noted that they were not within the circulation area so did not receive the initial notification. The letter they sent in expressed their opposition to the request for a change in zoning and the request to go ahead with the proposal.

In their view if this change were to occur it would be the start of many changes to the neighbourhood. The neighbourhood is predominantly single-family homes, a very stable and established neighbourhood. Putting in twelve units where there are currently only three homes is not in staying with the character of the neighbourhood.

There is an official plan that shows this area to be low density properties and now there is an application to move to medium density. The secondary plan has not even been implemented yet and you are already chipping away at the neighbourhood, that doesn’t seem right, from a planning perspective.

R. Conard noted that staff consider the official policies of the official plan when reviewing and

preparing any recommendations to Council, she stated that staff will take all of the comments into consideration while they prepare the recommendation report to Council and that they will work with the public throughout the process to ensure that there is transparency and that they are aware of what the process is.

Cheryl Dickson of 60 King Street, Georgetown,

Mrs. Dickson stated that her concern is what are the tangible outcomes and benefits for residents in granting this exemption.

This is a low density, mature neighbourhood with families and lots of children around King and Elgin Streets. There are school buses that stop on King Street, with traffic coming onto King from Elgin. How is this development benefitting this neighbourhood and why are we granting this exemption or even reviewing this exemption?

R. Conard stated there is no decision being made this evening, this is just a public meeting to gather information for staff to consider for the final recommendation report.

M. Dykstra stated that this development can benefit the community in a few ways, you are going to have more families in the neighbourhood, more kids, more tax dollars, more people contributing to the community and in terms of the brewery, increasing jobs. So there are benefits to the community.

Mrs. Dickson stated concerns that the yards are too small for children to play. How is this looking after the safety of the families and the kids in the area?

R. Conard stated that staff have reviewed the plan that was submitted and they have advised the applicant that they have to consider backyard amenity spaces for each of the units in the development.

Tanya Achilles of 14 Queen Street, Georgetown

Ms. Achilles stated her agreement with the concerns of the other speakers and that she along with other residents of the area are concerned with multiple development proposals that are coming forward in the neighbourhood. This application is looking to change the official plan designation of this area, the official plan recognizes this as a mature neighbourhood that needs to be developed respecting the fact that it is a mature neighbourhood. Increasing density will change the look and character of the neighbourhood.

The people from this neighbourhood benefit from the fact that this is a heritage neighbourhood with tree lined streets and they are raising their families here and are concerned about increases to density that will fundamentally change the nature of the neighbourhood. The official plan recognizes the nature of the neighbourhood and the need to stay at low density in this particular area. The approval of one development proposal will set a precedent for other developments to get approved and over time will change the nature of the neighbourhood.

There was a letter submitted on behalf of the Silvercreek Neighbourhood Association, there are several neighbours in the area that are coming together to form an association to keep an eye on

what is going on from a development perspective in this neighbourhood, and to make sure that their voices are heard.

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.

No further information was provided.

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.

The meeting adjourned at 7:04 p.m.

_____MAYOR
Rick Bonnette

_____ TOWN CLERK
Valerie Petryniak