

REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Ruth Conard, Planner – Development Review

DATE: October 30, 2019

REPORT NO.: PLS-2019-0063

RE: 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:

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.

PURPOSE OF THE REPORT:

This report is to advise Council and the Public of Amico’s (the Applicant) revised Official Plan and Zoning By-law Amendment applications for their property at Mill Street and Dayfoot Drive in Georgetown. The revised applications are proposing a 3-storey townhouse building (Building 2) and a 5-storey condominium building (Building 3).

Council will recall that Building 1 on the Amico site was approved in July 2017 to allow for a 6-storey condominium building with 76 residential units.

BACKGROUND:

Location and Site Characteristics:

The Amico development parcel is comprised of multiple lots, which are municipally known as 26, 28, 30, 34, 36, 38 and 42 Mill Street; 3 and 11 Dayfoot Drive. The consolidated lands are located on the south-west corner of Mill Street and Dayfoot Drive in Georgetown, just north of Guelph Street (Highway 7); see **SCHEDULE 1 – LOCATION MAP**.

The largest parcel on the consolidated site (42 Mill Street and 11 Dayfoot Drive) was previously owned by the Town and contained the former Memorial Arena and Lions Park.

The other 7 properties (26, 28, 30, 34, 36, 38 Mill Street and 3 Dayfoot Drive) were occupied by single detached dwellings. All of the structures have been demolished; the site is currently occupied by the sales centre for Building 1.

The irregularly shaped consolidated parcel has an area of approximately 1.9 hectares (4.7ac.), frontage of approximately 164.0 metres (538.0 ft.) on Mill Street and 154.2 metres (506.0 ft.) of flanking frontage on Dayfoot Drive.

Figure 1 – Amico Consolidated Site



Surrounding land uses include:

To the North: single detached dwellings across Dayfoot Drive and the 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

To the West: 5-storey condo; single detached dwellings adjacent to the site

Site History:

As mentioned earlier, the Town previously owned the largest parcel within the consolidated site (42 Mill Street and 11 Dayfoot Drive). In November 2012 Council declared the former Memorial Arena and Lions Park lands surplus to the Town's needs. Prior to the sale of the property the Town retained Dillon Consulting to prepare conceptual redevelopment options for the site to establish the highest and best use for the lands. Following an in-depth consultation process that included Members of Council, Town staff,

interested stakeholders, residents and prospective developers, a preferred option was identified for the site. The principles of the preferred development 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 that 2013 preferred development option which resulted in the site specific permission for two 5-storey condominiums (Buildings 1 and 2).

On October 27, 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.

Amico Official Plan and Zoning By-law Amendment:

In November 2016 Amico submitted new Official Plan and Zoning By-law Amendment applications for the consolidated site (File No(s). D09OPA16.001 and D14ZBA16.013). The applications originally sought permission to alter the 2015 amendments by:

- increasing the height of the two previously approved buildings on the former Memorial Arena/Lions Park lands (Buildings 1 and 2) from 5-storeys to 6-storeys; and,
- adding another 5-storey condominium (Building 3) to the portion of the site previously occupied by the seven single detached lots that Amico purchased.

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 Dayfoot Drive;
- building design, massing and relationship to the existing character of the neighbourhood; and,
- traffic, parking and vehicular access points.

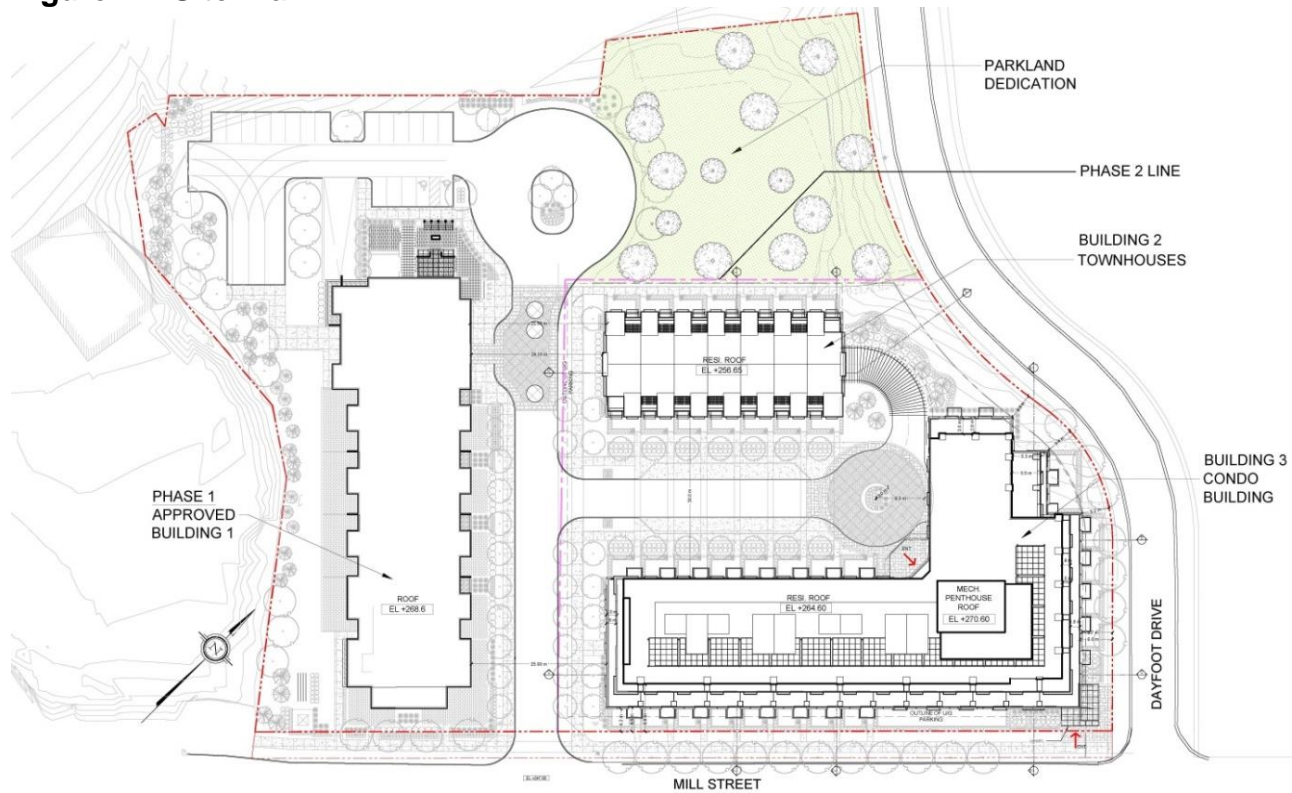
In response to the comments received by residents Amico agreed to re-evaluate their proposal for Buildings 2 and 3. However, Amico requested that the Town separate the applications into two phases to allow Building 1 to proceed in advance of the rest of the proposal considering few comments and concerns were identified with the height increase requested for that building.

In July 2017 Council approved a Zoning By-law amendment to allow the increase in height for Building 1 from 5-storeys to 6-storeys. An OPA was not required as Amico provided a community contribution (Section 37) in the form of road improvements for Mill Street in lieu of amending the Official Plan to address the height increase. For Council's benefit, Building 1 also obtained Conditional Site Plan Approval on April 25, 2018. Earth works are underway on site in anticipation of construction commencing shortly.

Revised OPA/ZBA for Buildings 2 and 3:

On July 18, 2019, Amico submitted a revised concept for Buildings 2 and 3, which proposes the construction of a 3-storey townhouse block and 5-storey condominium.

Figure 2 – Site Plan



Details of the revised buildings are as follows:

Building 2		
	Original Proposal	Revised Proposal
Building Type	Condominium	Townhouse
Height (Storeys)	5	3
Units	54	14
GFA	6,970 m ² (75,024 sq.ft.)	2,243 m ² (24,476 sq.ft.)

Building 3		
	Original Proposal	Revised Proposal
Building Type	Seniors Residence/ Condominium	Condominium
Height (Storeys)	5	5
Units	144	112
GFA	13,055 m ² (140,527 sq.ft.)	12,132 m ² (130,597 sq.ft.)

Further details of the revised applications include:

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

See the proposed building elevations for Buildings 2 and 3 attached as **SCHEDULE 3**.

When considered together, Buildings 1, 2 and 3 have a combined Gross Floor Area of 24,275.8 m² (261,311 sq.ft.), which represents a Floor Space Index (FSI) of 1.27. In order to accommodate the revised proposal, Amico is seeking to amend the site specific Official Plan and Zoning By-law to:

- incorporate the 7 properties along Mill Street and Dayfoot Drive into the Special Policy Area site;
- increase the FSI for the Special Policy Area from 1.15 to 1.27;
- change Building 2 from a 5-storey condo to a 3-storey townhouse building; and,
- introduce Building 3 as a 5-storey condo.

See the attached draft Official Plan Amendment (**SCHEDULE 4**) and Zoning By-law Amendment (**SCHEDULE 5**) for additional details.

COMMENTS:

1.0 Current Planning Context:

In Ontario, when reviewing applications seeking to amend local Official Plans and/or Zoning By-laws, development proposals are expected to conform with and meet the intent of all applicable Provincial, Regional and Municipal policy documents. This section discusses the relevant policy documents and framework that applies to the subject site and proposal.

Provincial Policy Statement (PPS):

The 2014 Provincial Policy Statement (PPS) provides broad based policies that promote an appropriate range of housing types that makes efficient use of infrastructure and public service facilities, thus supporting the development of healthy communities. The proposal is required to be consistent with the relevant policies of the PPS in accordance with Section 3 of the *Planning Act*.

The PPS indicates that appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

Growth Plan for the Greater Golden Horseshoe:

The subject lands are part of a larger designated urban area in Georgetown. The Growth Plan contains policies that speak to the provision of a diverse range and mix of housing options to accommodate people at all stages of life and creating an urban form that will optimize infrastructure to support the achievement of complete communities through a more compact built form. As per Section 3 of the *Planning Act*, the proposal shall conform and not conflict with the Growth Plan.

A major guiding principle of the Growth Plan is to prioritize intensification and higher densities to make efficient use of land and infrastructure and support transit viability.

Region of Halton Official Plan (ROP):

The 2009 Regional Official Plan designates the subject lands as Urban Area (Georgetown). Section 76 of the ROP states that the range of permitted uses and the creation of new lots in the Urban Areas will be in accordance with Local Official Plans and Zoning By-laws.

Town of Halton Hills Official Plan:

Under the Town's Official Plan the consolidated site is included within the boundaries of the Georgetown GO Station Secondary Plan; within the Secondary Plan the site is located in the Mill Street Corridor Precinct. In accordance with Section H3.6.1 of the Official Plan, the objectives of the Mill Street Corridor Precinct are as follows:

- a) To encourage consolidation of lots on or immediately adjacent to Guelph Street and along the Mill Street and rail corridors and their redevelopment for medium density residential uses.
- b) To permit the redevelopment of certain larger lots in appropriate locations, for medium and/or high density residential, community facility and related uses.
- c) To recognize the remaining portions of the Mill Street Corridor Precinct as a stable residential area, where only modest changes in keeping with the existing character of the area will be permitted.

Under the Secondary Plan the site has two different designations applicable to the consolidated site:

High Density Residential/Community Facility Area Special Policy Area 1 (SPA1)

This designation applies to the former Memorial Arena and Lions Park lands (42 Mill Street and 11 Dayfoot Drive) as per the site specific Official Plan Amendment (OPA 24) approved by Town Council in July 2015. Apartment buildings are permitted under the Special Policy Area (SPA1) but are limited to a maximum height of 5 storeys and an overall Floor Space Index (FSI) between 1.0 and 1.15 for the lands. Townhouses are not identified as a permitted use.

The site specific designation also contains a number of policies intended to guide proposals for new development or redevelopment on the former Memorial Arena lands:

- i. New buildings are designed in a manner that is sensitive to the location, massing and height of adjacent buildings;
- ii. Any new building will not compromise the ability to redevelop any adjacent property;
- iii. A high standard of urban design is applied and any new building shall generally conform to the policies set out in Section F2 (Urban Design) of the Town of Halton Hills Official Plan;
- iv. Any façade at street level shall incorporate broad window treatments and other architectural features and design elements to maintain an open and interesting pedestrian friendly environment. No blank walls shall be located at street level adjacent to a public road;
- v. Blank walls or any portion of the foundation or underground garage exposed due to grade changes on site shall be appropriately landscaped to provide a visual buffer or screen for adjacent residential properties;
- vi. Any unenclosed loading or garbage areas shall be appropriately screened through the use of landscaping or fencing;
- vii. Any new residential building is encouraged to provide a range of commercial, institutional and community uses that serve the needs of area residents at the street level along the Mill Street frontage;
- viii. New buildings are required to be set back an appropriate distance from the site and rear lot lines to provide sufficient space for planning of a new local park adjacent to Dayfoot Drive and at the rear of Special Policy Area 1;
- ix. A new public or private road shall be provided through Special Policy Area 1 to allow new access to any new buildings, and;
- x. Adequate underground parking will be provided on-site.

The designation also requires the dedication of a minimum of 0.26 hectares of land for local parkland at the rear of the site adjacent to Dayfoot Drive.

Medium Density Residential Area

This designation applies to the 7 lots that abut and surround the former Memorial Arena property (26, 28, 30, 34, 36, 38 Mill Street and 3 Dayfoot Drive).

The uses permitted under the Medium Density Residential Area designation include triplexes, townhouses, low-rise apartment dwellings and long term care facilities/ retirement homes. Any development within this designation is limited to a density range between 21 to 50 units per net residential hectare and the maximum building height shall not exceed 4 storeys.

Urban Design

Section H3.3.6 of the Secondary Plan outlines Urban Design policies for both land use designations that must be considered for any new development within the GO Station Secondary Plan.

Significant redevelopment shall only be permitted on certain strategic sites. The former Memorial Arena site (42 Mill Street and 11 Dayfoot Drive) is identified as a strategic redevelopment site for which careful attention shall be given to:

- i. The relationship between the proposed new development and existing adjacent Low Density Residential Areas to minimize potential height and massing impacts and to protect privacy; and,
- ii. The relationship of the buildings to the street to ensure that the development form reinforces the streetscape with the front entrance oriented to the street, and allows for suitable sidewalk and boulevard widths for pedestrian use and the placement of streetscape amenities.

Town of Halton Hills Zoning By-law 2010-0050:

The consolidated site is split zoned as follows:

High Density Residential (HDR(92)(H18))

This site specific zone applies to the former Memorial Arena and Lions Park lands (42 Mill Street and 11 Dayfoot Drive) as per Zoning By-law 2015-0026, which was approved by Town Council in July 2015, prior to selling the lands to Amico. The site specific By-law was further amended by Council in 2017 (By-law 2017-0045), to permit the increase in height for Building 1.

Uses permitted in the HDR(92) zone are limited to apartment dwellings, long term care facilities, retirement facilities and commercial/retail uses; townhouses are not currently permitted. The By-law also includes a Height and Massing Schedule that established building setbacks and step-backs to define the location and massing for Buildings 1 and 2. A Holding (H18) Provision applies to 11 Dayfoot Drive which is subject to the following conditions: 1) execution of a site plan agreement; 2) submission of a Record of Site Condition; 3) allocation of servicing; and 4) completion of a noise study.

Low Density Residential One (LDR1-2)

The LDR1-2 zone applies to the 7 single detached lots fronting Mill Street and Dayfoot Drive (26, 28, 30, 34, 36 and 38 Mill Street and 3 Dayfoot Drive).

Uses in this zone are limited to single detached dwellings, home occupations and private home daycares and restricted to a maximum height of 11.0 metres.

2.0 Issues Summary:

Department & Agency Circulation Comments:

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:

Transportation

The Traffic Impact Study (TIS) will require additional information regarding traffic operations during peak hours. A site visit will need to be conducted during peak hours to observe and document existing traffic operations. This will assist in determining if there are any traffic conditions or issues within the study area that could be impacted by the proposal.

Recreation and Parks

A clear path is to be provided that shows site/pedestrian circulation and access across the entire development, including key grading elevations at the interface of the park block, major streets and along major pedestrian connections.

Urban Design Peer Review

The Town has retained a third party peer review consultant (Brock McIlroy) to complete an urban design review of the proposed changes to Buildings 2 and 3.

Amico did not submit a shadow impact study as part of their submission. The Town's peer review consultant will require the shadow impact study before commenting on the proposed height and massing of Building 3 as it is unclear if the proposal will create any negative impacts for neighbouring residential properties or open space.

However, Brock McIlroy is generally supportive of the architectural design and building materials proposed for Buildings 2 and 3, but they do suggest that Amico provide some articulation along Building 3, adjacent to Mill Street, to break up and separate the building into two distinct parts.

Public Comments:

A Public Open House was held by Amico on November 26, 2018, to present the proposed revisions to Buildings 2 and 3 to residents in the community. The revised proposal was generally well received by those in attendance. However, staff notes that not all residents who participated in past consultation associated with the file were able to attend.

Town staff has not received any further comments from the public regarding the proposed revisions to Building 2 and 3 since Amico filed the formal resubmission in July 2019. However, the purpose of the upcoming Public Meeting is to obtain additional comments and feedback from the community. Any comments received from the public at the meeting, or afterwards, will be reviewed, addressed and included in the final Recommendation Report.

RELATIONSHIP TO STRATEGIC PLAN:

The final report will address the relationship between the proposed development and the Town's Strategic Plan.

FINANCIAL IMPACT:

There is no financial impact associated with this particular report.

CONSULTATION:

Amico held a Public Open House on November 26, 2018, at the Halton Hills Cultural Centre to introduce the proposed revisions to Buildings 2 and 3 to the community. Notification was provided by the Applicant to residents who previously participated in consultation associated with the applications. Town staff, the Applicant and approximately 10 residents attended the meeting.

PUBLIC ENGAGEMENT:

Planning staff will continue to ensure that Transparency, Notification and Participation, as defined in the Town's Public Engagement Charter, will be at the core of the Public Consultation Strategy throughout the review process for the subject proposal.

SUSTAINABILITY IMPLICATIONS:

The final recommendation report will address the relationship between the proposed development and any sustainability implications.

COMMUNICATIONS:

September 23, 2019:	Notice of Public Meeting was mailed out to all property owners assessed within 120 m of the subject property.
September 26, 2019:	Notice of Public Meeting was published in The Independent & Free Press.
October 10, 2019:	<u>Revised</u> Notice of Public Meeting was mailed out to all property owners assessed within 120 m of the subject property.
October 17, 2019:	<u>Revised</u> Notice published in The Independent & Free Press.
November 7, 2019:	Courtesy Notice to be published in The Independent & Free Press.

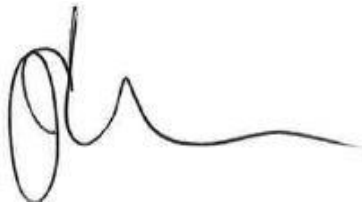
CONCLUSION:

The revised Official Plan and Zoning By-law Amendments contemplate the construction of 14 townhouse units (Building 2) and a 5-storey condominium (Building 3) on the consolidated property at Mill Street and Dayfoot Drive in Georgetown. Once all relevant information, reports and comments have been reviewed a final Recommendation Report, which summarizes all agency and public comments and assesses the merits of the proposed amendments, will be prepared.

Reviewed and Approved by,

A handwritten signature in black ink, appearing to read "Jeff Markowiak", written in a cursive style.

Jeff Markowiak, Manager of Development Review

A handwritten signature in black ink, appearing to read "John Linhardt", written in a cursive style.

John Linhardt, Commissioner of Planning and Sustainability

A handwritten signature in black ink, appearing to read "Brent Marshall", written in a cursive style.

Brent Marshall, Chief Administrative Officer