



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