



REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Ruth Conard, Planner – Development Review

DATE: May 12, 2020

REPORT NO.: PD-2020-0023

RE: Recommendation Report for proposed Official Plan and Zoning By-law Amendments to allow for the development of 14 townhouse units (Building 2) and a 5-storey condominium (Building 3) on the former Memorial Arena site (Georgetown)

RECOMMENDATION:

THAT Report No. PD-2020-0023, dated May 12, 2020, regarding the “Recommendation Report for proposed Official Plan and Zoning By-law Amendments to allow for the development of 14 townhouse units (Building 2) and a 5-storey condominium (Building 3) on the former Memorial Arena site (Georgetown)”, be received;

AND FURTHER THAT Town of Halton Hills Official Plan Amendment No. 41, which amends the Town of Halton Hills Official Plan, for the lands municipally known as 26, 28, 30, 34, 36, 38 & 42 Mill Street and 3 & 11 Dayfoot Drive (Georgetown), as generally shown in SCHEDULE 4 – OFFICIAL PLAN AMENDMENT, be adopted as an exempt Local Official Plan Amendment on the basis that the Amendment is consistent with the Provincial Policy Statement (2020), conforms or does not conflict with all applicable Provincial Plans, conforms with the Region of Halton Official Plan, conforms to the overall intent of the Town of Halton Hills Official Plan, has regard for matters of Provincial interest, and represents good planning for the reasons outlined in Report No. PD-2020-0023, dated May 12, 2020;

AND FURTHER THAT the Zoning By-law Amendment, to amend Town of Halton Hills Zoning By-law 2010-0050, as amended by By-law 2017-0045, for the lands municipally known as 26, 28, 30, 34, 36, 38 & 42 Mill Street and 3 & 11 Dayfoot Drive (Georgetown), as generally shown in SCHEDULE 5 – ZONING BY-LAW AMENDMENT, be approved for the same reasons as outlined in the preceding recommendation;

AND FURTHER THAT in accordance with Section 34(17) of the Planning Act, no further notice is determined to be necessary.

PURPOSE OF THE REPORT:

The purpose of this report is to provide Council with recommendations concerning the final disposition of Amico's Official Plan and Zoning By-law Amendment applications for the former Memorial Arena and Lions Park site and 7 abutting properties (Georgetown).

The applications and development proposal were separated into two phases:

- Council approved the first phase in 2017 to permit the development of a 6-storey condominium (Building 1);
- This report makes recommendations regarding the second phase – 14 townhouse units (Building 2) and a 5-storey condominium (Building 3).

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 north-west corner of Mill Street and Dayfoot Drive in Georgetown, just north of Guelph Street (Highway 7); see SCHEDULE 1 – LOCATION MAP.

The irregularly shaped consolidated site has an area of approximately 1.9 hectares (4.7ac), frontage of 164.0 metres (538 ft.) on Mill Street and 154.2 metres (506 ft.) of flanking frontage on Dayfoot Drive.

The largest parcel within 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 seven 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. Amico purchased each of the properties in 2016; the site is currently occupied by the sales centre and active construction site for Building 1 of Amico's redevelopment proposal.



Figure 1 – Context Map

Site History:

In November 2016 Amico filed Official Plan and Zoning By-law Amendment applications (File No(s). D09OPA16.001 and D14ZBA16.013) seeking to:

- increase the height of the 2 previously approved condos (in 2015) on the former Memorial Arena/Lions Park lands from 5 storeys to 6 (i.e. Buildings 1 & 2); and
- introduce a new 5 storey condo at the corner of Mill St. & Dayfoot Dr.

Through the review of the proposal and the public consultation process, concerns were raised with the design of Buildings 2 and 3 in regards to massing, streetscape and site configuration. As a result Amico requested that the project be separated into two phases to allow Building 1 to proceed (given no concerns were raised) in order to focus on how to address the issues identified with Buildings 2 and 3.

On July 10, 2017, Council adopted a site specific zoning by-law to increase the height of Building 1 from 5 to 6 storeys. This by-law contained a Section 37 community benefit that secured boulevard improvements to both sides of Mill Street in exchange for the additional height and removed the need to amend the Official Plan. For a detailed summary of the site history please refer to SCHEDULE 3 of this report.

DEVELOPMENT PROPOSAL:

On July 18, 2019, Amico submitted a revised concept for Buildings 2 and 3, which proposes to:

- change Building 2 from the previously approved 5 storey condo to a 3-storey back-to-back townhouse building; and
- modify the design of the previously proposed 5-storey condo at the corner of Mill St. and Dayfoot Dr. to try and address some staff/resident concerns.

Details of the revised concept being considered through this Report are provided below:

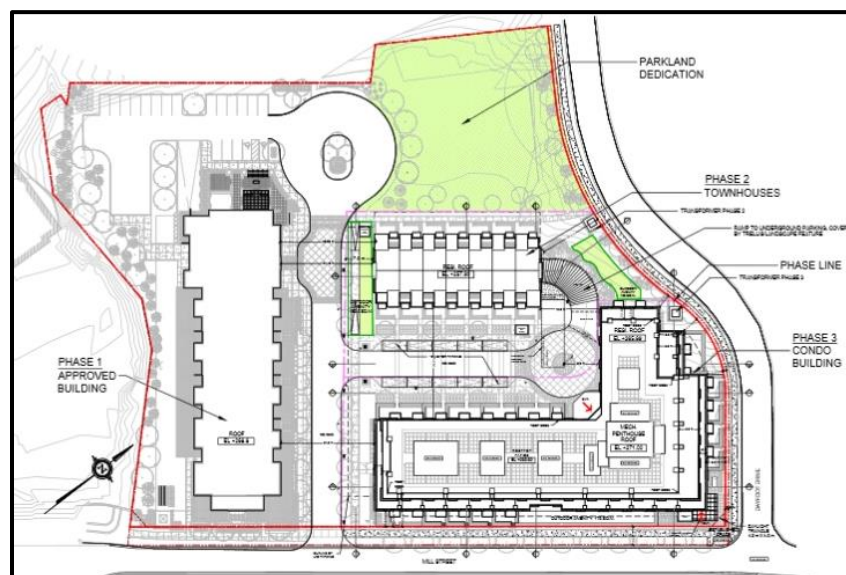


Figure 2 – Revised Concept Plan

Building 2 – Back-to-Back Townhouse Units	
# of Units	14
Height (Storeys)	3
Unit Parking	28 spaces (2 spaces per dwelling unit)
Visitor Parking	5 spaces (0.3 spaces per dwelling unit)

Building 3 – Condominium	
# of Units	116
Height (Storeys)	5
Unit Parking	174 spaces (1.5 spaces per unit)
Visitor Parking	29 spaces (0.25 spaces per unit)

Further details of the revised proposal include:

- 9 urban style townhouse units and 8 ground related condo units are to be incorporated into the first level of Building 3, which provides direct street access and private patio spaces along Mill Street, Dayfoot Drive and the internal road;
- the parking spaces for the Building 2 townhouse units would be located in an underground garage shared with Building 3;
- garbage and loading areas for both buildings would be consolidated within Building 3 and be accessed from the internal road; and
- a 0.24 ha park is to be provided at the rear of the site, fronting onto Dayfoot Dr.

When considered together, Buildings 1, 2 and 3 have a combined Gross Floor Area of approximately 26,800 m² (288,500 sq.), which represents a Floor Space Index (FSI) of 1.45 (FSI is a measure of site density). See a larger concept plan and the proposed building elevations for Buildings 2 and 3 attached as SCHEDULE 2 to this report.

In order to accommodate the revised proposal, Amico is seeking to amend the Official Plan and Zoning By-law to:

- incorporate the 7 properties along Mill Street and Dayfoot Drive (currently designated Medium Density Residential) into the Special Policy Area that applies to the former Memorial Arena and Lions Park lands;
- increase the FSI for the Special Policy Area from 1.15 to 1.45;
- change Building 2 from the previously approved 5-storey condo to a 3-storey back-to-back townhouse block;
- increase the permitted height of the 7 lots along Mill St. and Dayfoot Dr. from 4 storeys to 5 storeys to allow the construction of Building 3 (5 storey condo); and
- reduce the size of the on-site park from 0.26 hectares to 0.24 hectares.

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

COMMENTS:

This section of the Report will analyse the proposed Official Plan and Zoning By-law Amendments against the relevant policy framework and respond to key matters of interest associated with the proposal, through the following subsections:

- 1.0 Planning Context and Policy Framework
- 2.0 Town Department and External Agency Comments
- 3.0 Public Comments and Issues

1.0 Planning Context and Policy Framework:

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 evaluates the proposed Official Plan and Zoning By-law Amendments against the relevant policy framework that applies to the subject site and proposal:

Provincial Policy Statement:

The 2020 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.

Specifically, Section 1.1.3 of the PPS speaks to density, intensification and redevelopment. This section (1.1.3.1 to 1.1.3.5) promotes intensification and redevelopment in settlement areas, where appropriate, and where public health and safety are maintained.

Planning staff is of the opinion that the proposed amendments are consistent with the policies of the 2020 PPS.

Growth Plan for the Greater Golden Horseshoe:

The subject lands are part of a larger designated urban area in Georgetown. The 2019 Growth Plan directs new growth to locations that make efficient use of transportation and servicing infrastructure and sets out general policies for residential intensification. As per Section 3 of the Planning Act, the proposal shall conform and not conflict with the Growth Plan.

Section 2.2.2 of the Growth Plan states that, until the Region of Halton completes its municipal comprehensive review, a minimum of 40 per cent of all residential development occurring annually will be within the delineated built-up area. Once the Region's comprehensive review has been completed, a minimum of 50 per cent of all residential development must be within the built-up area each year until 2041.

Planning staff is of the opinion that the proposed development is in conformity with the Growth Plan for the Greater Golden Horseshoe.

Region of Halton Official Plan:

The 2009 Regional Official Plan (ROP) designates the subject lands as Urban Area (Georgetown). Section 76 of the ROP establishes that a range of permitted uses and the creation of new lots within the Urban Area will be in accordance with the Local Official Plans and Zoning By-laws. All development, however, shall be subject to the Regional Official Plan policies in effect.

Section 72(3) of the ROP states that the Urban Area should provide a range of identifiable, inter-connected and complete communities of various sizes, types and characters, which afford maximum choices for residence, work and leisure.

Additionally, Section 72(9) identifies that the Urban Area should facilitate and promote intensification and increased densities.

Regional staff has confirmed that the applications are in conformity with the Regional Official Plan.

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 and specifically within the Mill Street Corridor Precinct of that Plan. In accordance with Section H3.6.1, the objectives of the Mill Street Corridor Precinct are as follows:

- a) To encourage the 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 potential for the redevelopment of the Memorial Arena site and adjacent lands for high density residential, community facility and related uses.
- d) 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 maintained.

Consistent with the Mill Street Corridor Precinct objectives, Amico is seeking to consolidate all of the properties at the north-west corner of Mill Street and Dayfoot Drive into a larger development parcel along the Mill Street corridor. Currently, under the Secondary Plan the consolidated site is subject to two different designations:

- High Density Residential/Community Facility Area Special Policy Area (SPA1) – this designation applies to the former Memorial Arena and Lions Park lands (42 Mill St. & 11 Dayfoot Dr.). Permitted uses within Special Policy Area 1 include apartment buildings, up to a maximum height of 5 storeys and an overall Floor Space Index (FSI) between 1.0 and 1.15.

- Medium Density Residential Area – this designation applies to the 7 lots fronting Mill St. and Dayfoot Dr. (26, 28, 30, 34, 36, 38 Mill St. and 3 Dayfoot Dr.). Permitted uses in this designation include townhouses and low-rise apartment buildings subject to a density range between 21 and 50 units per net residential hectare and a maximum height of 4 storeys.

Amico's intent is for the High Density Residential/Community Facility Area Special Policy Area 1 (SPA1) designation to be extended across the entire consolidated parcel and then further amend the Special Policy Area to allow townhouses in order to recognize the proposed change for Building 2 from a condo to a back-to-back townhouse block.

Special Policy Area 1 contains a number of policies to guide proposals for new development or redevelopment. Buildings 2 and 3 have been evaluated against these redevelopment policies, which are intended to ensure a high standard of urban design is applied and that any new building is developed in a manner that is sensitive to the location, massing and height of adjacent buildings. Additionally, new development is expected to properly address the street level and provide an interesting pedestrian friendly environment. The policies also require that more functional aspects such as garbage and loading areas and the access to the underground garage are screened from the public realm and that adequate underground parking is provided on-site.

Planning staff is of the opinion that it is appropriate for the 7 residential properties to be incorporated within the High Density Residential/Community Facility Area Special Policy Area (SPA1). The Mill Street Corridor Precinct policies encourage the consolidation of lots along Mill Street for their redevelopment. Additionally, certain larger lots in appropriate locations are encouraged to redevelop with medium and/or high density residential uses, with the Memorial Arena site and adjacent lands specifically identified as having potential for high density residential uses.

Further, Planning staff is satisfied that Amico's revised concept for Buildings 2 and 3 are consistent with the redevelopment policies for Special Policy Area 1 for the following reasons:

- both buildings are designed to be sensitive to adjacent properties with regards to their placement on site and the incorporation of step-backs into the massing for Building 3;
- both buildings have specifically been designed with the pedestrian experience in mind. Amending Building 2 to a townhouse block with units fronting on to the future public park will create an attractive urban relationship. The redesign of Building 3 is sensitive to the significant change in grade that exists on the property by incorporating mezzanine levels to ensure that ground-related units are provided at Mill St., Dayfoot Dr. and the internal road. The main pedestrian entrance for Building 3 has also been relocated to the corner of Mill St. and

Dayfoot Dr. to properly recognize that intersection as the focal point for the redevelopment site. Both buildings demonstrate a high degree of urban design;

- the configuration of the site also includes a new internal road and locates the garbage and loading areas towards the interior of the site in a well screened location. The access to the underground is also internal to the site and will be properly screened from Dayfoot Drive; and
- both Buildings 2 and 3 are providing parking consistent with the current zoning requirements for both resident and visitor spaces.

As stated previously, Special Policy Area 1 allows for an FSI between 1.0 and 1.15 and a maximum building height of 5 storeys. Building 2 is proposed at 3 storeys and Building 3 at 5 storeys, which is consistent with the Special Policy Area. Staff does not have issue with the proposed FSI of 1.45 given that additional lands are being incorporated into the Special Policy Area and the representative gross floor area will not result in a building massing that creates an identifiable impact to the neighbourhood (see urban design comments below).

Urban Design

In addition to the Mill Street Corridor Precinct policies applicable to the site, Section H3.3.6 of the Secondary Plan identifies urban design policies that must be considered for any new development within the GO Station Secondary Plan area.

These urban design policies indicate significant redevelopment shall only be permitted on certain strategic sites. The former Memorial Arena and Lions Park site (42 Mill Street and 11 Dayfoot Drive) is identified as one of these strategic sites, 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.

Amico is proposing to reduce the previously approved height of Building 2 from 5 storeys to 3 storeys, which will naturally address any height or massing concerns.

For Building 3 the Town required Amico to submit a Shadow Impact Study to determine whether the proposed 5-storey building would result in any negative shadow impact given it is proposed for the portion of the site currently designated Medium Density Residential, which permits a height of 4 storeys. The urban design peer review consultant retained by the Town (BrookMcIlroy) has determined that the location, orientation and inclusion of step-backs on the upper floors have been designed to

mitigate the shadow effects of the 1 additional storey on the neighbouring properties across Mill St. and Dayfoot Dr.

It is also the opinion of the Town's peer review consultant that the design, massing and step-backs of Building 3 address the streetscape appropriately – the inclusion of ground related, front entrance oriented, condo and townhouse-style units along Mill Street and Dayfoot Drive will reinforce the streetscape and create an attractive pedestrian experience. The pedestrian environment will also be improved through the boulevard enhancements to Mill St. (wider sidewalks on both sides of the street; boulevard trees in front of Building 3) that were secured through the approvals for Building 1.

For all of the reasons outlined above, Planning staff is of the opinion that the proposed Official Plan Amendment will allow for the development of the consolidated development site in a manner consistent with the intent of the Georgetown GO Station Secondary Plan.

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

The consolidated redevelopment site is split zoned as follows:

- High Density Residential (HDR(92)) – this site specific zone applies to the former Memorial Arena and Lions Park lands (42 Mill Street and 11 Dayfoot Drive). It permits apartment buildings to a maximum height of 6 storeys for Building 1 and 5 storeys for Building 2; and
- Low Density Residential One (LDR1-2) – this zone applies to the 7 lots fronting Mill Street and Dayfoot Drive (26, 28, 30, 34, 36 and 38 Mill Street and 3 Dayfoot Drive). It permits single detached homes to a maximum height of 11.0 metres.

Consistent with the proposed Official Plan Amendment, Amico is seeking to amend the Zoning By-law by incorporating the 7 lots into the site specific HDR(92) zone. The proposal is to then further amend the HDR (92) zone to:

- increase the maximum permitted FSI from 1.15 to 1.45;
- revise the massing and height schedule to recognize the change to Building 2 as a townhouse block and introduce Building 3; and
- permit townhouse units.

Parking is proposed to be provided at a rate consistent with the Town's Comprehensive Zoning By-law (2010-0050) for both multiple-dwelling unit and apartment units.

Planning staff is of the opinion that the proposed Zoning By-law Amendment is appropriate given that the proposal satisfies the site specific development and urban design policies in the Secondary Plan.

As part of the Amendment, the Holding (H18) Provision that currently applies to 11 Dayfoot Drive would also be extended to the 7 individual lots. The H18 provision 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.

2.0 Town Departments and External Agency Comments:

The proposal was circulated to Town departments and external agencies for review and comment. None of the departments or agencies identified any concerns with the revised proposal for Buildings 2 and 3.

Both buildings will be subject to Site Plan approval where an additional review of the more technical matters will be completed.

It should be noted that the Region of Halton has identified that 45 SDE is required to be allocated to the site to facilitate Buildings 2 and 3. The required 45 SDE takes into consideration the credit of 7 SDE the site has due to the 7 single detached homes that have been demolished and the previous allocation made by the Town in 2015 (69 SDE; 44 of which were assigned to Building 1). Consistent with Town practice, the 45 SDE will not be assigned to the either building until conditional Site Plan approval has been granted.

3.0 Public Comments and Issues:

Amico's development proposal has been the subject of a number of public meetings and open houses since the applications were first filed in 2016. The revised concept for Buildings 2 and 3 were most recently presented to the public through a Statutory Public Meeting on November 11, 2019 (Report No. PLS-2019-0063). There were approximately seven (7) interested persons in attendance at the meeting with four (4) of those individuals coming forward to present their concerns. Staff has also received additional emails/correspondence from residents in regards to the proposal.

The following section describes the specific public questions/concerns and provides a staff response:

1. Site and Urban Design Concerns:

Upon submission of Amico's original proposal in 2016 a number of concerns were raised by residents in the area about the site and architectural design for Buildings 2 and 3. The community issues largely focused on:

- concern that the proposed increase in height for Building 2 from 5 storeys to 6 storeys will create shadow impacts on the future park at the rear of the site and houses across Dayfoot Drive;
- Building 3 will create negative shadow impacts given the proposed height of 5 storeys and that the traditional condo design (no ground related units) would not

provide an attractive streetscape that is reflective of the character of the neighbourhood; and

- proper separation between the two buildings was not being provided, which would give the impression the site is closed off.

The concerns raised by residents led to the project being split into two phases so that Amico could move forward with Building 1 and focus on redesigning Buildings 2 and 3 in an attempt to respond to the community.

Staff Response:

Town staff believes that Amico's revised concept for Buildings 2 and 3 addresses the concerns raised by residents with the initial 2016 proposal, as follows:

- the height of Building 2 is now being reduced from 5 storeys to 3 storeys;
- as mentioned earlier, the Town's peer review consultant has reviewed the submitted Shadow Impact Study prepared for Building 3 and is satisfied that the proposed height of 5 storeys will not create any identifiable incremental shadowing as the design, massing and incorporation of step-backs for the upper floors should mitigate any impact. Additionally, Amico has introduced ground related townhouse units into the first floor of Building 3 to provide a streetscape design that was identified as being preferred by residents. The incorporation of the main building entrance at the intersection of Mill St. and Dayfoot Dr. was an appropriate way to respond to the grading challenge that exists on-site to also improve the street level design; and
- the separation between buildings 2 and 3 was increased from 12.5 metres to 29.0 metres, which will greatly improve the overall site design. Ground related units were incorporated on all sides for Buildings 2 and 3 which will help integrate them into the community and address concerns.

The Town's urban design peer review consultant also believes that the buildings reflect good urban design. The quality of proposed materials and finishes is representative of traditional buildings in Georgetown, particularly those nearby along Main Street South that employ a combination of red brick and stone masonry, creating a 2-3 storey primary street wall.

It should be noted that Amico's revised concepts for Building 2 and 3 were presented to the public at the November 2019 Public Meeting and a previous Open House. Staff has not received any concerns raised by the public with regards to the height, massing or shadow impacts for either of the revised buildings.

2. Garbage/Loading Location:

Residents have maintained concerns about the location of the garbage and loading areas for Buildings 2 and 3 since the applications were first submitted in 2016.

Staff Response:

The garbage and loading areas for both buildings have been located within Building 3, towards the interior of the site. The location of the garbage/loading area will not be visible from Mill Street or Dayfoot Drive.

On collection day the garbage bins stored in Building 3 will be transported to the shared outdoor collection area at the rear of the site, which was previously approved as part of Building 1. The pick-up area will be screened through landscaping and vegetation from the abutting future park. Once collected, the bins would be returned to the inside of Building 3.

3. Vehicle Access Points:

Amico's original proposal contemplated primary vehicular access off Mill Street and a secondary access point on Dayfoot Drive. Some residents support access off Dayfoot Drive believing it will alleviate traffic congestion on Mill Street; some residents oppose the idea due to safety concerns and because Mill Street is intended to be the collector road for the neighbourhood.

Staff Response:

The revised concept eliminates the access point off Dayfoot Drive meaning all vehicles will access the site off the primary Mill Street driveway, which has been designed with emergency access considerations in mind. Town staff could not support a secondary access point off Dayfoot Drive because the existing road grade combined with the curve in the road would not provide safe sight-line visibility for vehicles entering and exiting the site. Further, Town staff felt that traffic from this development would naturally be directed towards the Mill St. /Guelph St. intersection because it is signalized.

4. Traffic Concerns:

Some residents have indicated that the volume of traffic on Mill Street is already significant, especially during peak GO Station times. They have concerns that introducing 130 more units to this site will substantially contribute to these issues, especially at rush hour.

Staff Response:

The Applicant submitted a Traffic Impact Study (TIS) in support of the revised concept for Buildings 2 and 3 which suggests that the development and proposed 130 units will result in an acceptable increase in traffic volumes. Town Transportation staff continues to work with the Applicant to finalize the TIS; however, staff is satisfied that the local road network and the intersection of Guelph Street and Mill Street will operate at an acceptable level of service. Staff is recommending that a condition be applied to the Holding (H) Provision requiring an updated TIS, that is acceptable to Transportation staff, be submitted by the Applicant and approved by the Town.

It should be noted that the Town will be making improvements to the intersection of Guelph Street and Mill Street to provide a dedicated south-bound left turn lane on Mill Street to provide additional capacity. Additionally, through the approval process for Building 1 the Town secured improvements to the Mill Street right-of-way to widen sidewalks on both sides of the street, to mitigate pedestrian safety concerns.

5. Size of On-Site Park:

Residents have inquired about the reduction to the future on-site park from the previously approved 0.26 hectares to 0.24 hectares.

Staff Response:

Prior to the former Memorial Arena and Lions Park lands being declared surplus by the Town, the desire for a parkette to be preserved on-site in the future was identified. The 0.26 hectares was determined as an approximate size to serve this need; however, staff recognized the size and configuration of the park could change through the review of any development proposal for the lands.

Recreation & Parks staff is satisfied that a 0.24 hectare park is an appropriate size for a parkette that will serve the needs of the community as the park space was never intended to accommodate any sports field. The minor shortfall in park size will be compensated by Amico through a cash-in-lieu of parkland payment.

For the community's benefit, prior to development of the parkette residents will be invited to participate in a public consultation process with the Town to provide their input for the design of the park space.

6. Construction Activity:

A few residents raised concerns about the disruption the construction process will create in the neighbourhood, especially if construction of Buildings 1, 2 and 3 occur at different times, which will prolong any disruption.

Staff Response:

Construction of Building 1 has already commenced. Should they be approved by Council, Amico has indicated that Buildings 2 and 3 would be constructed at the same time as a result of the shared underground parking garage.

As was required for Building 1, Amico will need to prepare a Construction Management Plan through the Site Plan application process for Buildings 2 and 3 that will outline the construction schedule, hours of activity, potential utility or service disruptions, location of construction staging areas, amongst other details. Town staff will review this document to ensure that the construction process will have as minimal impact on residents as possible.

RELATIONSHIP TO STRATEGIC PLAN:

The proposed development is most closely aligned with Strategic Direction G – Achieve Sustainable Growth, the goal of which is:

To ensure that growth is managed so as to ensure a balanced, sustainable, well planned community that meets the needs of its residents and businesses.

The Strategic Direction is to be achieved as it relates to this application in part through Strategic Objectives:

G10. To promote intensification and affordable housing in appropriate locations within the Town.

G11. To ensure the efficient use of urban land and infrastructure in existing communities and new growth areas.

FINANCIAL IMPACT:

The development contemplated on this site will generate additional revenues, including development charges, and will increase the Town's assessment base.

CONSULTATION:

Planning staff have consulted with appropriate Town Departments and the Region of Halton in preparation of this report.

PUBLIC ENGAGEMENT:

The proposed Official Plan and Zoning By-law Amendment applications and Amico's revised development concept were presented to the Public through a Statutory Public Meeting on November 11, 2019 (Report No. PLS-2019-0063). This meeting fulfilled requirements for public participation under the Planning Act, and provided for Transparency, Notification and Participation, as defined in the Town's Public Engagement Charter.

Additional public meetings have also been held previously in regards to the applications:

- A Public Meeting had been held on February 21, 2017, when the applications were first submitted. This satisfied the Statutory Public Meeting requirements prior to Council's approval of the height increase for Building 1;
- Amico held a Public Open House on November 28, 2018, at the Halton Hills Cultural Centre to introduce the revision to Buildings 2 and 3 (being evaluated through this report) to the community in advance of filing with the Town.

SUSTAINABILITY IMPLICATIONS:

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life. The recommendation outlined in this report advances the Strategy's implementation.

This report supports the Environmental Health and Social Well-Being pillars of sustainability and the alignment of this report with the Community Sustainability Strategy is very good.

Compliance with the Town's Green Development Standards will be addressed through the approval of a required Site Plan application. The application of the Green Development Standards to this project will help achieve energy and water efficiencies with other sustainability objectives. The allocation of SDE to the project is also dependent on implementing Green Development Standards through the site plan and building permit process.

COMMUNICATIONS:

Public Notice of Council's decision regarding the passage of the Official Plan and Zoning By-law Amendments will be completed in accordance with the requirements of the Planning Act.

CONCLUSION:

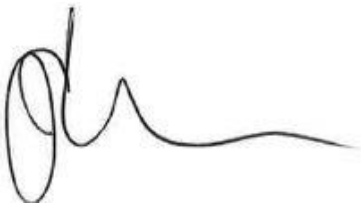
Staff has completed the review of Amico's revised development proposal for Building 2 (3 storey townhouse block) and Building 3 (5-storey condominium) on the consolidated site at the corner of Mill Street and Dayfoot Drive in Georgetown. Relevant policies, department and agency-reviewed drawings and studies, as well as public comments were all considered and staff is of the opinion that the proposal has merit and should be supported. The proposed Official Plan and Zoning By-law Amendment applications conform to the Growth Plan for the Greater Golden Horseshoe, are consistent with the Provincial Policy Statement, conform to the Regional Official Plan and conform to the overall intent of the Halton Hills Official Plan.

For these reasons, Planning staff recommends that Council approve the Official Plan Amendment as generally shown in SCHEDULE 4 of this Report and also approve the Zoning by-law Amendment generally shown in SCHEDULE 5 of this Report.

Reviewed and Approved,

A handwritten signature in black ink, appearing to read "Jeff Markowiak". The signature is fluid and cursive, with the first name "Jeff" being more prominent.

Jeff Markowiak, Director of Development Review

A handwritten signature in black ink, appearing to read "John Linhardt". The signature is cursive and somewhat stylized, with a long horizontal stroke at the end.

John Linhardt, Commissioner of Planning and Development

A handwritten signature in black ink, appearing to read "Brent Marshall". The signature is cursive and clearly legible, with the first name "Brent" being more prominent.

Brent Marshall, Chief Administrative Officer