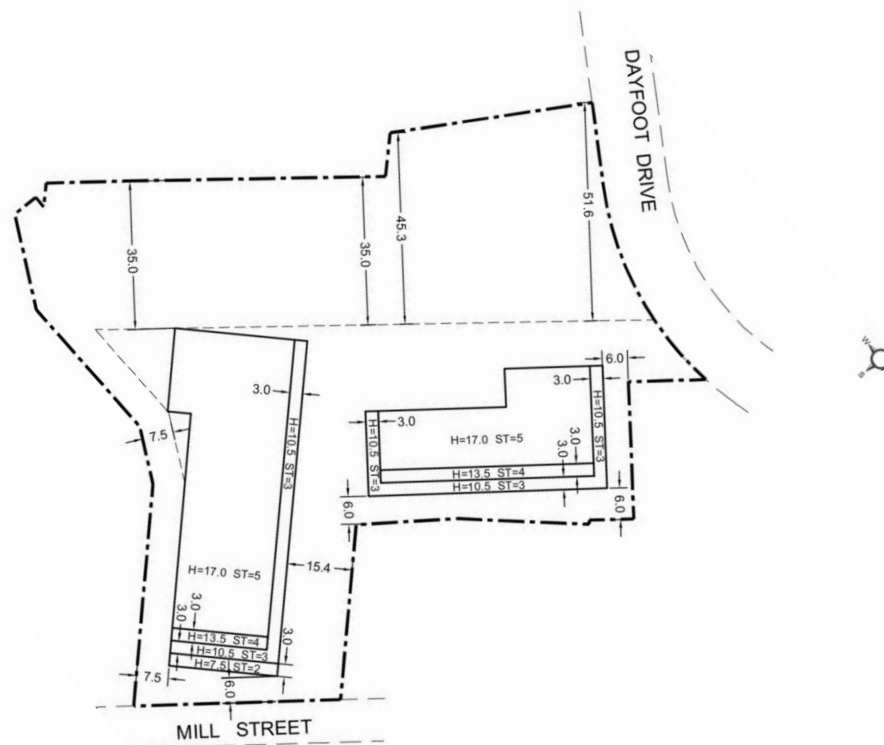


### SCHEDULE 3 – SITE HISTORY

Prior to 2012, 42 Mill Street and 11 Dayfoot Drive were owned by the Town of Halton Hills. The two parcels contained the former Memorial Arena and Lions Park respectively. In November 2012 Council declared the lands surplus to the Town's needs and retained Dillon Consulting to prepare conceptual redevelopment options 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 the 2013 preferred development option, which resulted in the site specific permission for two 5-storey condominiums (ie. Buildings 1 and 2); see Figure 1 below.

**Figure 1 – 2015 Approved Building Location and Massing (Building 1 & 2)**

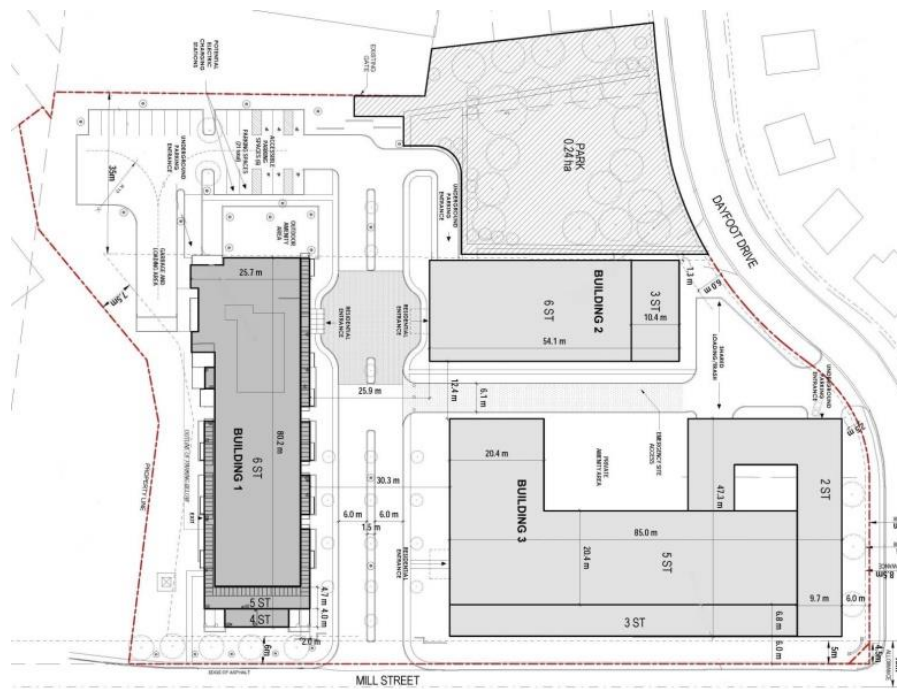


On October 27, 2016, the Town sold the former Memorial Arena and Lions Park to Amico following a bid process. After the transfer of the lands, Amico acquired the 7 abutting residential properties (26, 28, 30, 34, 36, 38 Mill Street and 3 Dayfoot Drive) from the individual land owners with the intent of creating a larger consolidated development parcel.

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

- Increasing the height of the two previously approved buildings from 5 storeys to 6 (Buildings 1 and 2); and,
- Introducing a new 5-storey condo at the corner of Mill Street and Dayfoot Drive (Building 3).

**Figure 2 – Amico’s 2016 Development Proposal for Buildings 1, 2 & 3**



Following the Statutory Public Meeting and subsequent 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 to separate the project into two phases to allow Building 1 to proceed (given no concerns were raised with the height increase requested for that building) in order to focus on how to address the issues identified with Buildings 2 and 3.

In July 2017, Council adopted a site specific zoning by-law to increase the height of Building 1 from 5 storeys to 6. 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.

On July 18, 2019, Amico submitted a revised concept for Buildings 2 and 3, which proposed 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 Street and Dayfoot Drive to try and address some staff/resident concerns.

**Figure 3 – Amico's 2019 Revised Development Proposal for Buildings 2 & 3**

