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Statutory Public Meeting

Official Plan and Zoning By-law Amendment Applications

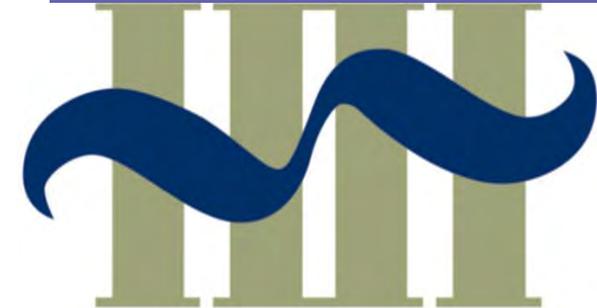
Proposed by Silvercreek Commercial Builders

69-79 Main Street South & 94-98 Mill Street
Town of Halton Hills (Georgetown)

File No(s): D09OPA15.003, D14ZBA15.010

April 4, 2016

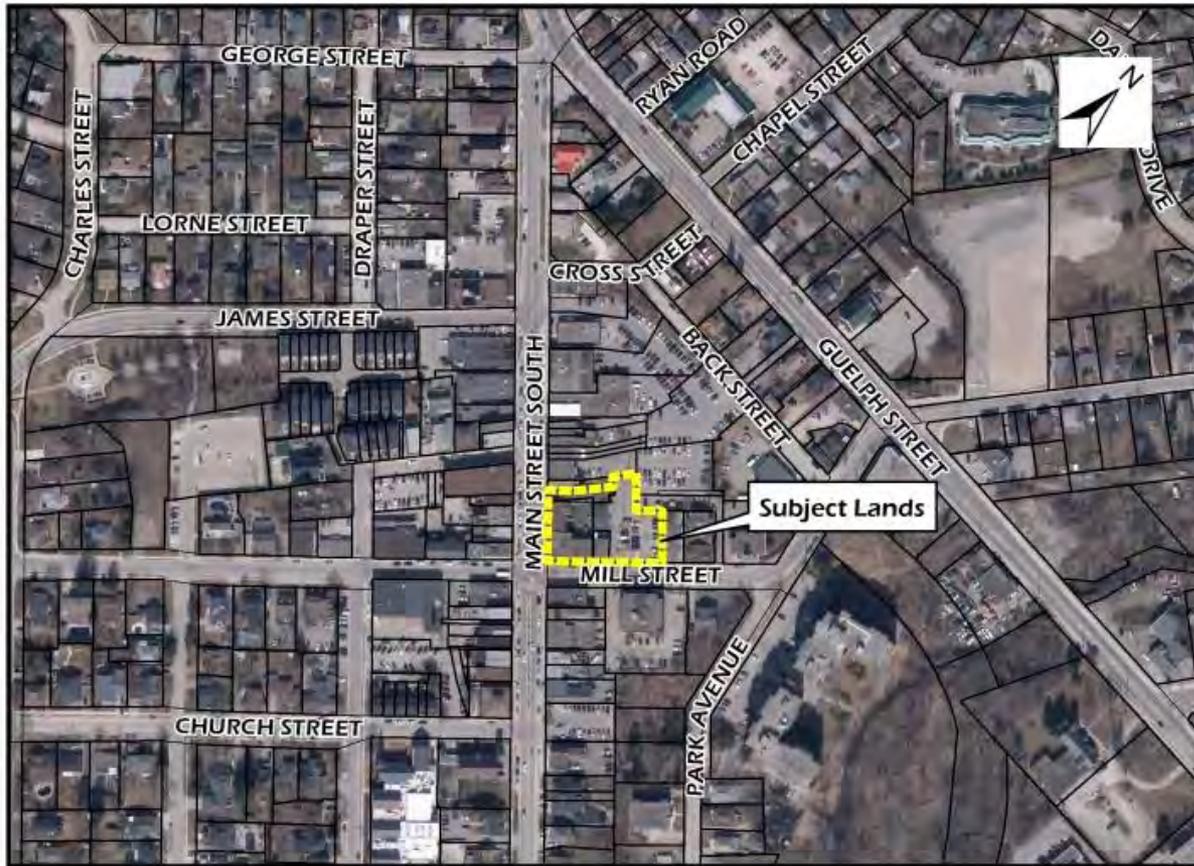
Planning & Infrastructure



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HALTON HILLS

Location & Context



Subject Site

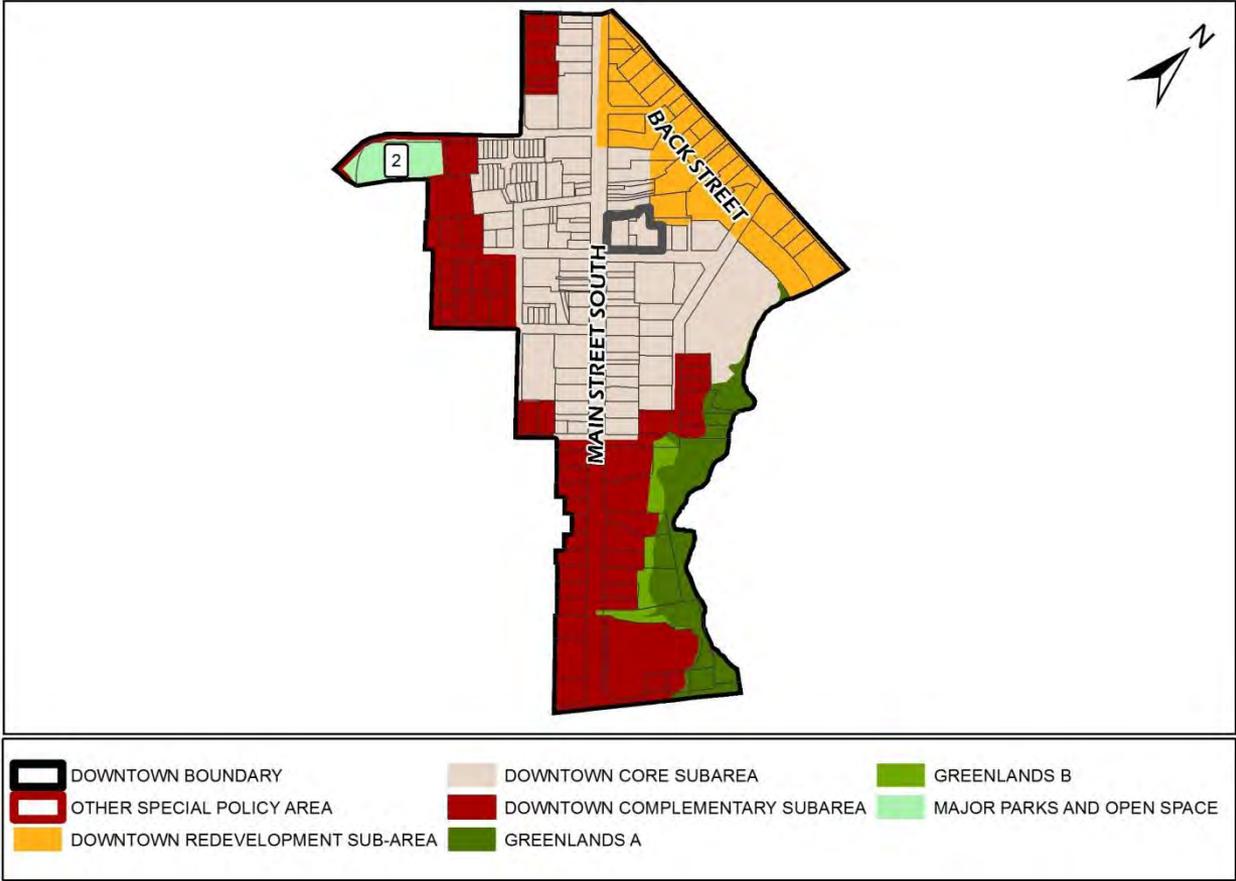


Heritage Register

Listed Buildings

	Listed	Designated
Heritage Status	Buildings flagged as having heritage value	Buildings designated as having heritage value under Ontario Heritage Act
Council Consent for Alterations	No	Yes – Heritage Permit
Council Consent for Demolition	No – however, Town must be provided with 60 days notice of intent to demolish. This provides time to consider heritage conservation options.	Yes - the Town can refuse demolition
	McGibbon, Cheese Shop, 69 Main St.	

Downtown Georgetown Policy Context



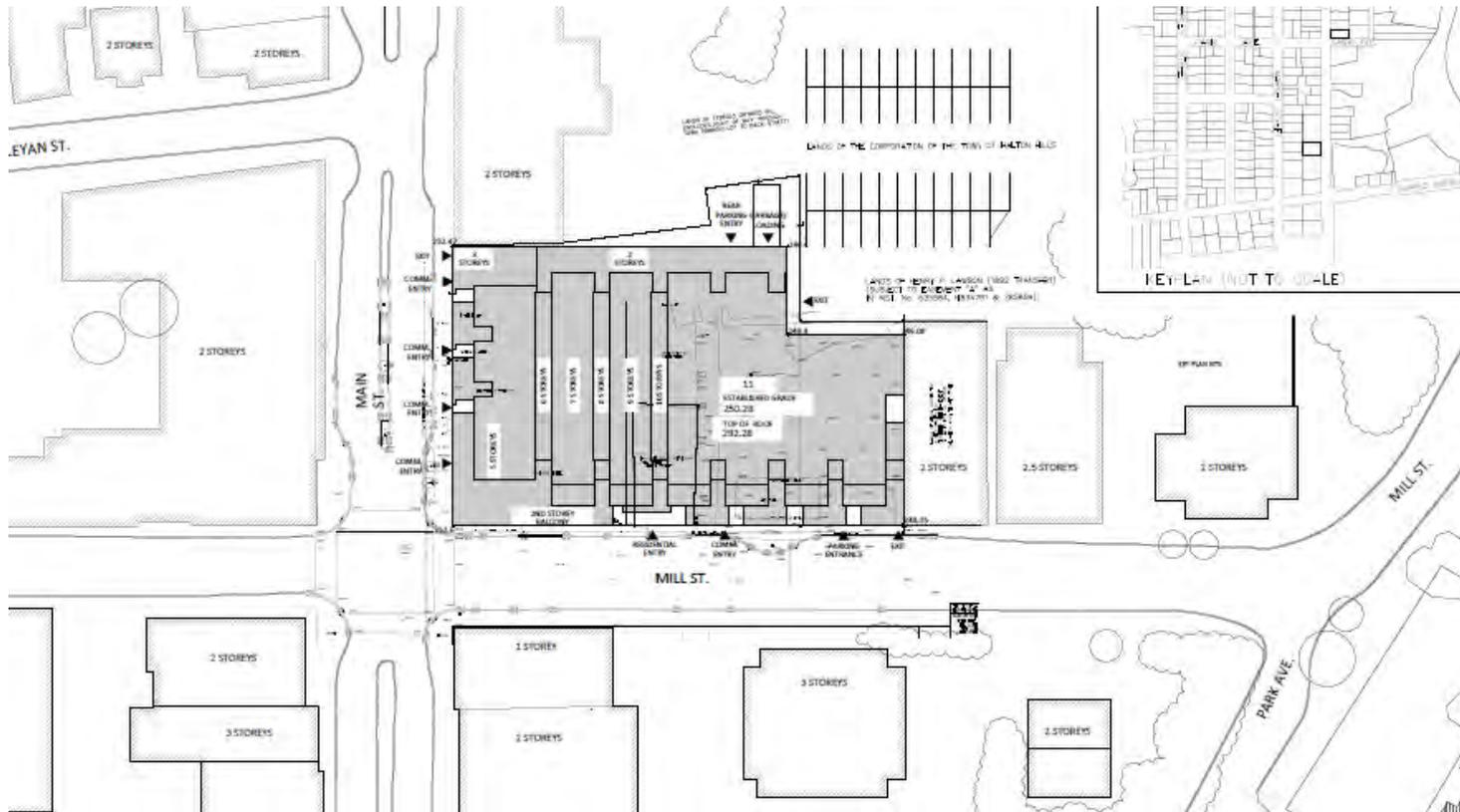
Applicant's Proposal



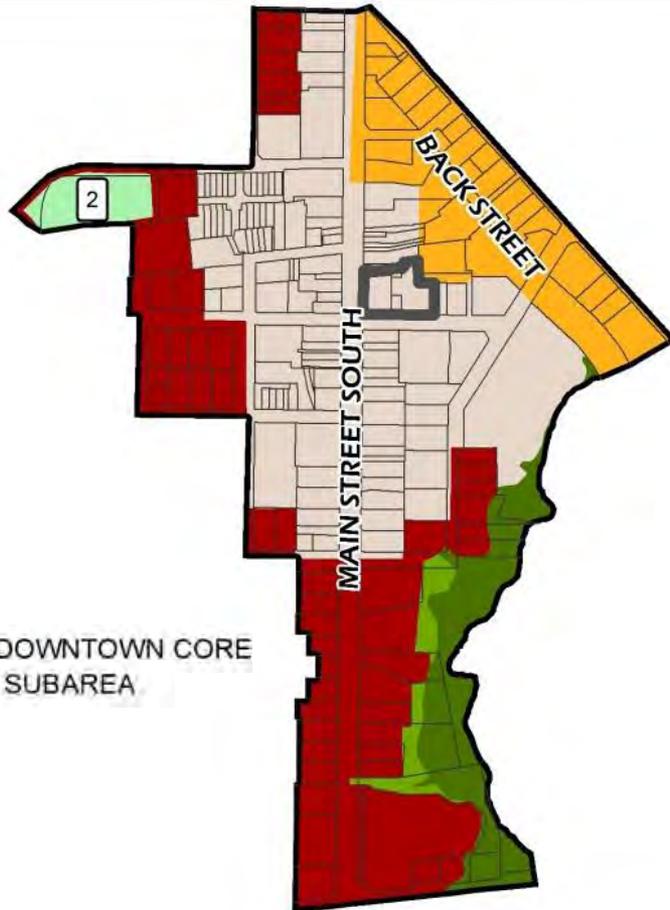
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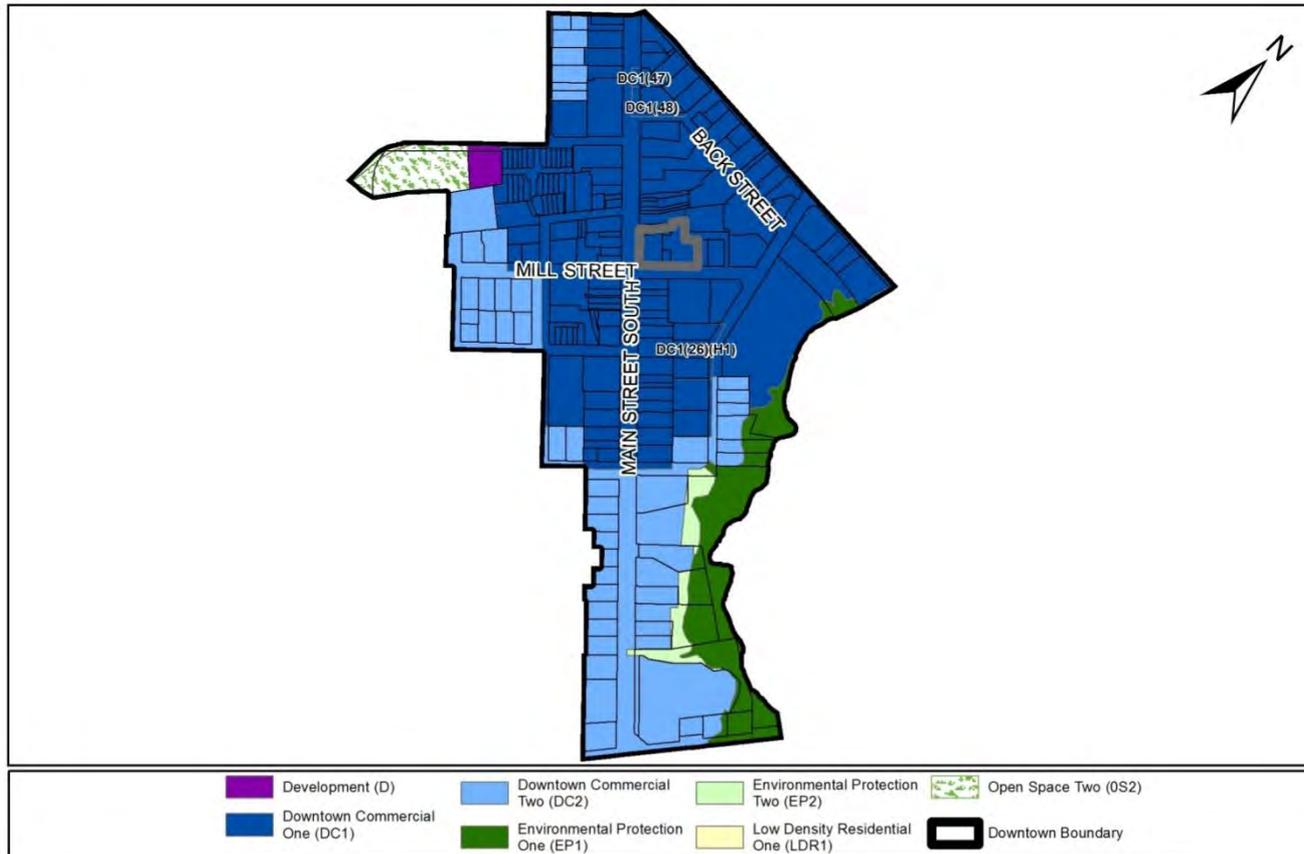


Official Plan Amendment



	Permitted	Proposed
Height	8 storeys	11 storeys
Density	100 units / residential hectare	125 units

Zoning By-law Amendment





Dep't / Agency Comments

Areas that require further review by staff:

- Building height and urban design
- Heritage matters
- Site Risk Assessment
- Access to loading / garbage / rear parking garage





Notification for Tonight's Meeting

- Mar. 10, 2016** – Public Notice published in the Independent & Free Press (courtesy notice published Mar. 31st)
- Mar. 11, 2016** – Public Notice mailed to all properties within 120 m of the subject site





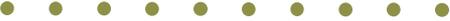
Applicant Held Meetings

Applicant hosted two public events regarding proposal:

Nov. 12, 2015 – at the Helson Gallery

Feb. 4, 2016 – at the John Elliott Theatre





Public Comments

Concerns raised by public to date:

- The McGibbon Hotel should not be demolished
- Impact to cultural heritage of downtown
- Building is too tall
- Too much glass proposed for upper storeys
- Podium design should better reflect existing downtown character
- The construction process will disrupt the downtown
- Condo will increase traffic congestion downtown





Public Comments

Resident comments of support include:

- Support the building design including replication of McGibbon façade and podium/tower design
- Development will provide housing options downtown for residents looking to downsize
- Intensification downtown will encourage investment in core and support existing businesses





Future Steps

- Awaiting further public comments
- Work through issues raised by departments, agencies and the public
- Final report to Council on the disposition of this matter



THANK YOU



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