



\* Denotes Change From Council Agenda

## MINUTES

### COUNCIL MEETING

**TUESDAY, FEBRUARY 21, 2017**

The Town of Halton Hills Council met this 21<sup>st</sup> day of February, 2017, in the Council Chambers, Halton Hills Civic Centre, commencing at 6:30 p.m., with Mayor R. Bonnette in the Chair.

**MEMBERS PRESENT:** Mayor R. Bonnette, Councillors M. Albano, T. Brown, J. Hurst, B. Inglis, M. Johnson, D. Kentner, A. Lawlor, B. Lewis

**REGRETS:** Councillors J. Fogal, C. Somerville

**STAFF PRESENT:** (Open Session) B. Marshall, Chief Administrative Officer; E. DeSousa, Commissioner of Finance and Treasurer; W. Harris, Commissioner of Recreation and Parks; C. Mills, Commissioner of Planning and Infrastructure; J. Diamanti, Commissioner of Community Services; J. deHooze, Commissioner and Chief of Fire Services; S. Burke, Manager of Planning Policy; D. Szybalski, Economic Development and Corporate Policy Advisor; J. Markowiak, Senior Planner, Development Review; D. Penrice, Economic Development Officer; J. Smith, Theatre Supervisor – Cultural Centre; R. Cockfield, Senior Policy and Intergovernmental Affairs Advisor; S. Josipovic, Manager of Building Services and CBO; A. Fuller, Manager of Corporate Communications; V. Petryniak, Licensing and Business Relations Officer; A. Farr, Manager of Development Review; S. Jones, Clerk and Director of Legislative Services

#### 1. **OPENING OF THE COUNCIL MEETING**

Mayor R. Bonnette called the meeting to order at 6:30 p.m. in the Council Chambers.

#### 2. **CLOSED SESSION/CONFIDENTIAL REPORTS AND MEMORANDUMS FROM OFFICIALS**

NIL

**3. RECESS AT THE CALL OF THE CHAIR**

NIL

**4. RECONVENE INTO OPEN SESSION**

NIL

**5. A. NATIONAL ANTHEM**

**B. ADDENDUM AGENDA ITEMS**

**Additions to Item No. 9 – Delegations/Presentations:**

- C. Jay Bishop, Representing Concerned Citizens of Sixth Line
- D. Nancy Milne, Resident of Halton Hills
- E. Ian Milne, Resident of Halton Hills

**6. ANNOUNCEMENTS**

A. Georgetown Hockey Heritage Dinner

Mayor Bonnette announced that the Hockey Heritage Dinner will take place on Monday March 6<sup>th</sup> at the Acton Legion. The Halton Hills Hckey community will gather to celebrate the contributions of the 2017 Georgetown Hockey Heritage Award recipient, Sheila Campbell. Special guests include former Maple Leaf Al Lafrate, Sportnet's John Shannon, Sportsline's Mark Hebscher, Team Canada's gold medallist Cherie Piper, O.W.H.A. President Fran Rider, University of Waterloo's Stephen Silas, our own Raider G.M./Coach Greg Walters, former NHL Director of Officials Bryan Lewis, and others.

B. Friends of the Library Fundraiser

Councillor A. Lawlor announced that getting your game on for a great cause was never so much fun! Building on the success of last year's Library fundraiser "Caddystacks", the Friends of the Halton Hills Public Library are pleased to announce "Caddystacks 2" is confirmed for Saturday, April 1<sup>st</sup> at the Georgetown branch of Halton Hills Public Library. Families can participate during the day in playing mini-golf through the Library stacks. Advance promotion for this great day of family bonding has already begun. Tickets are \$5 per child or adult. In the evening adults can join a classic celebration we call, "The Masters". From 7 to 9 p.m. guests will enjoy mini-golf, hors d'oeuvres, a cash bar and a silent auction. A limited number of tickets are available at a cost of \$50.

Proceeds for this event will go to ensure our community library maintains its high standards for enhanced and vibrant literacy-based programming. Additionally, this year, proceeds will go toward the building of a new Reading Deck for the Acton Branch of Halton Hills Public Library.

Tickets are now available at the circulation desk of the Library.

## **7. EMERGENCY BUSINESS MATTERS**

- A. Mayor Bonnette announced that it is with disappointment to hear the announcement by Links2Care of their closing shop at the end of June. This was disappointing to hear as the Town has supported this organization since 2005 along with the Region of Halton and the United Way. Today though, I want to reassure people that the Town is committed to looking after our youth. The Town is not in the business of delivering social services but we are in the business of taking care of our community. I recognize the concern that is out there amongst our young people and their parents and we will address those concerns with short-term and long-term plans to meet the needs.

Initial actions the Town has taken include opening up new drop-in sites and additional recreational programming. These initiatives are not meant to replace current programs but rather, to complement them. A new Recreation Coordinator for youth has also been established to provide dedicated support. To develop a sustainable solution that is not challenged each year by financial pressures, we have to work together with the Region and other local youth service agencies. This work has begun with the Youth Services Network. Stakeholder engagement is going to be an important part of this initiative and this spring, youth are going to be asked to get involved and share their thoughts. In the meantime, anyone who wants to provide comments can email them to [youth@haltonhills.ca](mailto:youth@haltonhills.ca) and they will be shared with the Network.

## **8. DISCLOSURES OF PECUNIARY INTEREST/CONFLICT OF INTEREST**

The Mayor called upon Members of Council to declare any pecuniary interest they might have on the agenda this date.

Councillor J. Hurst declared a pecuniary interest regarding Items 11.2 and 11.3B (Acton BIA Presentation regarding the Acton BIA Strategic Plan, and Memorandum No. MEM-ADMIN-2017-0007 regarding Downtown Acton Business Improvement Area Strategic Plan) of these minutes as he is an owner of property within the BIA area of downtown Acton. He did not partake in discussion or voting on these matters.

**9. COUNCIL DELEGATIONS/PRESENTATIONS**

- A. Jamie Smith, Cultural Centre Supervisor Presentation to Council regarding Canada 150 New Proposed Initiatives.

(PowerPoint on file in the Clerks Office)

J. Smith provided an outline of the proposed Canada 150 planned activities for Halton Hills including the ten major activities and the “3 Things for Canada” initiative. A full list of activities can be found on the Town’s website. J. Smith introduced the Town’s Canada 150 Ambassadors – Connie Karlsson, Alex Hilson and Laurent Thibault.

- B. Art McConville. Representing Citizens Against Newworld Detox Presentation to Council regarding Newworld Detox at 13604 6<sup>th</sup> Line.

(Refer to Item 4G of the Corporate Affairs Committee Meeting minutes dated February 7, 2017)

(Speaking Notes on file in the Clerks Office)

A. McConville spoke to his concerns regarding the proposed detox centre which he raised at a previous meeting of Council, and the meeting held with Town staff and residents of 6<sup>th</sup> Line on February 15<sup>th</sup>. He noted that based on the details of the application that Newworld Detox is in compliance with all the by-laws and building codes required by the Town. The “as of right” permission for a treatment centre has been mandated by provincial legislation but this should not mean that the Town is powerless to do anything. This is not the outcome that the residents were hoping for. He further spoke to this industry being unregulated by the province and read paragraph from a TVO article – “What’s going on inside Ontario’s private addition rehab facilities?” He advised that the residents will continue to fight for and protect their rights regardless of the regulations that the town and province have mandated.

- C. Jay Bishop, Representing Concerned Citizens Sixth Line Presentation to Council regarding Newworld Detox at 13604 6<sup>th</sup> Line.

(Refer to Item 4G of the Corporate Affairs Committee Meeting minutes dated February 7, 2017)

(Speaking Notes of file in the Clerks Office)

J. Bishop noted that the residents were present not in regards to assisted public housing or affordable housing but rather are present in objection to a new business starting in their residential neighbourhood. He further spoke to many concerns such as safety of residents, ground water and safe drinking water checks, regular septic checks to eliminate the threat of overuse of the septic system at the location

of the detox centre. He further asked what the Town stance will be on protecting the residents from monetary loss due to devaluation of properties, and will the Town cover all losses due to failure of protecting the rights of the residents.

- D. Nancy Milne, Citizen of Halton Hills Presentation to Council regarding Newworld Detox at 13604 6<sup>th</sup> Line.

N. Milne advised that she has seen first-hand what drug addiction can do. She spoke to first hand experiences witnessing how dangerous people can become when going through withdrawal. She noted her concern with 8 addicts going through withdrawal close by in her own neighbourhood. She asked how the Town will protect the residents should a situation arise in the neighbourhood.

- E. Ian Milne, Citizen of Halton Hills Presentation to Council regarding Newworld Detox at 13604 6<sup>th</sup> Line.  
(Refer to Item 4G of the Corporate Affairs Committee Meeting minutes dated February 7, 2017)

I. Milne noted serious concerns about the major negative impacts this business will have within the neighbourhood. The detox centre will regularly have 6 to 8 residents going through detox and withdrawal. He further spoke to what addicts go through when they are in withdrawal and the correlation of drug addiction and mental health. He advised that 53% of drug abusers have at least one mental health issue and asked how capable Newworld is in dealing with addictions and withdrawal. He concluded by noting that it is shocking that these facilities are not regulated and asked Council to formulate actions to protect residents.

- F. B. Gerrie, Citizen of Halton Hills Presentation to Council regarding Newworld Detox at 13604 6<sup>th</sup> Line.

(Refer to Item 4G of the Corporate Affairs Committee Meeting minutes dated February 7, 2017)

B. Gerrie noted that most of the drug addicts require hundreds of dollars a day for their habit and they do not earn that, so they commit crimes to feed their habits. Once Newworld Detox Centre opens their door there will be up to eight people living in the midst of the community. It is a forgone conclusion what will happen and we need Town Council to find a way to put a stop to this type of business from disrupting a safe community. He concluded by noting these type of facilities should open only in industrial areas.

At the conclusion of the delegations the following staff direction was brought forward:

**STAFF DIRECTION:**

**THAT Town staff set up a follow-up meeting with the executive representing Concerned Citizens Sixth Line, Ward Councillors, Town staff, and the owner of the residential care facility (moved by Councillor B. Lewis)**

**CARRIED**

**10. REPORTS AND RECOMMENDATIONS FORWARDED FROM THE PREVIOUS GENERAL COMMITTEE MEETING OF JANUARY 16, 2017.**

NIL

**10.1 Resolution prepared to adopt the Minutes of the previous meeting of Council;**

Resolution No. 2017-0032

Moved by: Councillor B. Inglis

Seconded by: Councillor D. Kentner

THAT the following minutes are hereby approved:

1. Minutes of the Council Meeting held on January 16, 2017.
2. Minutes of the Council Workshop held on January 16, 2017. (Premier Gateway Employment Lands)
3. Minutes of the Special Council Meeting held on January 24, 2017.
4. Minutes of the Special Council Meeting held on February 10, 2017.
5. Confidential Minutes of the Council Meeting held on January 16, 2017.
6. Confidential Minutes of the Council Workshop held on January 16, 2017.
7. Confidential Minutes of the Special Council Meeting held on February 10, 2017.

**CARRIED**

**11. GENERAL COMMITTEE**

Resolution No. 2017-0033

Moved by: Councillor T. Brown

Seconded by: Councillor A. Lawlor

THAT Council do now convene into General Committee.

**CARRIED**

**Councillor M. Albano assumed the role of Presiding Officer.**

### **11.1 Public Meetings / Hearings**

6:45 PM      Public Meeting      Proposed Official Plan and Zoning By-law Amendments to allow the comprehensive development of three multi-storey residential buildings on the consolidated site. (Amico Properties – Memorial Arena Site)

(Refer to Item No. 11.3A of these Minutes, Report No. P&I-2017-0020)

(PowerPoint on file in the Clerks Office)

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

### **11.2 Delegations/Presentations regarding items in General Committee**

A.      Doug Penrice, Economic Development Officer & Sheena Switzer, Acton BIA Manager Presentation to General Committee regarding the Acton BIA Strategic Plan.

(Refer to Item No. 11.3B of these Minutes, Memorandum No. MEM-ADMIN-2017-0007)

(PowerPoint on file in the Clerks Office)

D. Penrice introduced Sheena Switzer, Acton BIA Manager. S. Switzer noted that the Acton BIA includes 120 members plus 50 property owners, is run through a volunteer board, and provides activities, resources and incentives for the business and property owners. She further provided details to the BIA's Strategic Plan including details on Branding, beautification, major events and the initiatives currently in progress.

### 11.3 Municipal Officers Reports and Memorandums Considered by General Committee

\* Denotes Change From Municipal Officers Report Recommendation

- A. REPORT NO. P&I-2017-0020 dated February 2, 2017 regarding Public Meeting Report - Proposed Official Plan and Zoning By-law Amendments to allow the comprehensive development of three multi-storey residential buildings on the consolidated site. (Amico Properties – Memorial Arena Site)

Recommendation No. GC-2017-0005

THAT Report No. P&I-2017-0020, dated February 2, 2017, with respect to the Public Meeting Report for “Proposed Official Plan and Zoning By-law Amendments to allow the comprehensive development of three multi-storey residential buildings on the consolidated site, File No(s) D09OPA16.001 & D14ZBA16.013, submitted by Amico Properties, for the lands legally known as Lots 1 to 9 Registered Plan 341 (Georgetown), Part of West Half of Lot 19, Concession 9 (Esquesing), Town of Halton Hills, Regional Municipality of Halton, municipally known as 26, 28, 30, 34, 36, 38 & 42 Mill Street; 3 & 11 Dayfoot Drive (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

- B. MEMORANDUM NO. MEM-ADMIN-2017-0007 dated January 6, 2017 regarding Downtown Acton Business Improvement Area (BIA) Strategic Plan.

Recommendation No. GC-2017-0006

THAT MEMORANDUM NO. MEM-ADMIN-2017-0007 dated January 6, 2017 regarding Downtown Acton Business Improvement Area (BIA) Strategic Plan be received for information.

CARRIED



- C. REPORT NO. P&I-2017-0017 dated January 23, 2017 regarding Application for Removal of a Holding (H) Provision for 2 Mansewood Court (Esquesing) – Hunter Trucking Ltd.

Recommendation No. GC-2017-0007

THAT Report No. P&I-2017-0017, dated January 23, 2017, with respect to the Recommendation Report for an “Application for Removal of a Holding (H) Provision, File No. D14ZBA16.007H – Hunter Trucking Ltd., for the lands legally known as Lot 9, Plan 20M-943, Town of Halton Hills, Regional Municipality of Halton, municipally known as 2 Mansewood Court (Esquesing)”, be received;

AND FURTHER THAT the request to remove the Holding (H) Provision from Zoning By-law 2010-0050, as amended, for the lands described as Lot 9, Plan 20M-943, Town of Halton Hills, Regional Municipality of Halton, be approved;

AND FURTHER THAT the necessary By-law be enacted to authorize the removal of the Holding (H) Provision as generally shown in SCHEDULE 3 of this report.

CARRIED

- D. REPORT NO. P&I-2017-0008 dated January 6, 2017 regarding Mature Neighbourhoods Character Study Status Update and Extension of Interim Control By-law 2016-0009.

Recommendation No. GC-2017-0008

THAT Report No. P&I-2017-0008 dated January 6, 2017 regarding a status update with respect to the Mature Neighbourhoods Character Study, and the extension of Interim Control By-law 2016-0009, be received;

AND FURTHER THAT the Mayor and Clerk be authorized to sign the By-law attached as Schedule 4 to this report, which extends the period during which Interim Control By-law 2016-0009 will be in effect by one additional year, from February 28, 2017 to February 28, 2018.

CARRIED

- E. REPORT NO. P&I-2017-0014 dated January 11, 2017 regarding Site-specific Exception for 138 Rexway Drive, Georgetown, from Interim Control By-law 2016-0009.

Recommendation No. GC-2017-0009

THAT Report No. P&I-2017-0014, dated January 11, 2017, and titled "Site-specific Exception for 138 Rexway Drive, Georgetown, from Interim Control By-law 2016-0009" be received;

AND FURTHER THAT the Mayor and Town Clerk be authorized to sign the By-law attached as Schedule 3, which amends Interim Control By-law 2016-0009 to grant a site-specific exception for 138 Rexway Drive, Georgetown.

CARRIED

- F. REPORT NO. P&I-2017-0022 dated February 6, 2017 regarding 2016 Building Permit Annual Report.

Recommendation No. GC-2017-0010

THAT Report No. PI-2017-0022, dated February 06, 2017, regarding 2016 Building Permit Annual Report, be received.

CARRIED

**11.4 Adjourn back into Council**

Recommendation No. GC-2017-0011

THAT General Committee do now reconvene into Council.

CARRIED

**12. REPORTS AND RECOMMENDATIONS FORWARDED FROM GENERAL COMMITTEE FOR APPROVAL**

A. Resolution No. 2017-0034

Moved by: Councillor A. Lawlor  
Seconded by: Councillor B. Inglis

THAT the following recommendations from the February 21, 2017 General Committee Meeting are hereby adopted:

GC-2017-0005, GC-2017-0006  
GC-2017-0007, GC-2017-0008  
GC-2017-0009, GC-2017-0010

CARRIED

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

Resolution No. 2017-0035

Moved by: Councillor D. Kentner  
Seconded by: Councillor M. Johnson

THAT the following items are hereby approved:

- A. Report of the Fire Services Meeting held on February 2, 2017.
- B. Report of the Community Affairs Committee Meeting held on February 6, 2017.
- C. Report of the Corporate Affairs Committee Meeting held on February 7, 2017.
- D. Confidential Minutes of the Fire Services Meeting held on February 2, 2017.
- E. Confidential Minutes of the Corporate Affairs Committee Meeting held on February 7, 2017.

CARRIED

**14. RECEIPT OF MINUTES OF ADVISORY/SPECIAL COMMITTEES**

Resolution No. 2017-0036

Moved by: Councillor T. Brown

Seconded by: Councillor B. Inglis

THAT the following minutes are hereby received for information:

- A. Minutes of the Heritage Halton Hills Committee meeting held on January 18, 2017.
- B. Minutes of the Town Sustainability Implementation (TSIC) Committee held on February 1, 2017.
- C. Minutes of the Halton Hills Public Library Board meeting held on December 14, 2016.
- D. Minutes of the Committee of Adjustment meeting held on January 4, 2017.
- E. Minutes of the Halton Hills Public Library Board meeting held January 11, 2017.
- F. Minutes of the Site Alteration Committee Meeting held on February 2, 2017.
- G. Confidential Minutes of the Site Alteration Committee Meeting held on February 2, 2017.

CARRIED

**15. PETITIONS/COMMUNICATIONS/MOTIONS**

- A. Waiver of Sign Fees for CASHh

Resolution No. 2017-0037

Moved by: Councillor J. Hurst

Seconded by: Councillor M. Johnson

THAT Council for the Town of Halton Hills give an exemption to the Sign By-law (By-law No. 2003-0065) to CASHh (Cancer Assistance Services of Halton Hills) in order to have lawn signs erected for the month of April 2017.

CARRIED

B. Support for Bill C-323

Resolution No. 2017-0038

Moved by: Councillor T. Brown

Seconded by: Councillor D. Kentner

WHEREAS Peter Van Loan, MP for York-Simcoe introduced a Private Member's Bill (Bill C-323) to create a tax credit for restoration of historic places;

AND WHEREAS Bill C-323 creates a 20% tax credit for rehabilitation work done on designated heritage buildings and creates a three year accelerated write-off period for spending on these buildings;

AND WHEREAS built heritage creates a cultural value for our communities, enhances our lives and connects us to our history and currently Canada has no policy to help those who spend heavily on this public benefit;

AND WHEREAS the Town of Halton Hills Council supports the preservation of cultural heritage;

THEREFORE BE IT RESOLVED THAT Council for the Town of Halton Hills support Bill C-323;

AND FURTHER BE IT RESOLVED THAT a copy of this Motion be forwarded to Peter Van Loan, MP York-Simcoe and to Michael Chong, MP Wellington-Halton Hills.

CARRIED

**16. ADVANCE NOTICE OF MOTION**

NIL

**17. MOTION TO RECEIVE AND FILE GENERAL INFORMATION PACKAGE**

Resolution No. 2017-0039

Moved by: Councillor M. Albano

Seconded by: Councillor B. Lewis

THAT the General Information Package dated February 21, 2017 be received.

CARRIED

**18. RECONVENE INTO CLOSED MEETING**

NIL

**19. CONSIDERATION OF BY-LAWS**

Resolution No. 2017-0040

Moved by: Councillor M. Johnson

Seconded by: Councillor J. Hurst

THAT the following Bills are hereby passed by Council;

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

2017-0007 A By-law to appoint a Municipal Law Enforcement Officer.

2017-0008 A By-law to remove the Holding (H) Provision from Zoning By-law 2010-0050 for 2 Mansewood Court (Esquesing).

2017-0009 A By-law to extend the period of time during which Interim Control By-law 2016-0009 will be in effect, by one additional year, to February 28, 2018.

2017-0010 A By-law to grant a site-specific exception for the 138 Rexway Drive, Georgetown, from Interim Control By-law 2016-0009.

2017-0011 A By-law to adopt the proceedings of the Council meeting held on the 21<sup>st</sup> day of February 2017.

CARRIED

**20. ADJOURNMENT**

Resolution No. 2017-0041

Moved by: Councillor M. Albano  
Seconded by: Councillor B. Lewis

That this meeting do now adjourn at 9:11 p.m.

CARRIED

\_\_\_\_\_MAYOR  
Rick Bonnette

\_\_\_\_\_CLERK  
Suzanne Jones

## APPENDIX A



### PUBLIC MEETING-2017-0001

#### MEMORIAL ARENA LANDS

**Amend the Town of Halton Hills Official Plan and Town of Halton Hills Zoning By-law 2010-0050, as amended to permit two 6-storey Residential Buildings and a one 5-storey residential building on the consolidated site (26, 28, 30, 34, 36, 38 & 42 Mill Street; 3 & 11 Dayfoot Drive, Georgetown)**

Minutes of the Public Meeting held on Tuesday, February 21, 2017 at 7:40 p.m., in the Council Chambers, Town of Halton Hills Civic Centre, 1 Halton Hills Drive, Halton Hills.

Councillor M. Albano chaired the meeting.

Councillor M. Albano 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 Ontario Municipal Board for a hearing. 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 Ontario Municipal Board. In addition, if a person or public body does not make oral submission 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 Ontario Municipal Board, unless, in the opinion of the Board, 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.



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 applications by Amico Properties to amend the Town of Halton Hills Official Plan and Town of Halton Hills Zoning By-law 2010-0050, as amended, to permit two 6-storey residential buildings and one 5-storey residential building on the consolidated site.

## **TOWN'S OPPORTUNITY**

Chair M. Albano called upon the Town's representative Jeff Markowiak, Senior Development Planner to come forward to explain the proposal.

J. Markowiak provided details of Amico's Development Proposal. The subject site location is the former Memorial Arena lands. In 2012 Town Council declared the site as surplus lands and in 2013, after public consultation took place, a preferred development concept was identified. The preferred concept spoke to a five storey height maximum, rear setback from adjacent residential and a provision for an on-site park. In 2015 an Official Plan amendment approved to a maximum height of 5 storeys, maximum FSI of 1.15 metres and 0.26 ha of parkland on site. Additionally, a zoning by-law amendment was passed in 2015 which listed the lands as high density residential. Upon approval of the amendments the Town went through a bid process to sell the lands. Amico purchased the land, along with an additional 7 individual properties surrounding the site.

Amico's development proposes three multi-storey residential buildings – one being a 6 storey Condominium with 76 units, the second building being a 6 storey condominium with 54 units and the third being a 5 storey seniors building or condominium with 144 suites. The application filed shows the expansion of high density residential to cover the site, including the additional 7 properties purchased. Amico is seeking an amendment to allow extra height on two of the buildings, and allow one more 5 storey building, and to also increase the floor space index (FSI). The primary access to the development will be off of Mill Street with secondary access off of Dayfoot Drive. The applicant is prepared to comply with minimum parking standards.

J. Markowiak outlined the issues for review by staff including the development configuration, built form and massing, parkland design and configuration, site access and opportunities for commercial uses.

J. Markowiak spoke to the public notification process and the public comments/concerns raised to date including, traffic impacts, concerns about vehicular access off Dayfoot Drive, possible shadow impacts due to increase in height and streetscape along Dayfoot Drive and Mill Street.

### **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 noted that Amico have been able to acquire the additional properties and have been refining the proposed plan to make adjustments regarding access. Currently Amico is trying to acquire a bit more land and then will prepare renderings that will be shared in due course. She advised that she was present today with an open mind to listen to residents' concerns/comments.

### **PUBLIC'S OPPORTUNITY**

The Chair asked if there were any persons in attendance that had any questions or required further clarification or information or wished to present their views on the proposal.

The following persons came forward:

K. McDowell, 43 Mill Street, noted concerns related to the proposed driveway which is aimed directly at her residence and additional traffic where there is already an influx of traffic from those who take the train. She would like to see the driveway location moved. K. McDowell raised questions as to how many people will be living in the area, how many levels of underground parking is being proposed, how long will the project take, how long can residents expect to endure the shaking of houses due to construction and will residents be compensated for any damage occurring to their property as a result of demolition? She further spoke to the lack of safety fencing during demolition of houses, dust issues, the need for speed bumps to slow traffic down, contact information should there be construction issues, and asked that the residents of the street have input as to what the street will look like after construction.

J. Mancuso, 37 Mill Street, noted concern with the addition of the third building and stated he believes it will be adding a lot of traffic on the street. Looking for high standards for the area.

G. Vezina, 24 Chapel Street, noted concern over the time it takes to get onto Highway 7 from Chapel Street currently. The increased traffic will make things worse. He asked whether the Town will use counters to see how many vehicles are currently in the area and consider coordinating the lights.

H. Coles, 6 Dayfoot Drive, noted concerns over shadow impacts and asked that shadow studies be undertaken. She advised that there are 483 parking spaces proposed - this equals 900 trips through three inadequate intersections. The road is currently too narrow for the current traffic. Further noted concerns related to the building proximity to the street and right of way, the proposed widening of Mill Street and Dayfoot Drive which would mean the removal of approximately seven feet of her property, garbage location, and the trees and buildings that have already been removed before the development has been approved.

N. Smurthwaite, 41 Mill Street, advised that since trees have been removed all that is left is wires. She noted that she would like to see a boulevard on the other side of the street which has trees, asked that the hydro poles be removed and further that the development of the area provides a good opportunity to make the neighbourhood beautiful. She asked that the other side of Mill Street (across from the development) not be ignored

B. Dear, 16 Dayfoot Drive, noted his concern over the number of units being proposed in an area that will not be able to handle the increase in traffic. He advised of safety concerns for the number of children in the area.

L. Vandersluis, 4 Dayfoot Drive, noted concerns with cars parking on Dayfoot Drive due to the lack of adequate parking. Currently there is a lot of cars parking on Dayfoot which makes it difficult to get out of her driveway. She suggested having no parking on one side of the road.

M. Sloan, 47 Mill Street, advised that when demolition takes place his house shakes and further advised of the lack of fencing around demolition sites. He asked that notification be provided which outlines when construction/demolition is taking place, timing for completion of the development etc. M. Sloan noted that is difficult not knowing when changes are happening. He noted that he came home one day to find houses demolished and trees removed.

## **FINAL COMMENT FROM STAFF**

The Chair asked Town Staff if they wished to provide any further information prior to the conclusion of the meeting.

A. Farr advised that staff are taking note of all issues raised and will follow up and communicate with residents throughout the process. He further advised that staff appreciate the public coming out to voice concerns.

## **CONCLUSION OF MEETING**

The Chair declared the Public Meeting closed. The Chair stated that 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 with Mr. Markowiak in the foyer outside this Council Chamber, or with the Town Clerk during regular business hours. Only those persons who leave their names 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 March 21, 2017.

The meeting adjourned at 8:26 p.m.

\_\_\_\_\_  
Rick Bonnette

MAYOR

\_\_\_\_\_  
Suzanne Jones

CLERK