



**MINUTES
COUNCIL MEETING
MONDAY, NOVEMBER 11, 2019**

The Town of Halton Hills Council met this 11th day of November, 2019 in the Council Chambers, Halton Hills Town Hall, commencing at 3:00 p.m., with Mayor R. Bonnette in the Chair and reconvened into Open Session at 6:00 p.m. in the Council Chambers.

MEMBERS PRESENT: Mayor R. Bonnette, Councillor J. Fogal, Councillor M. Albano, Councillor J. Hurst, Councillor T. Brown, Councillor B. Lewis, Councillor W. Farrow-Reed, Councillor M. Johnson, Councillor B. Inglis, Councillor A. Lawlor

REGRETS Councillor C. Somerville

STAFF PRESENT: A. B. Marshall, CAO,
(Closed Session) C. Mills, Commissioner of Transportation & Public Works (Items 2.1 & 2.2),
J. Markowiak, Acting Commissioner of Planning & Sustainability (Items 2.1 & 2.2),
W. Harris, Commissioner of Recreation & Parks (Items 2.1 & 2.2),
J. Diamanti, Commissioner of Corporate Services (Items 2.1 & 2.2),
H. Olivieri, Chief & Commissioner of Fire Services (Items 2.1 & 2.2),
M.J. Leighton, Manager of Accounting and Town Treasurer (Items 2.1 & 2.2),
V. Petryniak, Deputy Clerk (Items 2.1 & 2.2)

STAFF PRESENT: A. B. Marshall, CAO,
(Open Session) C. Mills, Commissioner of Transportation & Public Works,
B. Parker, Acting Commissioner of Planning & Sustainability,
W. Harris, Commissioner of Recreation & Parks,
J. Diamanti, Commissioner of Corporate Services,
H. Olivieri, Chief & Commissioner of Fire Services,
M.J. Leighton, Manager of Accounting and Town Treasurer,
R. Brown, Deputy Clerk
V. Petryniak, Deputy Clerk

*** Denotes Change From Council Agenda**

1. OPENING OF THE COUNCIL MEETING

Mayor R. Bonnette called the meeting to order at 3:00 p.m. in the Council Chambers.

2. CLOSED MEETING/CONFIDENTIAL REPORTS FROM OFFICIALS

Resolution No. 2019-0187

Moved by: Councillor M. Albano

Seconded by: Councillor W. Farrow-Reed

THAT the Council of the Town of Halton Hills meet in closed session in order to address the following matters:

2.1 Superintendent Al Albano, Halton Regional Police Service

Presentation to Council for the purpose of educating or training Members of Council that in no way materially advances the business or decision making of Council.

2.2 REPORT NO. PLS-2019-0073

PLANNING AND SUSTAINABILITY REPORT NO. PLS-2019-0073 dated November 4, 2019 regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board and advice that is subject to solicitor-client privilege, including communications necessary for that purpose. (ROPA 47)

2.3 Verbal Update from Mayor R. Bonnette and A. B. Marshall, Chief Administrative Officer

Verbal Update regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.

CARRIED

3. RECESS AT THE CALL OF THE CHAIR

Mayor R. Bonnette called for a recess at 4:54 p.m.

4. RECONVENE INTO OPEN SESSION

Resolution No. 2019-0188

Moved by: Councillor M. Johnson

Seconded by: Councillor M. Albano

THAT the Council for the Town of Halton Hills reconvene this meeting in open session.

CARRIED

Council reconvened in Open Session at 6:00 p.m.

5. NATIONAL ANTHEM

6. ANNOUNCEMENTS

6.1 Presentation to Halton Hills Fire Department

H. Olivieri, Chief and Commissioner of Fire Services received a cheque from the Brass family, Terra Cotta Cookie Company, for their donation of \$15,000 towards the purchase of a drone for the Fire Department. H. Olivieri presented the family with a helmet honouring their father for his years of volunteer service at the Fire Department.

6.2 Remembrance Day

Mayor R. Bonnette asked for 2 minutes of silence to honour our Veterans on Remembrance Day following a short video.

6.3 Light Up the Hills

Mayor R. Bonnette announced the 12th Annual Ignition Ceremonies of Light Up the Hills would take place on December 1, 2019.

6.4 Climate Change Rally

Councillor J. Fogal announced an upcoming Climate Change Rally to take place on November 29, 2019 at Danby Road Park.

7. EMERGENCY BUSINESS MATTERS

Mayor R. Bonnette noted a motion would be brought forward with regards to the GTA West Transportation Corridor during Item 13.2. (Review of the Planning, Public Works and Transportation Committee minutes from the meeting held October 29, 2019)

8. DISCLOSURES OF PECUNIARY INTEREST/CONFLICT OF INTEREST

There were no disclosures.

9. COUNCIL DELEGATIONS/PRESENTATIONS

NIL

10. RESOLUTION PREPARED TO ADOPT THE MINUTES OF THE PREVIOUS MEETING(S) OF COUNCIL

Resolution No. 2019-0189

Moved by: Councillor B. Inglis

Seconded by: Councillor W. Farrow-Reed

THAT the following minutes are hereby approved:

10.1 Minutes of the Council Meeting held on October 21, 2019.

10.2 Confidential Minutes of the Council Meeting held on October 21, 2019.

CARRIED

11. GENERAL COMMITTEE

Resolution No. 2019-0190

Moved by: Councillor J. Fogal

Seconded by: Councillor J. Hurst

THAT Council do now convene into General Committee.

CARRIED

Councillor A. Lawlor assumed the role of Presiding Officer.

11.1 Public Meetings / Hearings

11.1.a Public Meeting

Revised Official Plan and Zoning By-Law Amendments Proposing to Develop 14 Town House Buildings (Building 2) and a 5-storey Condominium (Building 3) on the former Memorial Arena Site (Amico).

(Refer to Item No. 11.3.d of these Minutes, Report No. PLS-2019-0063)

(Public Meeting Minutes Attached as Appendix A to these Minutes)

11.2 Delegations/Presentations regarding items in General Committee

11.2.a Alex Veglio of Credit Valley Conservation with Opening Remarks by Keith Hamilton, Planner Policy

K. Hamilton introduced Alex Veglio and Tim m and they made a presentation to General Committee regarding Black Creek Subwatershed Study.

(Refer to Item No. 11.3.c of these Minutes, Report No. PLS-2019-0055)

11.2.b Leona Hollingsworth of Metrolinx

L. Hollingsworth mad a presentation to General Committee regarding Status Update on Various Metrolinx Projects.

(Refer to Item No. 11.3.f of these Minutes, Memorandum No. TPW-2019-0022)

11.2.c Grant Kelly representing Halton Hills Minor Hockey

G. Kelly made a presentation to General Committee regarding 2020 Rates and Fees specifically the cost of ice surface rentals.

(Refer to Item No. 11.3.a of these Minutes, Report No. CORPSERV-2019-0039)

11.3 Municipal Officers Reports to be Considered by General Committee

11.3.a CORPORATE SERVICES REPORT NO. CORPSERV-2019-0039 dated October 15, 2019, regarding 2020 Rates and Fees.

Recommendation No. GC-2019-0077

THAT Report No. CORP-2019-0039 dated October 15, 2019, regarding 2020 Rates and Fees be received;

AND FURTHER THAT the 2020 Rates and Fees be approved by Council as outlined in Appendix A of the accompanying by-law;

AND FURTHER THAT a By-law to establish the 2020 Rates and Fees be approved, and that By-law 2018-0076 be repealed.

CARRIED

11.3.b FIRE SERVICES REPORT NO. FIRE-2019-0003 dated October 28, 2019 regarding the Remotely Piloted Aircraft Systems (Drone) Procurement- Award of Single-Source Contract.

Recommendation No. GC-2019-0078

THAT Report No. Rpt-FIRE-2019-0003 dated October 28, 2019 regarding the Remotely Piloted Aircraft Systems (Drone) Procurement- Award of Single-Source Contract, be received;

AND FURTHER THAT the Manager of Purchasing be authorized to issue a single source purchase order to Gap Wireless, 8&9 – 2880 Argentia Road, Mississauga ON L5N 7X8, to an upset limit of \$55,103.00 plus HST;

AND FURTHER THAT staff be directed to transfer \$22,072.81 from the Equipment Reserve to fund the shortfall for the drone.

CARRIED

11.3.c PLANNING AND SUSTAINABILITY REPORT NO. PLS-2019-0055 dated October 18, 2019 regarding the completion of the Black Creek Subwatershed Study.

Recommendation No. GC-2019-0079

THAT REPORT NO. PLS-2019-0055 dated October 18, 2019 regarding the completion of the Black Creek Subwatershed Study be received;

AND FURTHER THAT Council endorse the Black Creek Subwatershed Study, prepared by Credit Valley Conservation, completed April 2019, in principle, and authorizes the use of the study in the preparation of the Stewarttown Secondary Plan and future updates to the Official Plan;

*

AND FURTHER THAT Council authorizes the use of the Black Creek Subwatershed Study in preparation of Climate Emergency Measures, Source Water Protection Measures and in the maintenance and enhancement of the natural assets of Halton Hills;

AND FURTHER THAT a copy of this report be forwarded to Credit Valley Conservation and the Region of Halton.

CARRIED AS AMENDED

11.3.d PLANNING AND SUSTAINABILITY REPORT NO. PLS-2019-0063 dated October 30, 2019, with respect to a "Public Meeting for revised Official Plan and Zoning By-law Amendments proposing to develop 14 townhouse units (Building 2) and a 5-storey condominium (Building 3) on the former Memorial Arena site (Georgetown)".

Recommendation No. GC-2019-0080

THAT Report No. PLS-2019-0063, dated October 30, 2019, with respect to a "Public Meeting for revised Official Plan and Zoning By-law Amendments proposing to develop 14 townhouse units (Building 2) and a 5-storey condominium (Building 3) on the former Memorial Arena site (Georgetown)", be received;

AND FURTHER THAT all agency and public comments be referred to staff for further report regarding the disposition of this matter.

CARRIED

11.3.e RECREATION AND PARKS REPORT NO. RP-2019-0038 dated October 24, 2019 regarding the Rogers Hometown Hockey Final Update.

Recommendation No. GC-2019-0081

THAT Report RP-2019-0038 dated October 24, 2019 regarding the Rogers Hometown Hockey Final Update be received;

AND FURTHER THAT a total budget of \$116,000.00 be approved for the Rogers Hometown Hockey event with funding derived from the Tax Rate Stabilization fund.

CARRIED

11.3.f TRANSPORTATION AND PUBLIC WORKS MEMORANDUM NO. TPW-2019-0022 dated October 25, 2019 regarding Status Update on Various Metrolinx Projects.

Recommendation No. GC-2019-0082

THAT Memorandum No. TPW-2019-0022 dated October 25, 2019 regarding Status Update on Various Metrolinx Projects be received for information.

CARRIED

11.3.g TRANSPORTATION AND PUBLIC WORKS REPORT NO. TPW-2019-0036 dated November 6, 2019, regarding 2020-21 Connecting Links Program Funding Application.

Recommendation No. GC-2019-0083

THAT Report No. TPW-2019-0036, dated November 6, 2019, regarding 2020-21 Connecting Links Program Funding Application, be received;

AND FURTHER THAT Council pass a resolution supporting the application to the Ministry of Transportation (MTO) for the Young Street/Queen Street Reconstruction in Halton Hills (Acton) and the Guelph Street/Sinclair Avenue Intersection Improvements in Halton Hills (Georgetown), as part of the 2020-21 Connecting Link Funding Program;

AND FURTHER THAT Council pass a resolution to authorize the Mayor and Clerk to execute a Contribution Agreement with MTO if the Town is successful in securing funding from the Connecting Link Funding Program;

AND FURTHER THAT if the Town is successful in securing funding from the Connecting Link Funding Program, that 10% of the cost to the maximum of \$255,000.00 be derived from the Capital Replacement Reserve;

AND FURTHER THAT a copy of this resolution be forwarded to MTO.

CARRIED

11.4 Adjourn back into Council

Recommendation No. GC-2019-0084

THAT General Committee do now reconvene into Council.

CARRIED

12. REPORTS AND RECOMMENDATIONS FORWARDED FROM GENERAL COMMITTEE FOR APPROVAL

Resolution No. 2019-0191

Moved by: Councillor M. Albano

Seconded by: Councillor J. Hurst

THAT the recommendations regarding the Reports & Memorandums from the Monday, November 11, 2019 General Committee Meeting are hereby adopted:

GC-2019-0077

GC-2019-0078

GC-2019-0079 As Amended

GC-2019-0080

GC-2019-0081

GC-2019-0082

GC-2019-0083

CARRIED

13. REPORTS OF THE STANDING COMMITTEES (ADOPTION / RECEIPT OF MINUTES & RECOMMENDATIONS)

Resolution No. 2019-0192

Moved by: Councillor M. Johnson

Seconded by: Councillor B. Lewis

THAT the following items are hereby approved:

- 13.1 Report of the Community and Corporate Affairs Committee Meeting held on October 28, 2019.
- 13.2 Report of the Planning, Public Works and Transportation Committee Meeting held on October 29, 2019.

CARRIED

14. RECEIPT OF MINUTES OF ADVISORY/SPECIAL COMMITTEES

Resolution No. 2019-0193

Moved by: Councillor B. Inglis

Seconded by: Councillor T. Brown

THAT the following minutes are hereby received for information:

- 14.1 Minutes of the Halton Hills Accessibility Advisory Committee Meeting held on September 25, 2019.
- 14.2 Minutes of the Heritage Halton Hills Committee Meeting held on October 16, 2019.

CARRIED

15. PETITIONS/COMMUNICATIONS/MOTIONS

15.1 Motion to Support Town of Halton Hills Application to the Ministry of Transportation for the Connecting Link Funding Program

Resolution No. 2019-0194

Moved by: Councillor J. Hurst

Seconded by: Councillor B. Inglis

WHEREAS the Province of Ontario in October 2019 committed to a dedicated Connection Link Funding Program to help seventy-seven (77) municipalities pay for the construction and repair of their Connecting Link infrastructure;

AND WHEREAS the Town of Halton Hills has two projects which would fit the criteria for application under the Connecting Links Funding Program for 2020-2021, the Young Street/Queen Street Reconstruction in Halton Hills (Acton) and the Guelph Street/Sinclair Avenue Intersection Improvements in Halton Hills (Georgetown);

AND WHEREAS to enable the projects to proceed (if successful), MTO requires that the Town enter into a Contribution Agreement for the funding and that the agreement be accompanied by a Council Resolution.

NOW THEREFORE BE IT RESOLVED THAT the Council for the Town of Halton Hills supports application to the Ministry of Transportation (MTO) for the Young Street/Queen Street Reconstruction in Halton Hills (Acton) and the Guelph Street/Sinclair Avenue Intersection Improvements in Halton Hills (Georgetown), as part of the 2020-2021 Connecting Link Funding Program;

AND FURTHER THAT Council authorize the Mayor and Clerk to execute a Contribution Agreement with the Ministry of Transportation (MTO) if the Town is successful in securing the funding from the Connecting Link Funding Programs.

CARRIED

15.2 Motion regarding GTA West Transportation Corridor

Mayor R. Bonnette noted that this motion would be brought forward with regards to the GTA West Transportation Corridor. It was discussed and voted on during Item 13.2. (Review of the Planning, Public Works and Transportation Committee minutes from the meeting held October 29, 2019)

Resolution No. 2019-0195

Moved by: Mayor R. Bonnette

Seconded by: Councillor J. Fogal

WHEREAS The Ontario Ministry of Transportation initiated Stage 1 of the GTA West Environmental Assessment in 2008;

AND WHEREAS in May 2017 the GTA West Advisory Panel released its final report and its recommendations to the MTO;

AND WHEREAS this GTA West Highway has created uncertainty for many land owners in the protected area since 2008;

AND WHEREAS in February 2018 the Province announced that it would not be proceeding with the GTA West project;

AND WHEREAS the Provincial Government reversed the previous decision and restarted the GTA West project on June 19th 2019;

AND WHEREAS on May 3rd 2019 the Town of Halton Hills declared a Climate Change Emergency;

AND WHEREAS on Sept 11th 2019 the Region of Halton declared a Climate Change Emergency;

AND WHEREAS responding to the climate emergency requires immediate re-evaluation of all transportation plans to ensure that those investments help to reduce GHG emissions;

AND WHEREAS a basic strategy necessary to reduce GHG emissions, which are the cause of the Climate Emergency, is to shift transportation to more sustainable modes such as mass transit;

AND WHEREAS all funding for the development, planning, and building of a new 400 series highway is in effect an enormous subsidy for individual automobile drivers and is also an enormous incentive for people to drive more and drive further;

AND WHEREAS once a new highway is built it induces more driving and rapidly fills to capacity;

AND WHEREAS the focus of provincial spending should shift priorities away from subsidizing and incentivizing individual travel to investing in less carbon intense modes of transportation such as transit and high speed rail;

THEREFORE BE IT RESOLVED that the Town of Halton Hills Council opposes further investment by the Province in the GTA West Transportation Corridor

AND FURTHER THAT this resolution be circulated to the Premier of Ontario, The Minister of Transportation, the leaders of all Provincial Parties, MPP Arnott, Halton Region.

Recorded Vote:

In favour: Mayor R. Bonnette, Councillors Lawlor, Fogal, Hurst, Inglis, Johnson, Kentner, Lewis, Brown, Albano

Opposed: NIL

Absent: Councillor C. Somerville

CARRIED

16. ADVANCE NOTICE OF MOTION

NIL

17. MOTION TO RECEIVE AND FILE GENERAL INFORMATION PACKAGE

Resolution No. 2019-0196

Moved by: Councillor A. Lawlor

Seconded by: Councillor B. Lewis

THAT the General Information Package dated November 11, 2019 be received.

CARRIED

18. MOTION TO APPROVE CLOSED SESSION ITEMS

2.1 Superintendent Al Albano, Halton Regional Police Service

Presentation to Council for the purpose of educating or training Members of Council that in no way materially advances the business or decision making of Council.

Resolution No. 2019-0197

Moved by: Councillor A. Lawlor

Seconded by: Councillor W. Farrow-Reed

THAT the presentation by Superintendent Al Albano, Halton Regional Police Service for the purpose of educating and training Members of Council that in no way materially advances the business or decision making of Council be received.

CARRIED

2.2 REPORT NO. PLS-2019-0073

PLANNING AND SUSTAINABILITY REPORT NO. PLS-2019-0073 dated November 4, 2019 regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board and advice that is subject to solicitor-client privilege, including communications necessary for that purpose. (ROPA 47)

Resolution No. 2019-0198

Moved by: Councillor J. Fogal

Seconded by: Councillor T. Brown

That Confidential Report No. PLS-2019-0073 dated November 4, 2019 regarding litigation or potential litigation, including matters before administrative tribunals affecting the local municipality or board and advice that is subject to solicitor-client privilege, including communications necessary for that purpose be received;

AND FURTHER THAT Staff carry out Council's direction regarding this matter as set out in the Confidential Minutes dated November 11, 2019.

CARRIED

2.3 Verbal Update from Mayor R. Bonnette and A. B. Marshall, Chief Administrative Officer

Verbal Update regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board.

Resolution No. 2019-0199

Moved by: Councillor M. Albano

Seconded by: Councillor J. Hurst

THAT the Confidential Verbal Update regarding litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board be received for information.

CARRIED

19. CONSIDERATION OF BYLAWS

Resolution No. 2019-0200

Moved by: Councillor W. Farrow-Reed

Seconded by: Councillor T. Brown

THAT the following Bills are hereby passed by Council;

AND FURTHER THAT the Mayor and Clerk are hereby authorized to execute the said by-laws and affix the seal of the Corporation thereto:

BY-LAW NO. 2019-0057

A By-law to provide for the appointment of Private Parking Enforcement Officer.

BY-LAW NO. 2019-0058

A By-law to Amend the Two-Unit Registration By-law No. 2016-0005.

BY-LAW NO. 2019-0059

A By-law to amend By-law No. 2019-0042 regarding delegated authority relating to assessment and taxation appeal matters to the Town Treasurer or his/her designate.

BY-LAW NO. 2019-0060

A By-law to adopt the proceedings of the Council Meeting held on the 11th day of November, 2019 and to authorize its execution.

CARRIED

20. ADJOURNMENT

Resolution No. 2019-0201

Moved by: Councillor M. Johnson

Seconded by: Councillor B. Lewis

THAT this Council meeting do now adjourn at 9:02 p.m.

CARRIED

Rick Bonnette, MAYOR

Suzanne Jones, CLERK

APPENDIX A



PUBLIC MEETING-2019-0010

AMICO PROPERTIES

Application to Amend the Town of Halton Hills Official Plan and Zoning By-Law to Permit a 3-storey, 14 unit townhouse block (building 2) and a 5-storey, 112 unit condominium (building 3) on the former Memorial Arena Site.

Minutes of the Public Meeting Committee held on Monday, November 11, 2019, 6:25 p.m., in the Council Chambers, Town of Halton Hills, Town Hall, 1 Halton Hills Drive, Halton Hills.

Councillor A. Lawlor chaired the meeting.

Councillor A. Lawlor 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 submissions 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 Amico Properties to amend the Town of Halton Hills Official Plan and Zoning By-law and to permit a 3-storey, 14 unit townhouse block (Building 2) and a 5-storey, 112 unit condominium (Building 3) on the former Memorial Arena site.

TOWN'S OPPORTUNITY

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

R. Conard explained that the purpose of tonight's meeting is to provide a summary of the revised Official Plan and Zoning By-law Amendments by Amico Properties for the lands located at 26, 28, 30, 34, 38 & 42 Mill Street and 3 & 11 Dayfoot Drive, in Georgetown. A Public Meeting is required for an Official Plan and 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 Public Engagement Charter speaks to 3 levels of engagement, which are Inform, Consult and Collaborate. Tonight the Town of Halton Hills is informing you and consulting with you, the public, and providing an opportunity for you to ask questions and share your views on the subject development proposal.

The Amico development parcel is comprised of multiple lots which are approximately 1.9 ha in size and located at the corner of Mill Street and Day foot Drive in Georgetown, as outlined in black. The surrounding neighbourhood context is to the North Single detached dwellings across Dayfoot Drive and CN Rail further north. To the East Single detached dwellings across Mill Street. To the South Sacre Coeur Church and single detached dwellings adjacent to the site; downtown Georgetown is located across Guelph Street and to the West 5-storey condo and single detached dwellings adjacent to the site

The largest parcel on the consolidated site, was previously owned by the Town and contained the former Memorial Arena and Lions Park. In 2012 Council declared these lands surplus to the Town's needs.

Prior to the sale of the lands the Town retained Dillon Consulting to prepare conceptual redevelopment options for the site to establish their highest and best use. Following an in-depth consultation process, a preferred option was identified for the site. The principles of the preferred option were endorsed by Council in October 2013.

In July 2015 Town Council approved site specific Official Plan and Zoning By-law Amendments for the property that implemented the principles of the 2013 preferred development concept.

The Official Plan Amendment allowed for a Maximum of 5 storeys, Maximum Floor Space Index of 1.15 and 0.26 hectare park. Similar provisions applied to the site through a site specific Zoning By-law Amendment

The 2015 preferred development concept resulted in two five-storey condominiums, their footprint and massing was secured through a schedule in the By-law. In October 2016, the Town sold the former Memorial Arena and Lions Park lands to Amico following a bid process.

After the transfer of the Memorial Arena and Lions Park lands, Amico also acquired the 7 abutting residential properties from the individual land owners with the intent of creating a larger consolidated site to comprehensively redevelop.

In November 2016 Amico submitted Official Plan and Zoning By-law Amendment applications for the consolidated site. The applications originally sought permission to alter the 2015 amendments by; increasing the height of the two previously approved buildings from 5-storeys to 6-storeys; and adding another 5-storey seniors building or condominium.

Following the statutory public meeting and subsequent public consultation, a number of questions and concerns were raised by residents regarding Amico's proposal, including:

- Potential shadow impacts on houses across Mill Street and Day foot Drive;
- Building design, massing and relationship to the existing character of the neighbourhood; and,
- Traffic, parking and vehicular access points.

Most of these concerns applied specifically to Buildings 2 & 3, as a result, Amico agreed to re-evaluate their proposal for Buildings 2 and 3. Amico requested that the Town separate the applications into two phases to allow Building 1 to proceed in advance of the rest of the proposal considering few comments and concerns were identified with the height increase requested for that building.

In July 2017 Council approved the necessary amendments to allow the increase in height for Building 1 from 5-storeys to 6-storeys. Building 1 received Conditional Site Plan Approval on April 25, 2018. Earth works are underway in anticipation of construction commencing shortly.

In July 2019 Amici submitted a revised concept for Buildings 2 & 3. Building 2 changed from a 5-storey condominium to a 3-storey townhouse block and Building 3 is still a 5-storey condominium, but the footprint and design has changed

Further details of the revised applications include:

- Building 2 now contains 14 townhouse units and
- Building 3 now contains 112 condominium units
- 21 townhouse style units are proposed to be incorporated into the first level of Building 3, which provides direct street access and private patio space
- 225 parking spaces are proposed for Buildings 2 and 3 (above and below ground)
- A 0.24 ha park is proposed at the rear of the site, fronting onto Day foot Drive
- Garbage and loading areas for both buildings are combined in Building 3, which is accessed from the internal road.

In order to accommodate the revised proposal, Amico is seeking to amend the 2015 site specific Official Plan that Council approved before selling the lands and Zoning By-law to:

- Incorporate the 7 properties along Mill Street and Day foot Drive into the Special Policy Area site
- Change Building 2 from an 5-storey condominium to a 3-storey townhouse building
- Introduce Building 3 as a 5-storey condominium;
- Decrease the FSI in the Special Policy Area from 1.58 to 1.27 (for all three buildings);
- Reduce the amount of land to be conveyed for park purposes from 0.26 ha to 0.24 ha.

Similar amendments are also proposed for the site specific zoning by-law.

Notification of this Public Meeting was done as follows:

- October 10, 2019: Notice of Public Meeting was mailed out to all property owners assessed within 120 m of the subject property.
- October 17, 2019: Notice published in The Independent & Free Press.
- November 7, 2019: Courtesy Notice published in The Independent & Free Press.

The revised Official Plan and Zoning By-law Amendment applications were circulated for review and comment to internal departments and external agencies and the Town's Urban Design Peer Review Consultant. The following potential issues have been identified for Buildings 2 and 3, which will require further review and study by the applicant:

- Amico recently submitted a shadow impact study and massing study which will be sent to the Town's peer review consultant for additional review in order to fully understand the implications of the building and massing proposed, especially for Building 3.
- The traffic impact study will require additional information regarding traffic operations during peak hours. This will assist in determining if there are any traffic conditions or issues with the study area that could be impacted by the proposal.
- The applicant is working with the Recreation & Parks Department to satisfy the requirement for outdoor amenity space.

To date staff have had 4 inquiries regarding Buildings 2 and 3. One resident has expressed concerns in writing about:

Traffic:

- There is a concern about traffic impacts on neighbourhood
- The increase in the number of vehicles
- And vehicular access off Mill Street only – there is a suggestion for an additional access off Day foot Drive

Staff are awaiting further comments from the public following the meeting tonight and will

work through issues raised by the public and staff, so that we can work towards bringing a final recommendation report to Council for the final disposition of the applications.

APPLICANT'S OPPORTUNITY

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

C. Prince, Vice President of Development for Amico Properties stated that the reason for working towards Building 2 and 3 before Building 1 has even begun is because it is important to inform prospective buyers, of what the ultimate layout of the site will be.

Construction of Buildings 2 and 3 will be done at the same time as underground parking for both buildings will have to happen at the same time. Amico still has to file a waste management plan with the Town to address garbage and loading.

Amico addressed traffic with their previous plan and now that the number of units for the development has been reduced they are confident that traffic is still addressed.

PUBLIC'S OPPORTUNITY

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

The following persons came forward.

Betty Cunningham of 16 Chelvin Drive, Georgetown

B. Cunningham asked about the timing of the construction of Buildings 2 and 3 noting that Building 3 will be where the loading and garbage areas will be for both buildings and screening.

B. Cunningham stated that she was happy that secondary access was being looked at.

C. Prince responded that Buildings 2 and 3 will be built simultaneously as all of the underground parking needs to be done first before they can proceed with other aspects of the build.

Patricia Warman of 86 Northridge Crescent, Georgetown

P. Warman stated that she is a purchaser of a Unit in Building 1 and has concerns about the change of Building 2 into Townhouse Units and the potential impact that this may have to the property values of Units in Building 1.

C. Prince advised that as the proposed price point for the Townhouses is in the million dollar range that property values for Building 1 should not be adversely affected.

Jason Cook of 33 Mill Street, Georgetown

J. Cook stated that he has concerns with regards to traffic in the area, as traffic is already congested and the addition of housing in the area will further impact traffic.

J. Cook asked if there would be any upgrades made to Mill Street to address the increase in traffic.

C. Prince advised that Mill Street will be reconstructed. Amico has conveyed land back to the municipality to widen the road, closer to municipal standards with new sewers and watermains also being done.

Cynthia Howe of 24 Chapel Street (Condominiums)

C. Howe commented that compaction had been done for Building 1 and that 24 Chapel Street was shaking during compaction that occurred for Building 1.

C. Howe asked about compaction with the building of Buildings 2 and 3.

C. Prince stated that the simple answer is 'yes' there will be impacts to 24 Chapel Street, as compaction will be required for Buildings 2 and 3. In order to build the underground parking they will have to go down a fair distance. The road construction will also require compaction. Amico will try to minimize the impact of the work being done on the neighbourhood. Amico will work with residents and will take pre construction photos.

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 no further information 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 notification of this proposal, please leave your name and contact information with Ms. Conard in the foyer outside this Council Chamber, or with the Town Clerk during regular business hours. Only those persons who leave their names and contact information will be provided further notification. If you wish to speak to the proposal when it is brought before Council in the future, you must register as a delegation with the Town Clerk prior to the meeting.

If you wish to make a written submission the deadline for comment is December 2, 2019.

The meeting adjourned at 6:55 p.m.

Rick Bonnette

MAYOR

Suzanne Jones

CLERK