

REPORT

REPORT TO: Mayor Bonnette and Members of Council

REPORT FROM: Jeff Markowiak, Senior Planner – Development Review

DATE: February 2, 2017

REPORT NO.: P&I-2017-0020

RE: **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

File No(s): D09OPA16.001 & D14ZBA16.013
Applicant: Amico Properties
Location: 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
26, 28, 30, 34, 36, 38 & 42 Mill Street; 3 & 11 Dayfoot Drive (Georgetown)

RECOMMENDATION:

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.

BACKGROUND:

This report is to advise Council and the Public of the Applicant’s proposed Official Plan and Zoning By-law Amendment applications seeking permission to comprehensively redevelop the former Memorial Arena lands and 7 abutting properties to allow for three multi-storey residential buildings (two 6-storey buildings and one 5-storey building) on the consolidated lands; see **SCHEDULE 2 – MASTER CONCEPT PLAN**. The applications represent an amendment to the previous approvals granted by the Town in July 2015 for the former Memorial Arena lands.

Location & Site Characteristics:

The lands subject to the proposed applications are municipally known as 26, 28, 30, 34, 36, 38 & 42 Mill Street; 3 & 11 Dayfoot Drive and are located at the south-west corner of Mill Street and Dayfoot Drive, just north of Guelph Street (Highway 7) in Georgetown; see **SCHEDULE 1 – LOCATION MAP**. The consolidated site is comprised of 8 individual properties:

- **42 Mill St. & 11 Dayfoot Dr.:** The largest of the 8 properties is 42 Mill Street and 11 Dayfoot Drive (1.36 ha/3.4 acres). This property was previously owned by the Town of Halton Hills and was occupied by the Memorial Arena and Lions Park, which have since been removed from the lands. The site currently sits vacant.
- **26, 28, 30, 34, 36 & 38 Mill St. and 3 Dayfoot Dr.:** The other 7 properties abut and surround the former Memorial Arena lands. Each of the 7 properties is occupied by a single detached dwelling, which are proposed to be demolished. It should be noted that the single detached dwelling at 28 Mill Street is a listed building on the Town's Heritage Register as it is an example of vernacular architecture, including the steeply pitched roof and bay window, and also contributes to the historic residential streetscape of Mill Street.

FIGURE 1 – CONTEXT MAP



The irregularly shaped consolidated lot is approximately 1.9 hectares (4.7 acres) in size and has a frontage of 164 metres (538 feet) on Mill Street and approximately 154.2 metres (506.0 feet) of flanking frontage on Dayfoot Drive.

Surrounding land uses to the subject site include:

- To the North - single detached dwellings across Dayfoot Drive; CN rail line 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

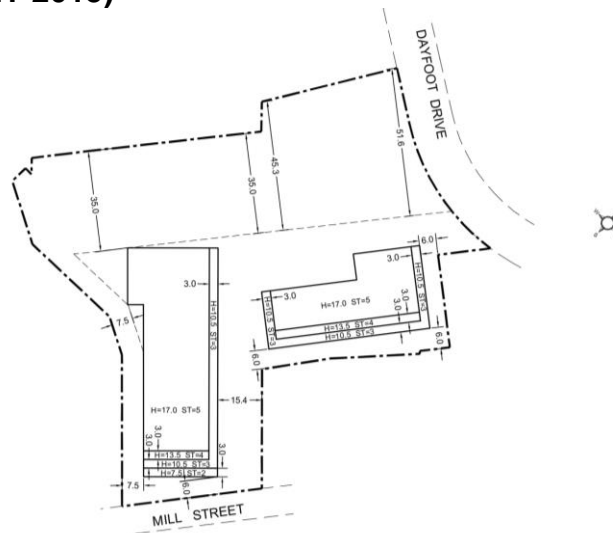
Site History:

In November 2012 Council declared 42 Mill Street and 11 Dayfoot Drive (former Memorial Arena/Lions Park lands) surplus to the Town's needs. Dillon Consulting was retained by the Town to prepare conceptual redevelopment options for the site to establish the highest and best use for the lands prior to any potential sale. Following an in-depth consultation process that included the involvement of Members of Council, Town staff, interested stakeholders, neighbourhood residents and prospective developers, a preferred development option was identified for the site. The principles of that 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 site that implemented the principles of the preferred development option endorsed by Council in 2013. In general, the amendments apply the following site specific permissions and provisions to the former Memorial Arena lands:

- minimum Floor Space Index (FSI) of 1.0 and maximum FSI of 1.15;
- maximum height of 5 storeys;
- require a minimum of 0.26 hectares of land to be provided for local parkland on-site; and
- establish building setbacks and step-backs as outlined in **FIGURE 2** below.

FIGURE 2 – PREVIOUSLY APPROVED BUILDING MASSING FOR MEMORIAL ARENA LANDS (JULY 2015)



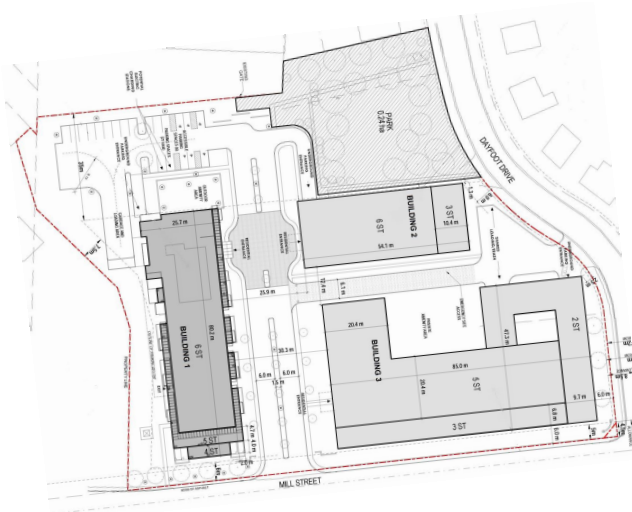
On October 27, 2016, the Town sold the former Memorial Arena lands to Amico Properties (Amico) following a bid process. After the transfer of the Memorial Arena lands to Amico was completed Amico also finalized the purchase of the 7 abutting residential properties with the intent to comprehensively redevelop the entire consolidated parcel.

Proposed Development:

The Official Plan and Zoning By-law Amendment applications submitted by the Applicant (Amico) are intended to obtain the necessary land use approvals to facilitate the development of three multi-storey residential buildings on the consolidated lands; see **SCHEDULE 2 – MASTER CONCEPT PLAN**. In general, the applications represent a proposed amendment to the previous approvals granted by the Town in July 2015 for the former Memorial Arena lands by proposing to:

- expand the scope of the development lands to include the 7 properties surrounding the former Memorial Arena site and permit the construction of a third residential building;
- increase the maximum permitted height from 5 storeys to 6 storeys; and
- increase the maximum permitted Floor Space Index (FSI) from 1.15 to 1.58.

FIGURE 3 – PROPOSED COMPREHENSIVE DEVELOPMENT



Details of the three proposed residential buildings are as follows:

Building 1 - Condominium

- maximum height of 6-storeys, steps down to 4 storeys adjacent to Mill St.;
- 76 residential units;
- gross floor area of 9,900.0 m² (106,566 sq.ft.); and
- 2 levels of underground parking accessed at the rear of the building, off the proposed internal road.

Building 2 – Condominium:

- maximum height of 6-storeys; steps down to 3 storeys adjacent to Dayfoot Dr.;
- 54 residential units;
- gross floor area of 6,970.0 m² (75,027 sq.ft.); and
- 2 levels of underground parking accessed at the rear of the building, off the proposed internal road.

Building 3 – Seniors' Residence/Condominium:

- maximum height of 5-storeys; steps down to 3 storeys adjacent to Mill St. and 2 storeys adjacent to Dayfoot Dr.;
- 144 seniors' suites – 120 independent care suites; 24 memory care suites ; (It should be noted that Amico has indicated that they are considering changing Building 3 to a condominium instead of a Seniors' Residence which will impact the unit count);
- gross floor area of 13,055.0 m² (140,527 sq.ft.); and
- 1 level of underground parking accessed at the rear of the building, off Dayfoot Drive.

Further details of the proposed comprehensive development include:

- The total combined gross floor area for the 3 proposed buildings is 29,925.0 m² (322,120 sq.ft.), which would represent an overall Floor Space Index (FSI) of 1.57 (the Applicant is seeking approval for an FSI of 1.58 to provide some flexibility when they complete the final design for each of the proposed buildings).
- While the total number of parking spaces for each building has not been confirmed, the Applicant has indicated they intend to comply with the current parking standards (as per By-law 2010-0050).
- All three buildings are proposed to have private indoor amenity space; private outdoor amenity space is also proposed for Buildings 1 and 3.
- A 0.24 hectare (0.59 acre) park is proposed to be provided at the rear of the site, fronting Dayfoot Drive.
- Garbage and loading areas are proposed to be provided for each building.

Proposed Official Plan and Zoning By-law Amendments:

Generally, the purpose of an Official Plan is to set out the vision and establish specific land uses for a municipality. The intent of a Zoning By-law is to implement the policies established through the Official Plan by creating a set of detailed standards and criteria that apply to the various types of land uses.

On November 15, 2016, the Town received applications submitted by Amico Properties (the Applicant) seeking to amend the Town's Official Plan and Zoning By-law in order to allow the three multi-storey residential buildings proposed for the site.

The Applicant's Official Plan Amendment proposes to apply the High Density Residential/Community Facility Area Special Policy Area 1 (SPA1) designation currently applicable to the former Memorial Arena lands (42 Mill St. & 11 Dayfoot Dr.) to the entire consolidated parcel. In order to accommodate the proposed comprehensive development the amendment also seeks to make the following changes to the site specific designation:

- Increase the maximum allowable height for the lands from 5 storeys to 6 storeys;
- Increase the maximum FSI from 1.15 to 1.58; and
- Reduce the minimum required land dedication for parkland from 0.26 hectares to 0.24 hectares.

Similar to the intent of the proposed Official Plan Amendment, the proposed Zoning By-law Amendment seeks to rezone the lands by extending the High Density Residential (HDR(92)(H18)) zone applicable to the former Memorial Arena property to the entire consolidated site and make the following changes to the site specific provisions:

- Increase the maximum permitted height from 17.0 metres (5 storeys) to 21.0 metres (6 storeys);
- Increase the maximum permitted density from an FSI of 1.15 to an FSI of 1.58; and
- Amend the height and setback schedule to alter some of the building setbacks and step-backs for Buildings 1 and 2 and permit a third residential building (Building 3, which is proposed as a 5-storey seniors' residence or condominium).

The Applicant has submitted the following documents and drawings in support of the applications:

- Draft Official Plan and Zoning By-law Amendments;
- Planning Justification Report prepared by Amico Properties(Nov. 15, 2016);
- Urban Design Guidelines for the Comprehensive Development (Dec. 19, 2016);
- Transportation Impact Study prepared by LEA Consulting (November 2016);
- Functional Servicing Report prepared by GM BluePlan (October 2016);
- Geotechnical Investigation Report prepared by GeoPro (Nov. 9, 2016);
- Hydrogeological Investigation Report prepared by GeoPro (June 14, 2016);
- Tree Assessment Report prepared by Ron Kouidy's Landscape Arch. (Nov. 2016);
- Tree Preservation Plan prepared by Ron Kouidy's Landscape Arch. (Nov. 2016);
- Letter of Reliance prepared by GeoPro (Nov. 2016);
- Phase 1 (Nov. 9, 2016) and Phase II (Nov. 9, 2016) Environmental Site Assessment prepared by GeoPro (8 separate reports for 42 Mill St. & 11 Dayfoot Drive; 26, 28, 30, 34, 36 & 38 Mill St.; 3 Dayfoot Dr.) (all dated Nov. 9, 2016);
- Environmental Noise Assessment prepared by Valcoustics (Sept. 7, 2016);
- Architectural, landscape and grading/servicing Master Plans prepared by Greg Cook & Associates and GM BluePlan (Nov. 11, 2016).

It should be noted that the Applicant has also filed a Site Plan application for Building 1. As part of the Site Plan application detailed architectural, landscape and site servicing drawings/reports have been provided for that phase of the comprehensive development. Should the Official Plan and Zoning By-law amendments be approved the Site Plan application would secure the detailed site layout and building design for

Building 1. Additional Site Plan applications would also be required in the future for Buildings 2 and 3.

A Site Plan application has also been submitted by Amico for a sales centre that they intend to construction on 36 & 38 Mill Street.

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.

1.1 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 services 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*.

1.2 Growth Plan for the Greater Golden Horseshoe:

The subject lands are part of a larger designated urban area in Georgetown. The Growth Plan directs new growth to locations that make efficient use of transportation and servicing infrastructure and sets out general policies for residential intensification. Section 2.2.3 of the Growth Plan states that by the year 2015 and for each year after, a minimum of 40% of all residential development, occurring annually will be within the built-up area. As per Section 3 of the *Planning Act*, the proposal shall conform and not conflict with the Growth Plan.

1.3 Region of Halton Official Plan (ROP):

The 2009 Regional Official Plan designates the subject lands as Urban Area (Georgetown). Section 76 of the OP 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.

1.4 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 Mill Street Corridor Secondary Plan; within the Secondary Plan the site is located in the Mill Street Corridor Precinct. The objectives for the Mill Street Corridor Precinct are as follows (Section H3.6.1):

- a) To encourage consolidation of lots on or immediately adjacent to Guelph Street and along Mill Street and rail corridors and their redevelopment for medium density residential uses.
- b) To permit redevelopment of certain larger lots in appropriate locations, for medium and/or high density residential uses that are compatible with the surrounding area.
- 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 permitted.

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

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

This designation applies to the former Memorial Arena/Lions Park lands (42 Mill St. & 11 Dayfoot Dr.) as per the site specific Official Plan Amendment (OPA 24) approved by Town Council in July 2015.

Permitted uses under the High Density Residential/Community Facility Area Special Policy Area 1 (SPA1) designation include apartment dwellings, institutional buildings, long term care facilities/retirement homes and ancillary retail/service commercial uses. Any development within this designation is limited to a maximum height of 5 storeys and a Floor Space Index (FSI) range of 1.0 to 1.15.

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 the 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 side and rear lot lines to provide sufficient space for the 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 access to any new buildings; and
- x) adequate underground parking will be provided on-site.

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

Medium Density Residential Area:

This designation applies to the 7 single-detached lots (26, 28, 30, 34, 36 & 38 Mill St. and 3 Dayfoot Dr.) that abut and surround the former Memorial Arena property.

Permitted uses under the Medium Density Residential Area designation include triplexes, townhouses, low-rise apartment buildings and long term care facilities/retirement homes. Any development within this designation is limited to a maximum height of 4 storeys and a density range of 21 to 50 units per net residential hectare.

Section 3.3.6 a) through f) of the Secondary Plan outlines urban design policies that are applicable to both land use designations and must be considered for any new development in the GO Station Secondary Plan area, in conjunction with the urban design policies of Section F2 of the Official Plan. Under these policies the former Memorial Arena site (42 Mill St. & 11 Dayfoot Dr.) 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
- iii) 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.

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

The consolidated site is subject to two different zones as per Town of Halton Hills Zoning By-law 2010-0050, further amended by By-law 2015-0026:

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

This site specific zone applies to the former Memorial Arena/Lions Park lands (42 Mill St. & 11 Dayfoot Dr.) as per the site specific Zoning By-law (2015-0026) approved by Town Council in July 2015.

Uses in the HDR(92) zone are limited to apartment dwellings, long term care facilities, retirement homes and a list of commercial/retail uses listed under By-law 2015-0026. The Zone permits a maximum height of 17.0 metres (5 storeys), maximum FSI of 1.15 and a maximum combined gross floor area for any non-residential uses of 900.0 m² (9,688 sq.ft.). By-law 2015-0026 also includes a Height and Massing Schedule that establishes building setbacks and step-backs to define the appropriate location and massing for two 5-storey buildings on the lands; see **FIGURE 2** on Page 3 of this Report.

The HDR(92) zone is also subject to a Holding (H18) Provision, which can be removed upon the satisfaction of the following conditions: 1) execution of a Site Plan agreement; 2) submission of a Record of Site Condition (RSC); 3) allocation of servicing; and 4) completion of a noise study.

Low Density Residential One (LDR1-2) Zone:

The LDR1-2 zone applies to the 7 single-detached lots (26, 28, 30, 34, 36 & 38 Mill St. and 3 Dayfoot Dr.) that abut and surround the former Memorial Arena property.

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 (3 storeys).

2.0 Issues Summary:

2.1 Department & Agency Circulation Comments:

The Official Plan and Zoning By-law Amendment applications were circulated for review and comment to Town Departments and external agencies on November 18, 2016. To date, comments have been received from:

- Infrastructure Services – Development Engineering
- Zoning
- Recreation and Parks
- Fire Department
- Halton Region
- Credit Valley Conservation Authority (CVC)
- Halton District School Board
- Halton Catholic District School Board
- Halton Hills Hydro
- Union Gas
- Canada Post
- CN Rail

Currently none of the departments or agencies involved in the review of the proposed comprehensive development has objected to the applications; however, some potential issues have been identified that will require further review and study by staff, which includes the following:

Development Configuration, Building Massing and Phasing:

The Applicant's proposed comprehensive development plan for 3 multi-storey residential buildings on the site is largely influenced by the location, configuration and massing of the two 5-storey buildings previously approved by Town Council in 2015 for the former Memorial Arena lands (42 Mill Street and 11 Dayfoot Dr.). However, the amendments approved by the Town for the Memorial Arena lands in 2015 took into consideration the potential impacts any redevelopment of the site may have on the adjacent 7 single detached residential properties (26, 28, 30, 34, 36 & 38 Mill St. and 3 Dayfoot Dr.). Now that those 7 properties have been incorporated into a consolidated site there may be a more desirable way to comprehensively reconfigure and mass any redevelopment proposal for the lands. Town staff will be evaluating the proposal to determine whether there is a more optimal development concept for the subject lands that still implements the development principles endorsed by Council in 2013 for the former Memorial Arena lands following the in-depth public consultation process undertaken by Dillon Consulting. Staff's evaluation will include:

- whether it is appropriate for additional height to be accommodated on the lands above and beyond the maximum 5-storeys previously approved by Council;
- how the proposed comprehensive development responds to the substantial change in grade that exists on the consolidated site;
- whether the built form for the 3 proposed buildings properly recognizes and respects the height, massing and character of the surrounding residential neighbourhood; and
- ensuring the configuration of development on the lands will provide adequate separation between buildings as well as the on-site park and also allow for proper vehicular site access and on-site circulation.

The Applicant has also suggested that they may seek a phased approval of the proposed Official Plan and Zoning By-law Amendments to allow an additional storey on Building 1 (from 5 to 6 storeys) in advance of the Town making a decision on the rest of the comprehensive development proposal. The intention of the phased approval would be to possibly allow Amico to begin construction of Building 1 in advance of receiving approval for the rest of the proposal. Should Town staff support an additional storey on Building 1 we will need to ensure that any phased approval would not have any negative implications for the appropriate redevelopment of the rest of the consolidate lands.

To ensure that all questions related to the configuration, phasing, height and massing of the proposal are appropriately answered, Town Planning staff retained an urban design consultant (BrookMcIlroy) in January 2017 to complete an urban design peer review of the proposed comprehensive development. The peer review consultants are still in the process of completing their initial review and do not anticipate providing formal comments until after the Statutory Public Meeting so that they can consider any concerns raised by residents.

Parkland Design and Configuration:

The site specific Official Plan Amendment (OPA 24) approved by Council in 2015 for the former Memorial Arena lands requires the dedication of 0.26 hectares of land at the rear of the site, adjacent to Dayfoot Drive, for local parkland. The proposed comprehensive plan provides parkland at the rear of the site adjacent to Dayfoot Drive but suggests a slight reduction to the size of the park (0.24 hectares). Town staff will review the proposal to determine whether the reduction in the size on-site parkland can be adequately compensated through a cash-in-lieu of parkland payment.

Additionally, a substantial change in grade currently exists between the elevation of Dayfoot Drive and the proposed location for the park. Town staff will work with the Applicant to identify an appropriate design for the park to ensure that it can be suitably accessed by pedestrians off Dayfoot Drive and that the park also properly integrated with any redevelopment plan approved by Council for the subject lands.

Town staff also has concern with the zero lot line setback proposed between Building 2 and the park block. The impacts and possible mitigation of this concern will be further reviewed with the Applicant.

Site Access, Circulation and Parking:

The comprehensive development plan proposes that the primary vehicular access for Buildings 1 and 2 be located off Mill Street and that vehicular access to the loading areas for Buildings 2 and 3 and the underground garage for Building 3 is proposed to be located off Dayfoot Drive. Due to the change in grade between Dayfoot Drive and the subject site, as well as the curve in the road on Dayfoot Drive, Town staff has concerns with any vehicular access being located off Dayfoot Drive. The proposed vehicular access points and circulation of traffic through the interior of the site requires further consultation with Town staff.

The Applicant has indicated that they intend to comply with the current parking requirements outlined under the Town's Zoning By-law. However, staff will require further information to confirm the number of parking spaces being provided, which phases of development the proposed surface visitor parking is intended to service and how access to the individual underground garages will be incorporated into the overall site design.

Site Servicing and Stormwater Management:

The existing storm and sanitary services available to the site will need to be upgraded to service the proposed development. Through the review of the Official Plan and Zoning By-law amendment applications the appropriate design, approach and timing for construction of the upgrades will need to be identified. The design of the site servicing approach will dictate how ownership of the different Condominium phases will occur as the Region will not allow servicing for any individual building to cross private lot lines.

Additionally, given the significant grade differential that exists across the site an appropriate stormwater management design will need to be agreed upon before any

approval of the proposed Official Plan and Zoning By-law amendments can be considered.

Commercial Uses:

The High Density Residential/Community Facility Area Special Policy Area 1 (SPA1) designation applicable to the former Memorial Arena lands encourages that any new residential building constructed on the lands provide a range of commercial, institutional and community uses that serve the needs of area residents at the street level along Mill Street. The Applicant's proposal does not currently contemplate the provision of any commercial, institutional or community uses that would serve the broader community. Staff will review the Applicant's proposal to determine whether such uses should be incorporated into the comprehensive development plan.

Heritage:

The proposal contemplates the demolition of a single detached dwelling at 28 Mill Street that is listed on the Town's Heritage Register. Town staff will work with the Applicant to determine whether the demolition of the listed building is appropriate or if there are any opportunities to preserve the dwelling or any of its important architectural features.

2.2 Public Comments:

To date, Planning staff has received three inquiries from residents regarding the status of the applications and potential timing for construction of the proposal; no concerns or complaints have been received.

The purpose of the upcoming Public Meeting is to obtain 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 Recommendations Report.

RELATIONSHIP TO STRATEGIC PLAN:

The final Recommendation 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.

COMMUNICATIONS IMPACT:

Public Notification Key Dates:

November 21, 2016: Notice of Application mailed out to all property owners assessed within 120 metres of the subject property.

- December 16, 2016: Signs posted on the property frontage along Mill Street and Dayfoot Drive explaining the intent of the proposed applications.
- January 30, 2017: Notice of a Public Meeting was mailed out to all property owners assessed within 120 metres of the subject property and to anyone who requested notification.
- February 2, 2017: Notice of a Public Meeting to be published in the Independent & Free Press.
- February 16, 2017: Courtesy notice to be published in the Independent & Free Press.

SUSTAINABILITY IMPLICATIONS:

The final Recommendation Report will address the relationship between the proposed development and any sustainability implications.

CONSULTATION:

The proposed Official Plan and Zoning By-law Amendments were considered at the July 21, 2016, Development Review Committee pre-consultation meeting (D00ENQ16.032). Comments were provided by various Town departments and the external agencies at the meeting.

CONCLUSION:

Once all relevant information, reports and comments have been reviewed and assessed a final Recommendation Report, which summarizes all agency and public comments and assess the merits of the proposed amendments, will be prepared.

Should Council concur, the recommendations of this report can be adopted.

Respectfully submitted,

Jeff Markowiak, MCIP, RPP
Senior Planner – Development Review

Reviewed and Approved by,

John Linhardt, MCIP, RPP
Executive Director of Planning and
Chief Planning Official

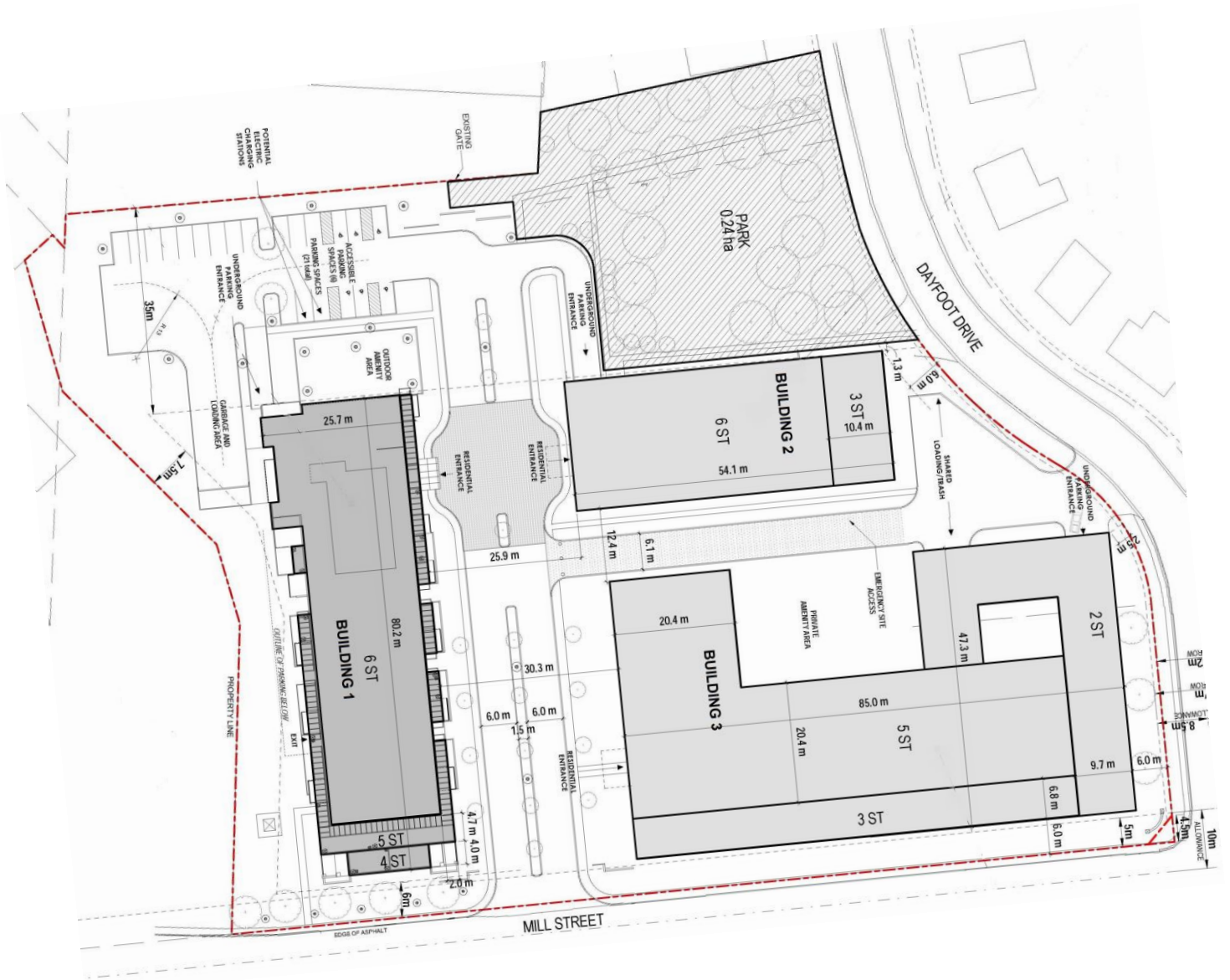
Chris Mills, P. Eng.
Commissioner of Planning &
Infrastructure

Brent Marshall
Chief Administrative Officer

SCHEDULE 1 – LOCATION MAP



SCHEDULE 2 – MASTER CONCEPT PLAN



SCHEDULE 3 – DRAFT OFFICIAL PLAN AMENDMENT
(as submitted by the Applicant)

BY-LAW NO. 2017-

A By-law to adopt Amendment No. ___ to the Official Plan of the Town of Halton Hills, 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
26, 28, 30, 34, 36, 38 & 42 Mill Street; 3 & 11 Dayfoot Drive
(Georgetown)

WHEREAS the Council of the Corporation of the Town of Halton Hills, is empowered to enact this By-law by virtue of the provisions of the Planning Act, 1990, R.S.O., c.p. 13, as amended;

AND WHEREAS the Regional Municipality of Halton, as the approval authority, has exempted this Official Plan Amendment from their approval;

AND WHEREAS on _____, Council for the Town of Halton Hills approved Report No. _____, dated _____, in which certain recommendations were made relating to the Georgetown GO Station Secondary Plan.

NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:

1. That Amendment No. ___ to the Official Plan of the Town of Halton Hills, being the attached text and schedules is hereby approved; and
2. That the Town Clerk is hereby authorized to circulate the Official Plan Amendment as provided for by the Planning Act regulating the appeal process.

BY-LAW read and passed by the Council for the Town of Halton Hills this ____ day of _____.

MAYOR – Rick Bonnette

TOWN CLERK – Suzanne Jones

OFFICIAL PLAN AMENDMENT No. ____
TO THE OFFICIAL PLAN FOR THE TOWN OF HALTON HILLS

PART A: **THE PREAMBLE** does not constitute part of this Amendment

PART B: **THE AMENDMENT** consisting of the following Schedule and Text constitutes Amendment No. ____ to the Official Plan for the Town of Halton Hills.

**AMENDMENT NO. ___ TO THE OFFICIAL PLAN
OF THE TOWN OF HALTON HILLS**

The attached text and schedules constitute Amendment No. ___ to the Official Plan of the Town of Halton Hills, which was adopted by the Council of the Town of Halton Hills by By-law 2017-_____ in accordance with the provisions of the Planning Act, 1990. R.S.O., c.P. 13, as amended;

THE CORPORATION OF THE TOWN OF HALTON HILLS

MAYOR – R. Bonnette

CLERK – S. Jones

PART A – THE PREAMBLE

PURPOSE OF THE AMENDMENT

Official Plan Amendment No. 24 adopted by Council in 2015 allowed for a high density residential development and new local park on the lands municipally known as 42 Mill Street and 11 Dayfoot Drive that was consistent with the principles of the Preferred Development Concept Plan Option #3, as outlined in Appendix B of Report R-2013-0039, dated September 29, 2013, and endorsed by Council on October 21, 2013. The amendment also included a Special Policy Area in Schedule H3.2 to the Georgetown GO Station Secondary Plan in order to facilitate the redevelopment of the subject lands in a manner consistent with the principles of the preferred development option. The purpose of this amendment is to introduce some minor adjustments to the policies that were introduced by Official Plan Amendment No. 24 and to include additional lands (7 immediately abutting residential lots) into the High Density Residential/Community Facility Area designation so that the expanded area can be developed in accordance with a submitted Master Plan.

More specifically, the changes introduced to the policies established through Official Plan Amendment No. 24 include the following:

1. Allow a maximum building height of six storeys rather than the five storeys established in Official Plan Amendment No. 24;
2. Increase the Floor Space Index (FSI) from 1.15 to 1.58; and
3. To clarify that the amount of land that is to be conveyed for park purposes is 0.24 hectares rather than 0.26 hectares.

In addition to the above referenced policy changes, the Amendment also proposes to bring the seven abutting residential lots into the same land use designation. Those lots include 26, 28, 30, 34, 36, 38 & 42 Mill Street; 3 & 11 Dayfoot Drive. It is believed that the inclusion of the seven abutting residential lots into the Master Plan allows for a more intensive redevelopment as the immediately abutting lower density residential properties are now being included in the development and the existing dwellings are being demolished.

LOCATION AND SITE DESCRIPTION

The subject site is legally described 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 and is municipally known as 42 Mill Street and 11 Dayfoot Drive in addition to 26, 28, 30, 34, 36, 38 Mill Street and 3 Dayfoot Drive (Georgetown). The 1.9 ha (4.7 acre) site is located near the northwest corner of Guelph Street and Mill Street.

The subject lands were formerly occupied by Memorial Arena, Lions Hall and Lions Park (now vacant) and seven low density residential dwellings (to be demolished).

BASIS OF THE AMENDMENT

The proposal is in accordance with the Council endorsed recommendations for the preferred redevelopment of the lands as outlined in Report P&I-2017-_____, dated _____.

PART B – THE AMENDMENT

All of this part of the document entitled Part B – The Amendment, consisting of the following text and attached schedule, constitutes Amendment No. ___ to the Official Plan for the Town of Halton Hills.

DETAILS OF THE AMENDMENT

The Official Plan for the Town of Halton Hills is amended as follows:

1. That Schedule H3.2 – Land Use Plan to the Georgetown GO Station Secondary Plan for the Town of Halton Hills is hereby amended by adding a *High Density Residential/Community Facility Area* designation to the lands municipally known as 26, 28, 30, 34, 36, 38 Mill Street and 3 Dayfoot Drive (Georgetown), as shown on Schedule ‘1’ to this amendment.
2. That Schedule H3.2 – Land Use Plan to the Georgetown GO Station Secondary Plan for the Town of Halton Hills is hereby amended by identifying the lands municipally known as 26, 28, 30, 34, 36, 38 Mill Street and 3 Dayfoot Drive (Georgetown) as a Redevelopment Site and adding a solid black line around the lands, as shown on Schedule ‘1’ to this amendment.
3. That Schedule H3.2 – Land Use Plan to the Georgetown GO Station Secondary Plan for the Town of Halton Hills is hereby amended by marking the site “SPA1” and adding a solid red line around the lands municipally known as 26, 28, 30, 34, 36, 38 & 42 Mill Street; 3 & 11 Dayfoot Drive (Georgetown), as shown on Schedule ‘1’ to this amendment.
4. That Section H3 of the Georgetown GO Station Area Secondary Plan for the Town of Halton Hills is hereby amended by changing subsection H3.9 as follows:

“H3.9 Special Policy Areas

Special Policy Areas apply to those lands within the *Mill Street Corridor Precinct* that are the subject of a land use policy that is specific to a property or area. All other relevant policies of this Plan are applicable unless otherwise modified or exempted by the provisions applicable to each Special Policy Area.

H3.9.1 Special Policy Area 1

The following policies apply to lands designated as *High Density Residential/Community Facility Area* and identified as Special Policy Area 1, as shown on Schedule H3.2 of this Plan.

a) Main Permitted Uses

The main permitted uses in the Special Policy Area 1 are limited to:

- Institutional buildings;
- Apartment dwellings;
- Long term care facilities and retirement homes;
- Mixed use buildings including high density residential, and community facilities, as well as ancillary retail and service commercial uses, including restaurants and offices; and,
- Local parkland subject to Section F7.3.4 of the Official Plan.

b) Density and Height

A minimum Floor Space Index (FSI) of 1.0 and maximum FSI of 1.58, with a maximum height of 6 storeys, is permitted.

c) Parkland

The Town shall require the dedication of 1.0 hectare of land per 300 dwelling units for parkland in Special Policy Area 1 through a combination of cash-in-lieu of parkland and the dedication of a minimum of 0.24 hectares for local parkland at the rear of the site adjacent to Dayfoot Drive.

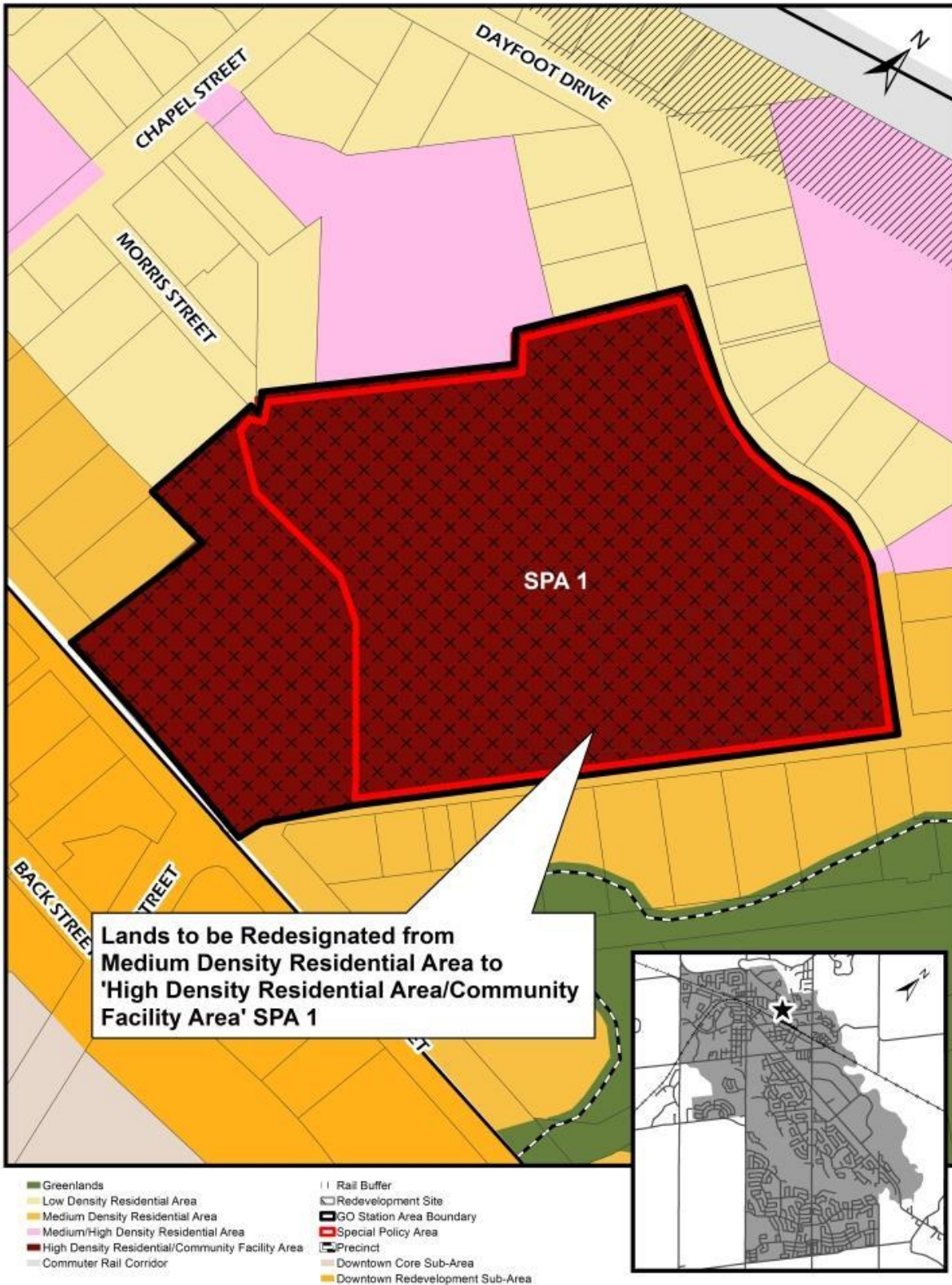
d) New Development and Redevelopment Policies

The following policies are intended to guide proposals for new development or redevelopment in Special Policy Area 1:

- xi) new buildings are designed in a manner that is sensitive to the location, massing and height of adjacent buildings;
- xii) any new building will not compromise the ability to redevelop any adjacent property;
- xiii) 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;

- xiv) 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;
- xv) blank walls or any portion of the foundation or underground garage exposed due to grade changes on the site shall be appropriately landscaped to provide a visual buffer or screen for adjacent residential properties;
- xvi) any unenclosed loading or garbage areas shall be appropriately screened through the use of landscaping or fencing;
- xvii) 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;
- xviii) new buildings are required to be set back an appropriate distance from the side and rear lot lines to provide sufficient space for the planning of a new local park adjacent to Dayfoot Drive and at the rear of Special Policy Area 1;
- xix) a new public or private road shall be provided through Special Policy Area 1 to allow access to any new buildings; and
- xx) adequate underground parking will be provided on-site.”

Schedule 1 to OPA No. __



SCHEDULE 4 – DRAFT ZONING BY-LAW AMENDMENT
(as submitted by the Applicant)

BY-LAW NO. 2017-

A By-law to amend Zoning By-law 2010-0050, as amended, for the lands described 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

WHEREAS Council is empowered to enact this By-law by virtue of the provisions of Sections 34 and 36 of the Planning Act, R.S.O. 1990;

AND WHEREAS on _____, Council for the Town of Halton Hills approved Report No. _____, dated _____, in which certain recommendations were made relating to amending Zoning By-law 2010-0050;

AND WHEREAS Council has recommended that Zoning By-law 2010-0050 be amended as hereinafter set out;

AND WHEREAS said recommendation will conform to the Official Plan for the Town of Halton Hills;

NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:

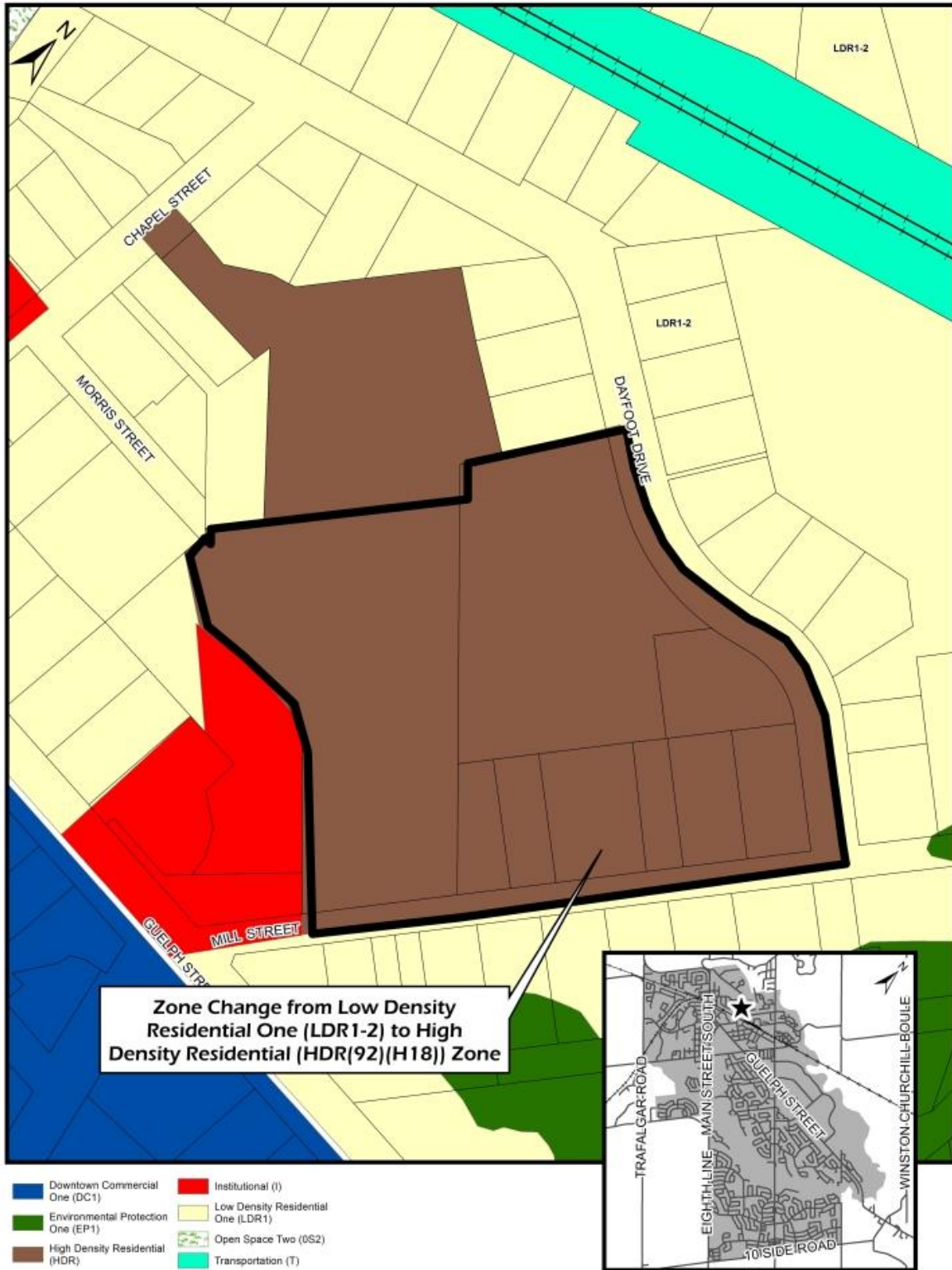
1. That Schedule "A6" of Zoning By-law 2010-0050, as amended, is hereby further amended by rezoning the lands municipally known as 26, 28, 30, 34, 36, 38 Mill Street and 3 Dayfoot Drive (Georgetown) from Low Density Residential One (LDR1-2) a HOLDING High Density Residential Exception (HDR(92)(H18)) Zone as shown on Schedule "1" attached to and forming part of this By-law;
2. That Table 13.1: Exceptions of Zoning By-law 2010-0050 is hereby amended by adding the Exception Provision contained in Schedule "2" attached to and forming part of this By-law.
3. That Part 14 Holding Provisions and Table 14.1: Holding Zones of Zoning By-law 2010-0050 is hereby amended by adding the Holding Provision contained in Schedule "4" attached to and forming part of this By-law.

BY-LAW read and passed by the Council for the Town of Halton Hills this _____ day of _____, 2017.

MAYOR – Rick Bonnette

TOWN CLERK – Suzanne Jones

SCHEDULE 1 to By-law 2017-

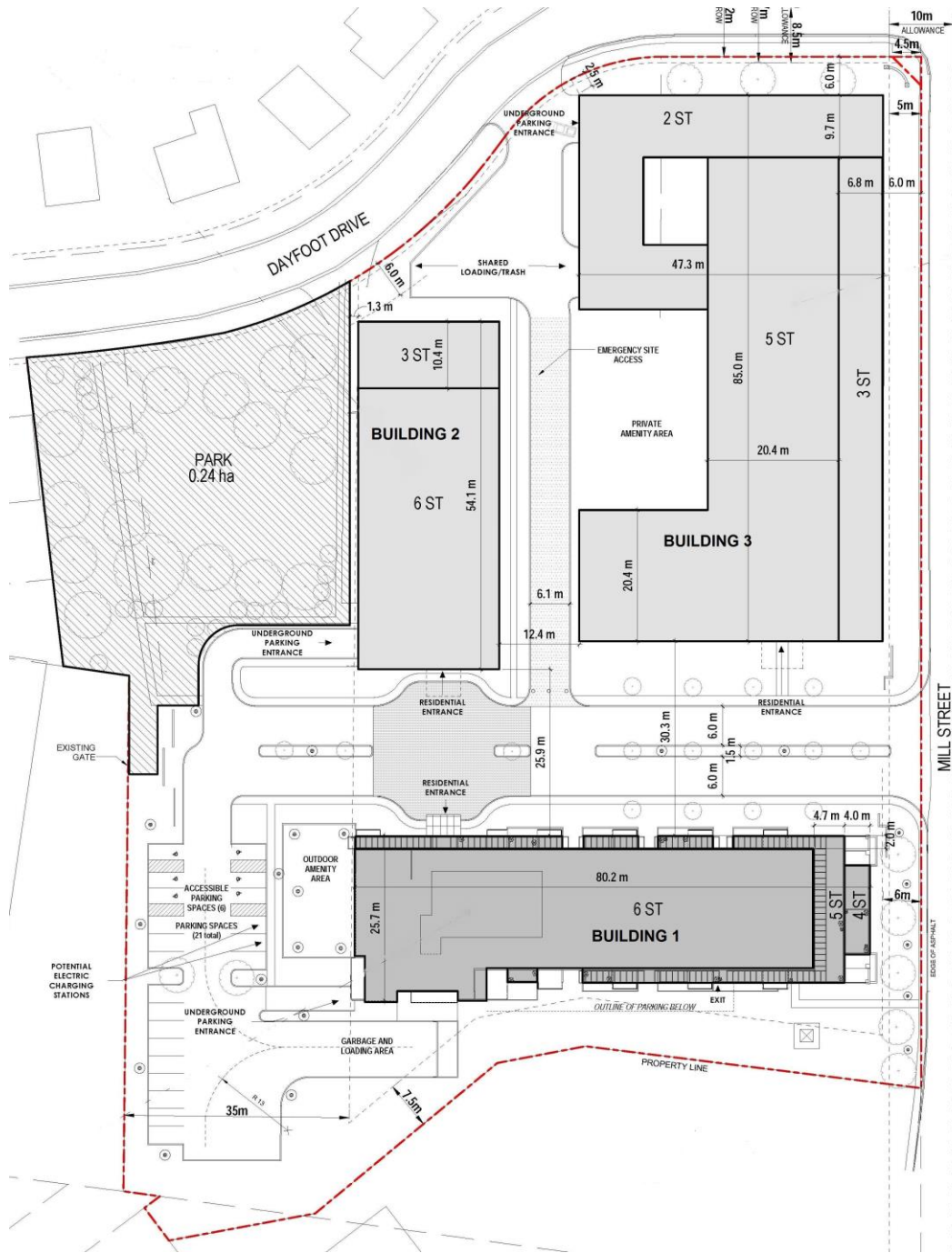


SCHEDULE 2 to By-law 2017-

13.1 EXCEPTIONS

1	2	3	4	5	6	7
Exception Number	Zone	Municipal Address	Additional Permitted Uses	Only Permitted Uses	Uses Prohibited	Special Provisions
92	HDR	42 Mill St., 11 Dayfoot Dr. (Georgetown), (Part Lot 19, Concession 9, Part Lot 37, Plan 32; and Part Lot 2 and Lots 3 to 6, Plan 341)	<ul style="list-style-type: none"> (i) <i>Animal Clinics;</i> (ii) <i>Commercial Fitness Centres;</i> (iii) <i>Community Centres;</i> (iv) <i>Day Nurseries;</i> (v) <i>Medical Offices;</i> (vi) <i>Museums;</i> (vii) <i>Public Parks</i> (viii) <i>Restaurants, Restaurants take-out;</i> (ix) <i>Retail Stores;</i> (x) <i>Service Commercial Uses;</i> (xi) <i>Service Shops;</i> (xii) <i>Specialty Food Stores.</i> 			<ul style="list-style-type: none"> (i) <i>Maximum floor space index (FSI): 1.15;</i> (ii) <i>Maximum combined gross floor area for all non-residential uses: 900.0 m²;</i> (iii) <i>Non-residential uses are only permitted on the first storey;</i> (iv) <i>Maximum height: 17.0 m or 5 storeys unless the maximum height and storeys are otherwise shown on Schedule 3 to this By-law;</i> (v) <i>Mill Street is defined as the front yard;</i> (vi) <i>Minimum required front yard : 6.0 m;</i> (vii) <i>Minimum required rear yard: as shown on Schedule 3 to this By-law;</i> (viii) <i>Minimum required interior side yard: as shown on Schedule 3 to this By-law;</i> (ix) <i>Minimum required yard setback to Dayfoot Drive: 10.0 m.</i>

SCHEDULE 3 to By-law 2017-



SCHEDULE 4 to By-law 2017-

14.1 HOLDING ZONES

	Zone Designation	Property/Legal Description	Conditions for Removal	Date Enacted
H18	HDR(92)	42 Mill St., 11 Dayfoot Dr. (Georgetown), (Part Lot 19, Concession 9, Part Lot 37, Plan 32; and Part Lot 2 and Lots 3 to 6, Plan 341)	<p>The Holding (H18) provision may be lifted upon:</p> <ul style="list-style-type: none"> i) Approval of a Site Plan application and execution of a Site Plan Agreement in accordance with Section 41 of the Planning Act, for any future development; ii) Submission to the Region of Halton, a Ministry of Environment (MOE) acknowledged Record of Site Condition (RSC) that is certified by a Qualified Person as defined in Ontario Regulation 153/04 and indicates that the environmental condition of the site is suitable for the proposed land use(s). All supporting environmental documentation such as a Phase One and Phase Two Environmental Site Assessment and Remediation reports, etc. shall also be submitted to the Region of Halton for review; iii) The Town of Halton Hills and the Region of Halton being satisfied that the subject site has received the necessary servicing allocation (SDE). A Water Usage and Sanitary Discharge Report shall be submitted to the Region of Halton for review; and iv) The completion of a noise study and the registration of an environmental easement on title, to the satisfaction of CN Rail. 	