



**Cover Letter Re: Deficiencies in Official Plan and Zoning By-law
Amendment Applications (1st Submission)- Resubmission
File NOS.: D09OPA20.005 & D14ZBA20.014
Project Location: 16 & 18 Mill Street (Georgetown)**

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Resubmission Cover Letter
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EAL Project: 30663i

Introduction

EAL has placed a cover letter together for Urban in Mind (UIM) regarding the site at 16 & 18 Mill Street, Georgetown (Halton Hills). This document will address how each deficiency has been addressed within the resubmission regarding the official plan and zoning by-law amendment applications. All comments from government agencies will be listed and comments followed discussing what is complete and what is still to come.

There has been a design update in general reducing the number of units in the newly proposed buildings from 52 to 30, so most of the prior studies should cover the new design. The reports that have yet to be updated with the new design will reflect the old reports until the new one's are complete. We will send an updated addendum for each one.

The current ongoing reports from companies listed below.

Table 1. Ongoing Work.

Company Name	Short Form	Service Type
BA Group	BA	Transportation
Baker Turner	BTI	Landscape
SLR Canada	SLR	Noise/Vibration
SRM Architects	SRM	Architect
Watters Environmental	Watters	Phase 1
Millenium	Millenium	Photometric, mechanical, electrical

Companies with complete reports as listed below.

Table 2. Completed Works.

Company Name	Short Form	Service Type
Urban in Mind	UIM	Urban Planner
Premier Engineering Solutions	Premier	Civil
Egmond Associates Ltd	EAL	Geotechnical, Environmental, Functional Servicing Report (FSR)
Cotyledon Environmental Consultants	CEC	Environmental Assessment
J.R. Finnie	J.R. Finnie	Surveyor
Kuntz	Kuntz	Arborist

The letter from March 16, 2021 from the Town of Halton Hills Planning and Development Department mention the following companies have no comments or issues with the first submission plan; Bell Canada, Building, Cogeco Cable, Halton Regional Police, and Legal. However, CN Rail (CNR), Enbridge

Gas, Metrolinx and Planning had a few comments, along with other departments and agencies as listed below. The following categories will outline the comments to be covered in the resubmission (only letters asking for cover letter detail will include great detail here within).

Transportation- March 1, 2021

Halton Region- March 1, 2021

Zoning- February 26, 2021

Canada Post- February 26, 2021

Credit Valley Conservation (CVC)- February 25, 2021

Halton Catholic District School Board (HCDSB)- February 22, 2021

Development Engineering- February 19, 2021

Recreation and Parks- February 16, 2021

Fire Department- February 12, 2021

Halton District School Board (HDSB)- February 10, 2021

Halton Hills Hydro- January 22, 2021

CNR – SLR Canada (SLR)- Ongoing

Property is within 300m of right-of-way and will require clause in any sale and lease agreement; Will need to include on sales/lease (acknowledged and no immediate action required).

Requirement for Noise Study- existing noise study should fulfill the requirements for a design with less units- Waiting on SLR Canada to update noise study (ongoing- SLR).

Enbridge Gas

Existing gas main located under the proposed entrance sidewalk/curb reconstruction, a copy of drawing OPSD 310.05 as referenced in the Grading and Drainage Plan to confirm sufficient cover during and after construction.

Metrolinx

Will require environmental easement as stated. This will be included on sale or lease of property.

Planning – SRM Architects (SRM), Baker Turner Inc (BTI), BA Group (BA)- Ongoing

Official Plan and Zoning By-law Amendment Review

Confirmation of Planning Justification Report and rental housing vacancy rate and the number of rental units are all discussed within the resubmission.

A plan to address the existing tenant housing needs has not yet been formulated as it's premature due to the uncertain length of construction/demolition timing and possible new housing laws and regulations. However, the existing tenants will be given first refusal on the new units. It will be ensured that the tenants at a minimum will be treated to letter of the law on this issue (AGK Multi Res-ongoing).

5m setback to the Greenlands removed from the Draft Official Plan Amendment. Loading spaces removed and parking ratio changed to 1.86 spaces per unit instead of 1.34 spaces per unit (BA-ongoing).

Shadow study for angular plan compliance, upper-level step-back due to shadows on the future West Side Park during specific times; the hours of 9am, 5pm and 6pm for the provided equinox dates; the hours of 9am to 6pm for the summer solstice (June 20/21) and the hours of 11am to 3pm for the winter solstice (December 2/22) (SRM- ongoing).

Modification of Landscape design is acknowledged and currently being conducted for: a landscape buffer of 2-2.5m high planted landscape strip between the parking area and the southwest property line; ground floor units to have external entrances and landscaping on the northeast side; outdoor space at north corner behind the parking ramp with landscaping, lighting, benches; add pedestrian sidewalk across front of loading bay; parking ramp and around the corner of the building; add stop sign at top of parking ramp; install benches along northwest wall along with path and improve landscaping (BTI and SRM is working on updating).

Re-orienting main entrance to face Mill Street rather than parking lot and align sidewalk to entrance, and entrance canopy design so it doesn't block view of bicycle parking. (SRM updated).

Architectural drawings to include perspective view and exterior façade materials and 3D renders of building. (SRM updated).

Parking study in midst of review to reduce non-permeable surface area as in reduction of parking spaces and exploring alternate turning movements for loading area to eliminate the turning zone (auto-turn analysis) (BA is working on updating).

No action is required for permeable pavements for surface parking as this will conflict with the Salt Management Plan.

Relocate transformer 2m to southeast- Premier reviewed Site Servicing Plan.

Transportation – BA Group (BA)- Ongoing

Mill Street Neighbourhood study has been finalized in the Traffic Impact Study (TIS). More detail is provided within the TIS for the Transit Network. Pedestrian and Cycling Network reviewed in Neighbourhood study with new design. Repeated discussion regarding road widening of up to 5.0m in Section 2.3 Pedestrians and Cycling network removed.

Parking study to be reviewed for shortage of parking concerns; new design needing less parking should resolve this. Bicycle parking locations and manufacturer of bike racks shown- asked for extra bicycle spaces, but with less capacity within the building no need for this.

Figure 6 underestimated future traffic, use 42 Mill Street study 2016 for volumes to correct.

Revised full build out year.

Trip distribution updates, and complete auto-turn analysis for all required vehicle types.

Ensured all TAC standards were adhered to include, but not limited to sightlines, intersection spacing, corner clearances and road alignments.

Halton Region- Egmond Associates Ltd (EAL), Cotyledon Environmental Consulting (CEC), SRM Architects (SRM), Watters Environmental- Ongoing

All comments reviewed and updated or ongoing in regards to the new building design with 30 units instead of the 52 original planned units.

Zoning- SRM Architects (SRM), and Urban In Mind (UIM)- Completed

All comments reviewed and updated or ongoing in regards to the new building design with 30 units instead of the 52 original planned units.

Canada Post- No Actions Required

Credit Valley Conservation- SRM Architects (SRM), J.R. Finnie, Egmond Associates Ltd (EAL), Cotyledon Environmental Consulting (CEC), Kuntz, Baker Turner Inc. (BTI), Premier Engineering Solutions- Mostly Completed

Certain trees may provide habitat for migratory birds, removal of these trees should only happen between October 1 and March 31 (timing listed on site preparation drawings) (Kuntz).

Adjust landscape plan to use CV Upland Mix for sod around north (do not use *False Spirea* and *Hemerocallis sp* which are invasive), but may conflict with other comments about outdoor amenity spaces (BTI).

CEC has spoken with the MECP regarding the overland flow and this should not affect the Redside Dace habitat, as well as the treed area on site and adjacent have not seen any species at rick bats. CEC updated environmental assessment to discuss Redside Dace habitat and CVC has no complaints for directing runoff from clean sources (roof) directly to Silver Creek. MECP has been consulted regarding endangered species act required for Environmental Impact Assessment and has been updated. DFO measures have been reviewed to avoid any impacts to the fish habitat.

EAL and Premier Engineering Solutions have used the recommended IDF Curve and have reviewed and provided calculations for the runoff coefficient, and erosion control target. Subsurface Infiltration Trench details on grading plan and water levels have been included and confirmed for seasonally high groundwater elevation from the geotechnical report. Calculations have been included for the 24-hour drawdown time for the soakaway pits and provided for infiltration trench. Geotechnical report included assessment of infiltration rate at infiltration trench. Storm outlet will be to the city storm drain in Mill Street, which is specified on grading and drainage plan and FSR (functional servicing report). Stormwater will not be discharged directly to Silver Creek and shown in plans.

Surveyed Flood Line shown more clearly on drainage and grading plan and drawings signed by surveyor (J.R. Finnie). Confirmed limit of floodplain depth on the road at the entrance.

Hazard is off site and only small portions of buffer are on site, so no hazard category is recommended.

It appears CVC did not receive a copy of the ESC, so this is provided within this resubmission and covers the comments regarding proposed locations for ESC measures required and tracking of sediments and silt and silt traps, etc.

Erosion control and sediment plan included (Premier Engineering Solutions).

Bird friendly glass to minimize collisions included with architectural plans (SRM).

Halton Catholic District School Board (HCDSB)- No Actions Required

Development Engineering- Egmond Associates (EAL), Millenium, Premier, SRM Architects (SRM), Urban in Mind (UIM)- Mostly Completed

All comments reviewed and updated or ongoing in regards to the new building design with 30 units instead of the 52 original planned units.

Recreation & Parks- Baker Turner Inc (BTI), Kuntz- Ongoing

All comments reviewed and updated or ongoing in regards to the new building design with 30 units instead of the 52 original planned units.

Fire Department- Urban in Mind (UIM)- Ongoing

Confirm location of site plan.

Halton District School Board (HDSB)- No Actions Required

Halton Hills Hydro- Millenium- Ongoing

All Comments reviewed and updated or ongoing in regards to the new building design with 30 units instead of the 52 original planned units.

Conclusion

With all the comments from the different government agencies and with the new design of the building, most reports from the first submission should align with the current comments from all agencies; changes have been made where necessary. Attached are all updated reports and addenda will be sent with ongoing reports once they have been completed.

Thanks

The client is thanked for retaining EAL for the present project. Please call us if you have any questions regarding the cover letter.

Egmond Associates Ltd
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