

Statutory Public Meeting

**Proposed Official Plan & Zoning By-law
Amendments**

Applicant: Amico Properties

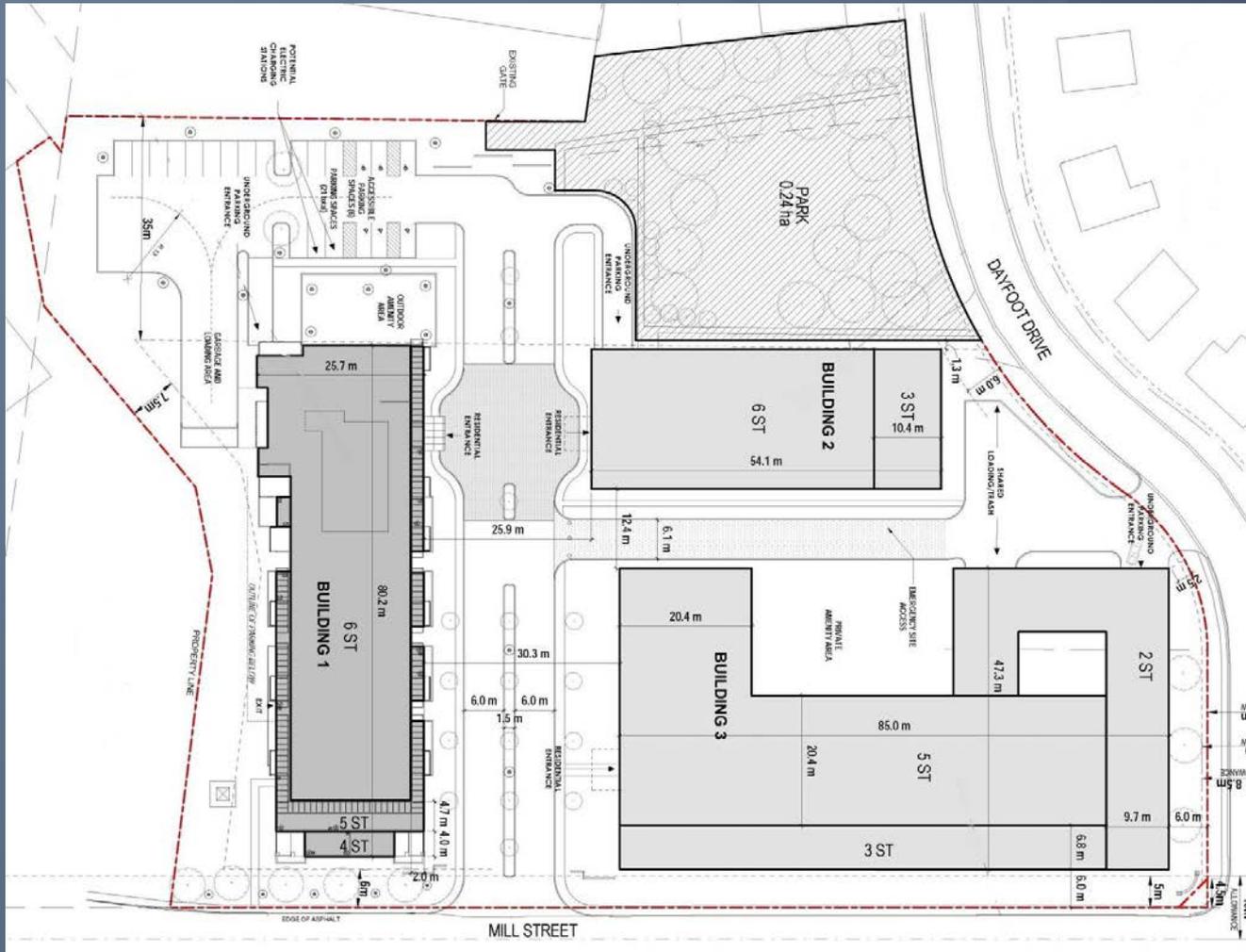
**26, 28, 30, 34, 36, 38 & 42 Mill St;
3 & 11 Dayfoot Dr.
Town of Halton Hills (Georgetown)**

File No(s): D09OPA16.001 & D14ZBA16.013

February 21, 2017



Amico's Development Proposal



Context and History of Site

Site Location



Memorial Arena Site - Background

November 2012 – Town Council declares site surplus

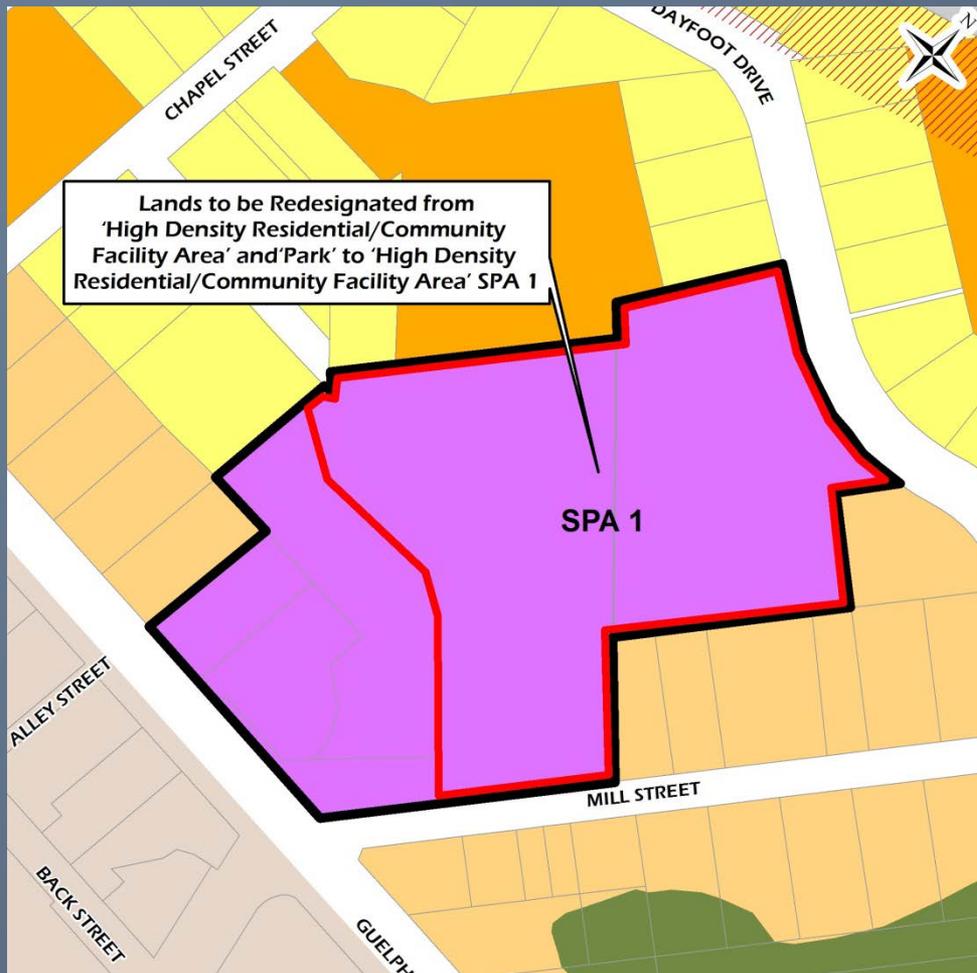
September 2013 – Preferred Development Concept identified

Preferred Development Concept



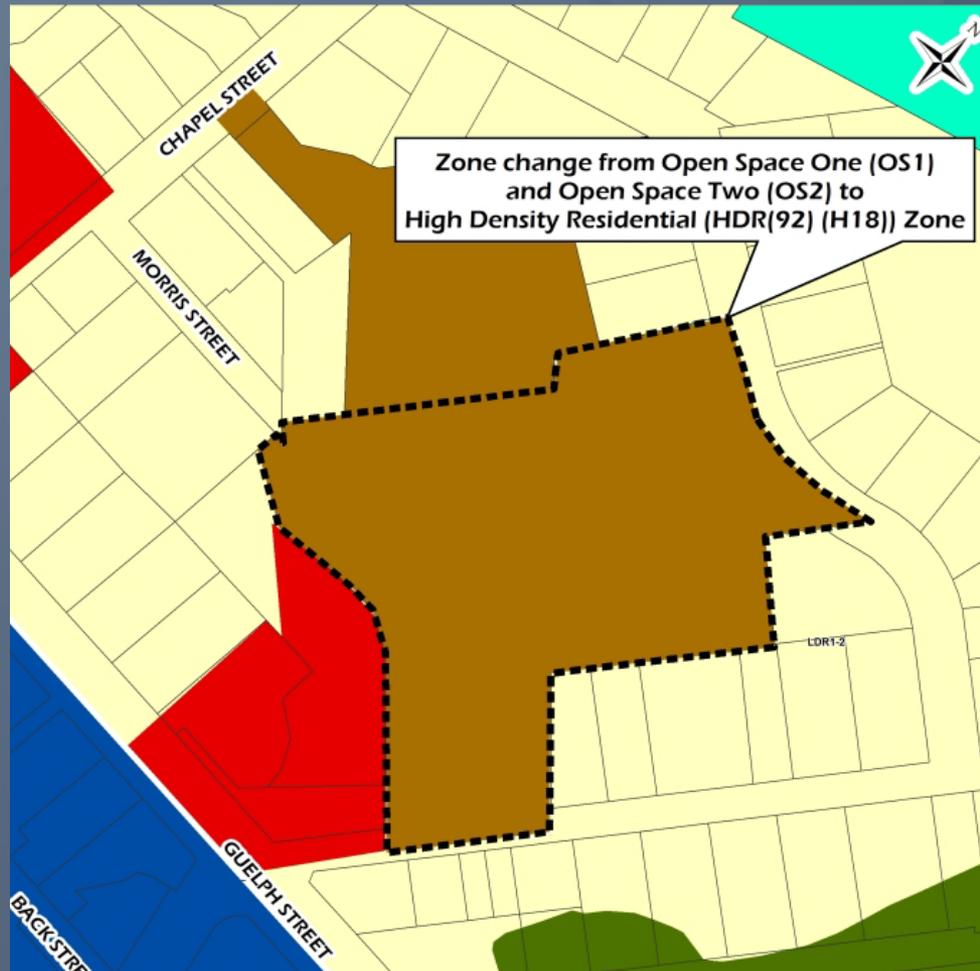
- 5 storey height preferred
- Rear setback from adjacent residential
- Provision of on-site park

2015 Official Plan Amendment

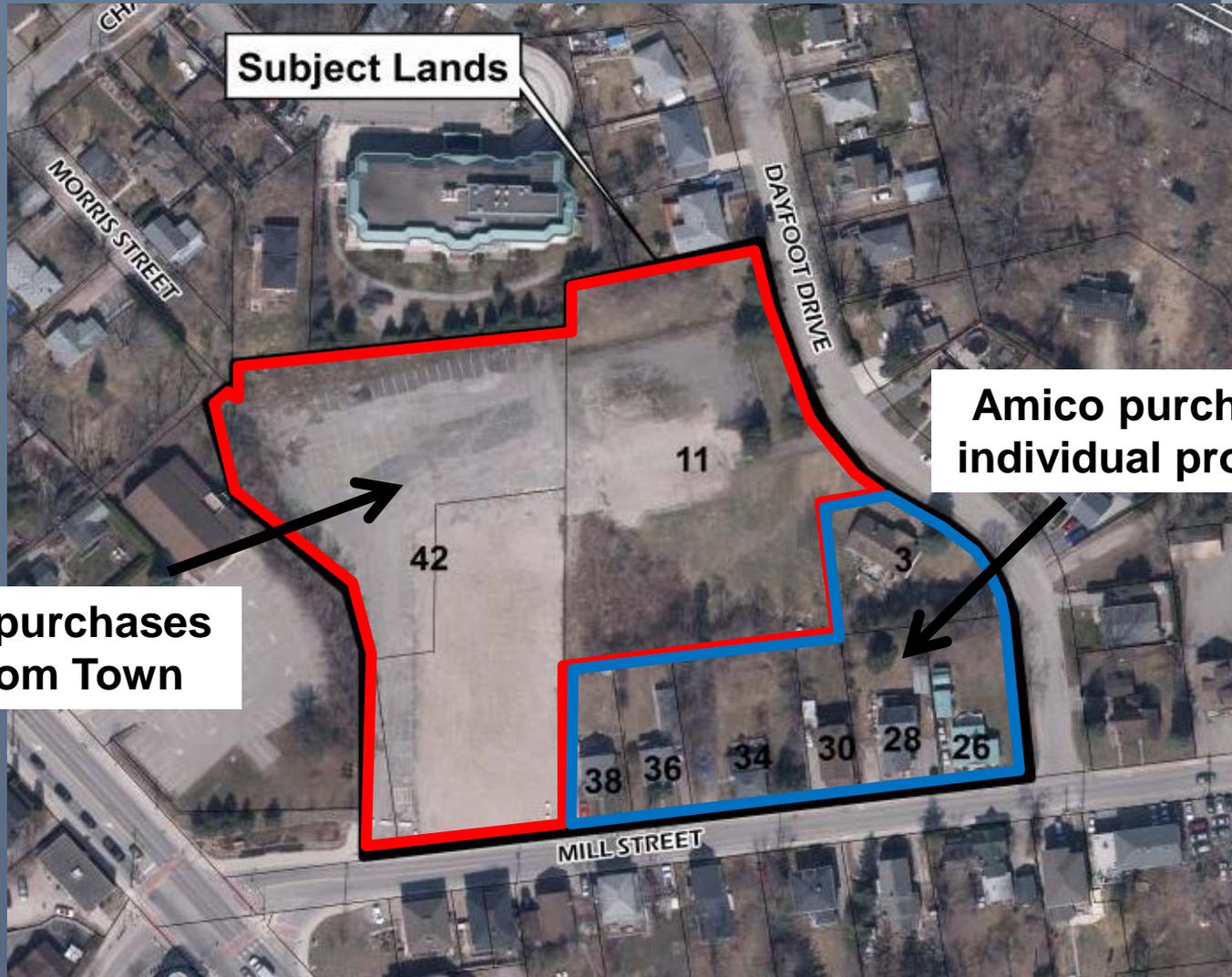


- Maximum height of 5 storeys
- Maximum FSI of 1.15
- 0.26 ha parkland on-site

2015 Zoning By-law Amendment



Site Location

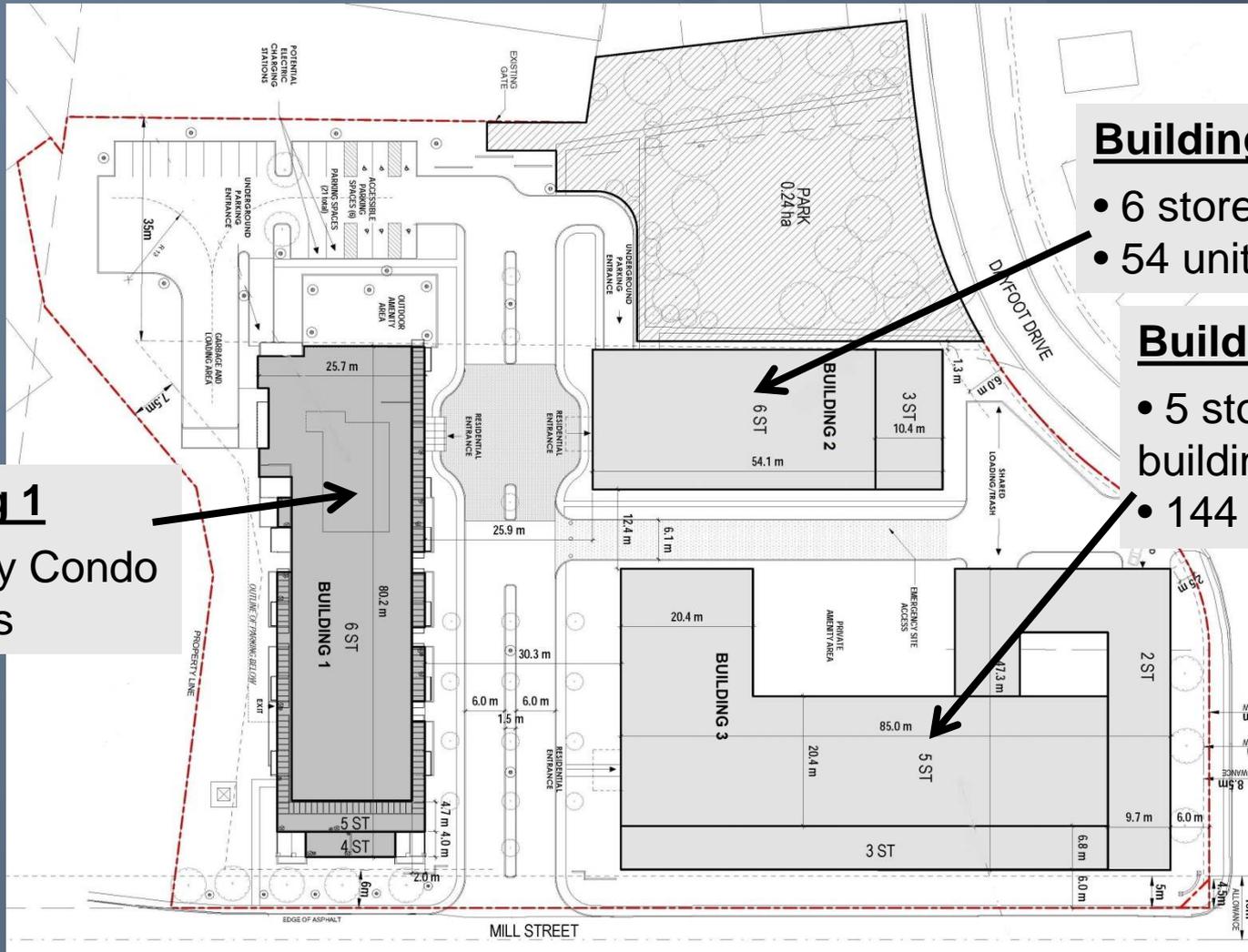


Amico purchases site from Town

Amico purchases 7 individual properties

Applicant's Proposal

Amico's Development Proposal



Building 1

- 6 storey Condo
- 76 units

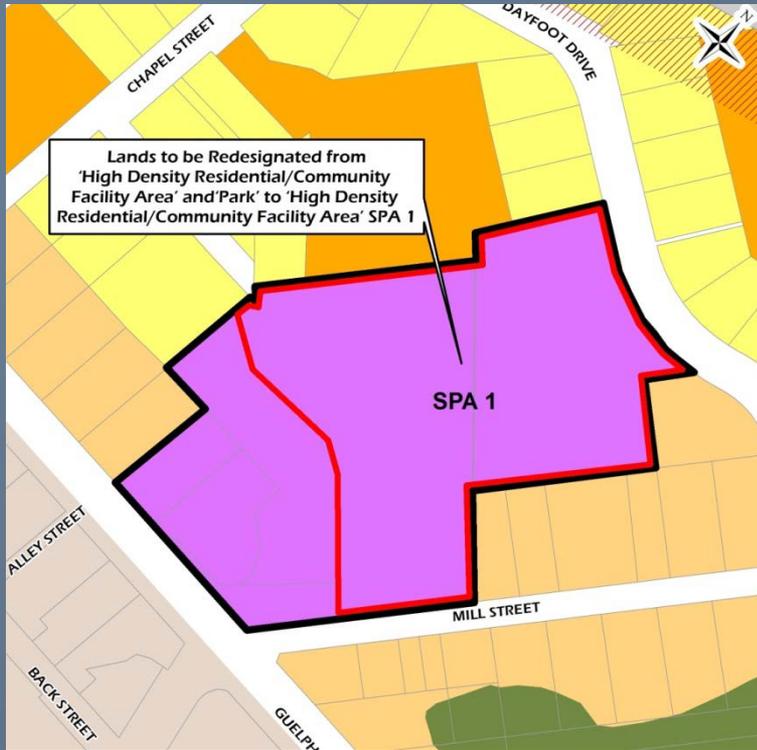
Building 2

- 6 storey Condo
- 54 units

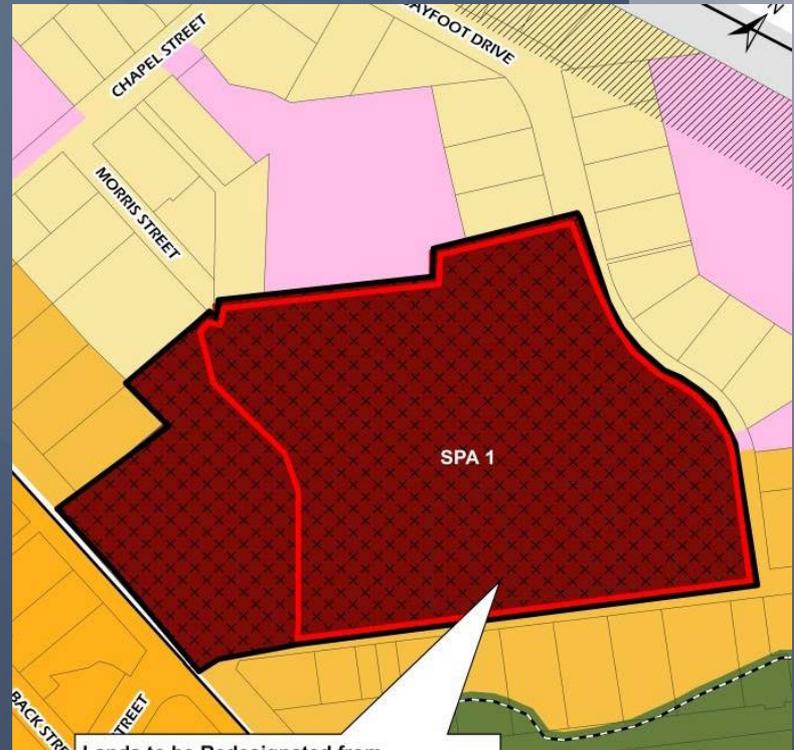
Building 3

- 5 storey seniors building or condo
- 144 suites

Official Plan Amendment

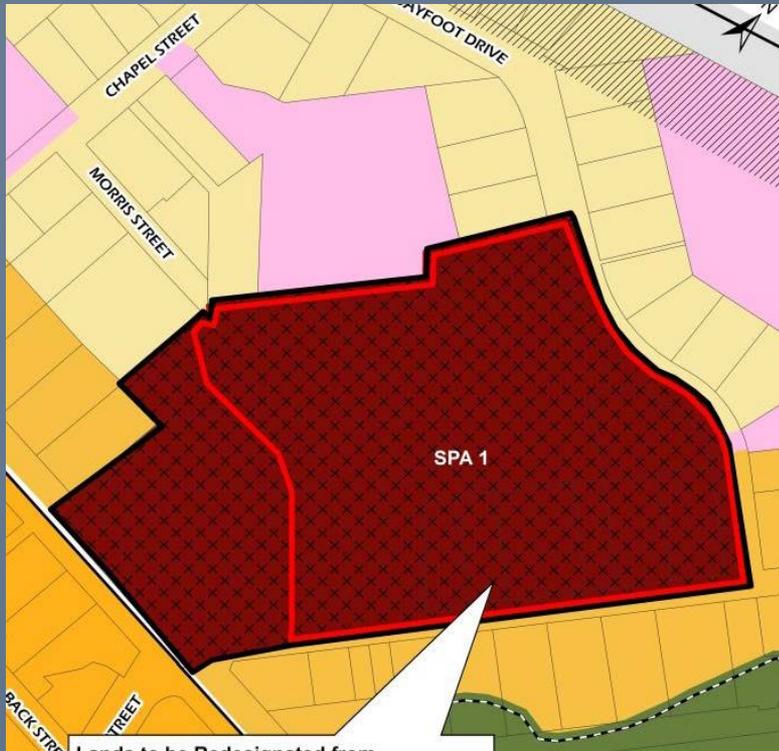


2015 Official Plan
Amendment



Amico's Proposed
Official Plan
Amendment

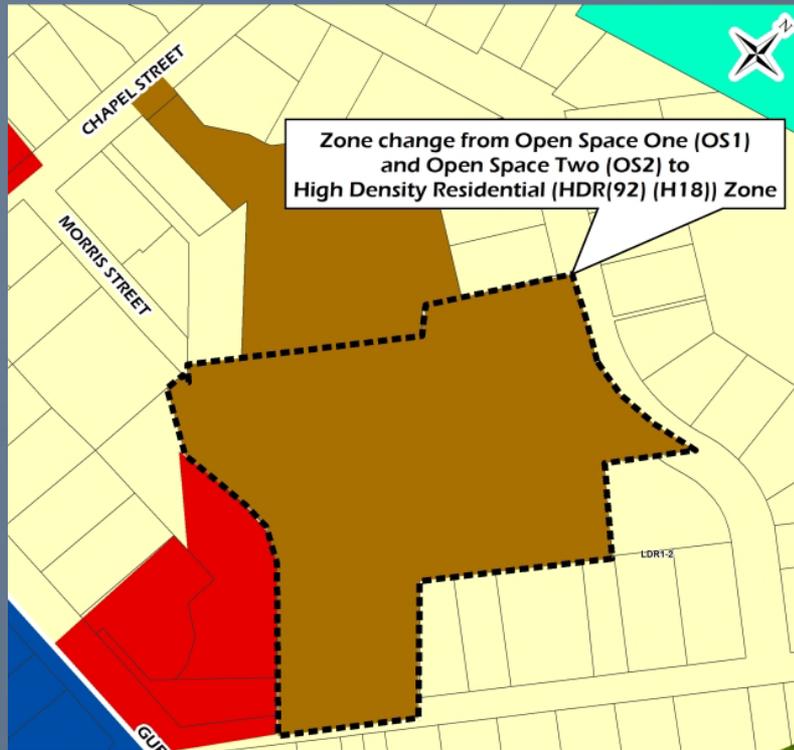
Official Plan Amendment



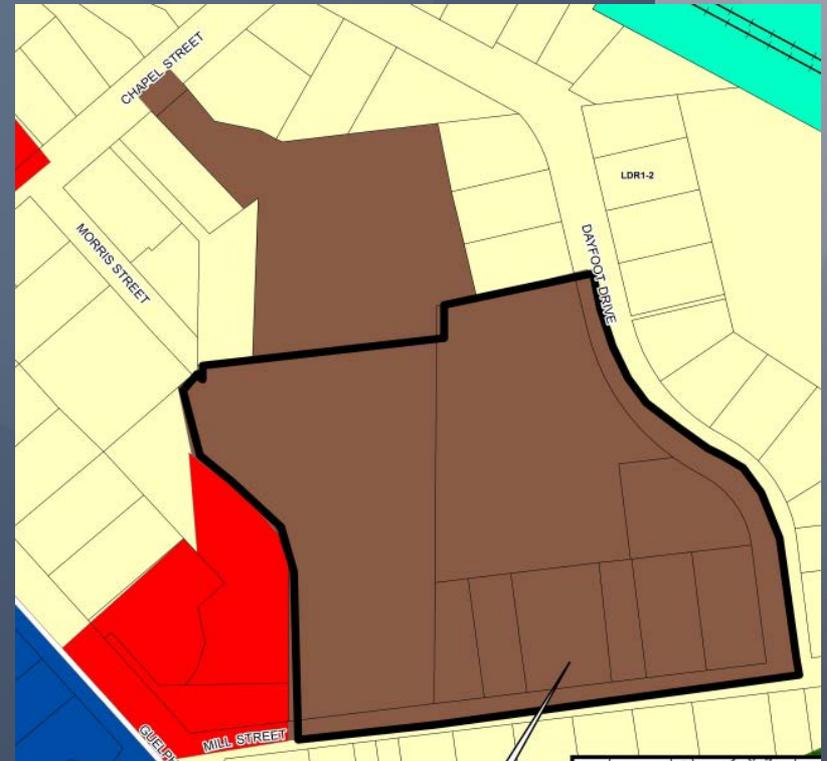
Amico's Proposed
Official Plan Amendment

- Increase height from 5 to 6 storeys
- Increase Floor Space Index (FSI) from 1.15 to 1.58

Zoning By-law Amendment



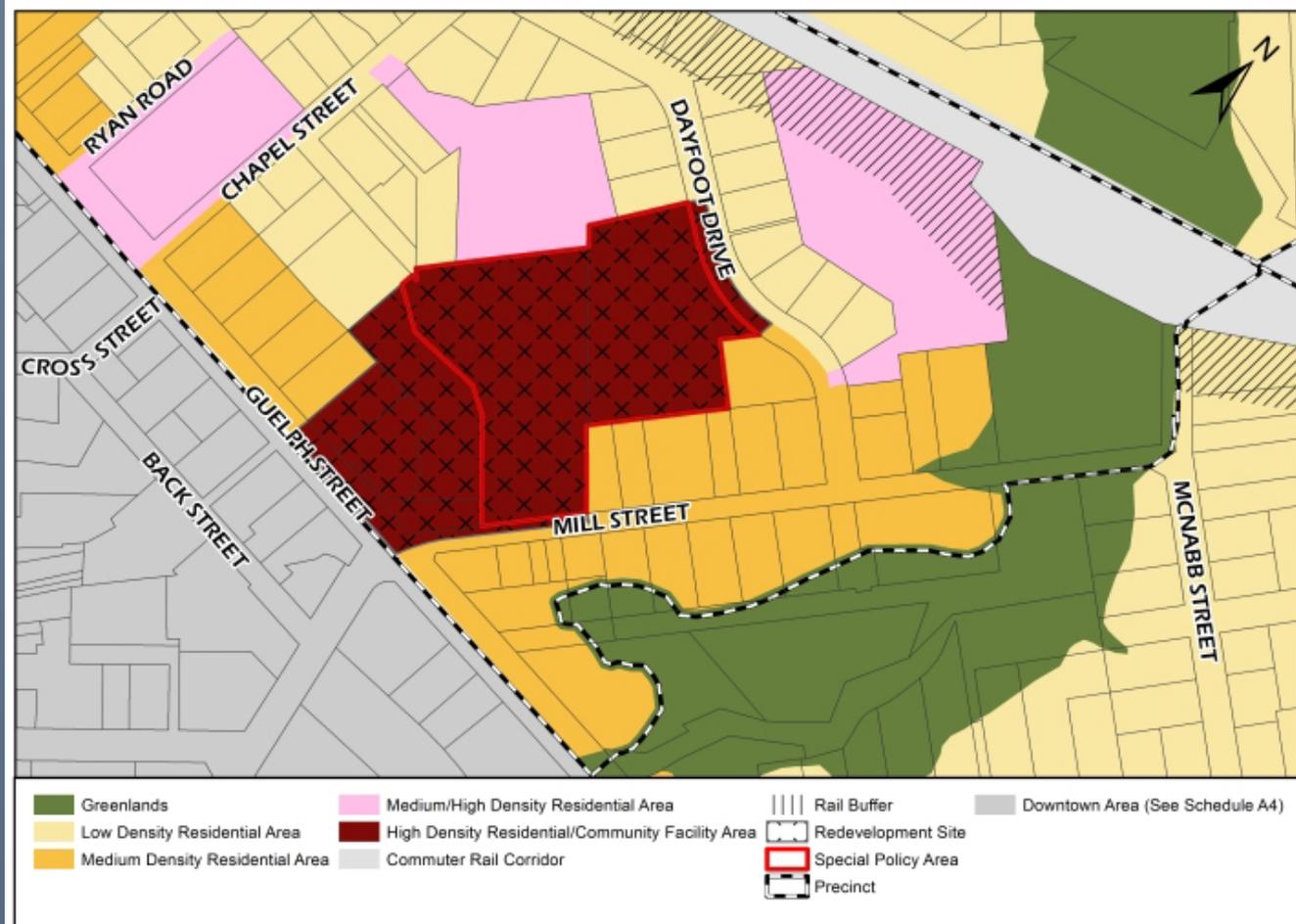
2015 Zoning By-law
Amendment



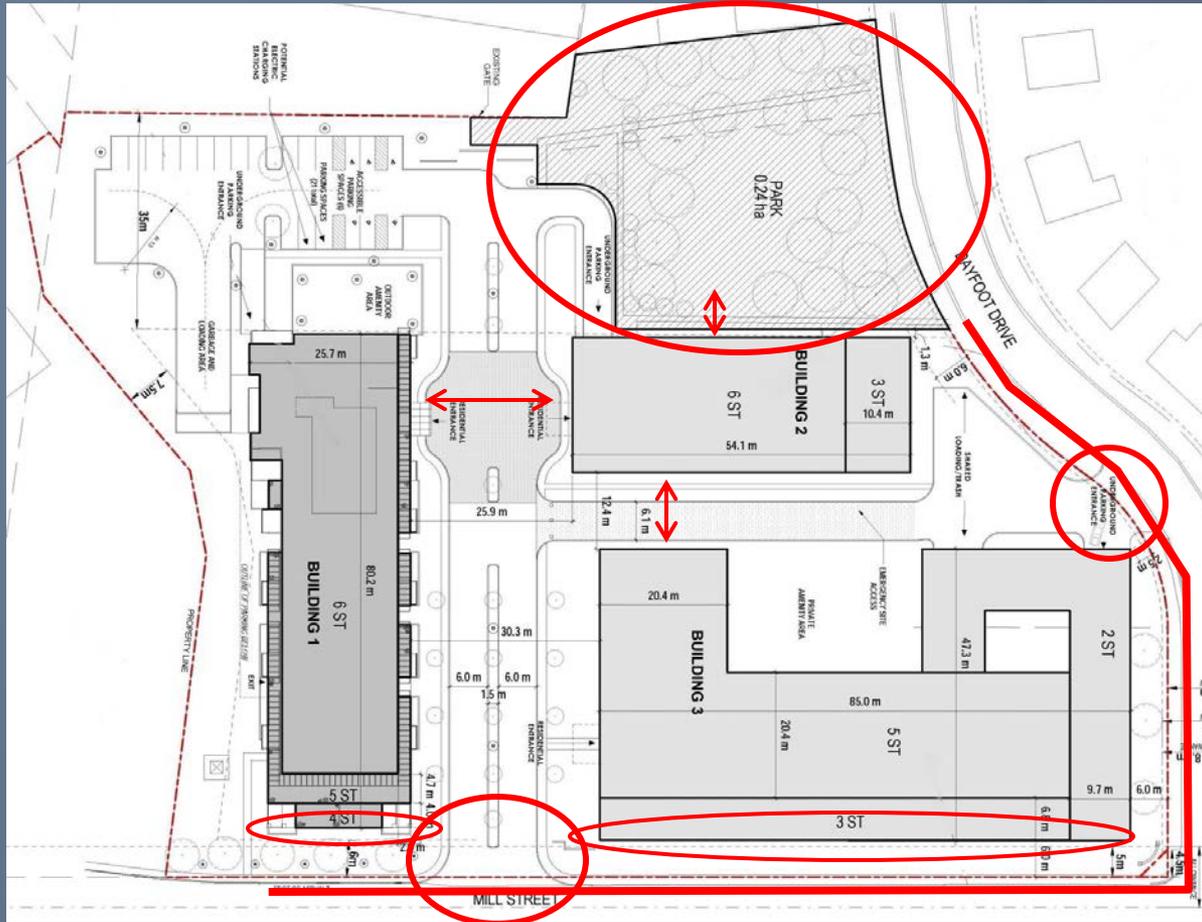
Amico's Proposed
Zoning By-law
Amendment

Application Review

Town of Halton Hills Official Plan GO Station Secondary Plan



Issues for Review by Staff



- Development configuration
- Built form and massing
- Parkland design and configuration
- Site access
- Commercial uses

Public Notification

- Jan. 30, 2017 – Public Notice mailed to all properties within 120 m of the subject site
- Feb. 2, 2017 – Public Notice published in the Independent & Free Press

Public Comments / Concerns

- Traffic Impacts
- Concerns about vehicular access off Dayfoot Dr.
- Possible shadow impacts due to increase in height
- Streetscape along Dayfoot Dr. & Mill St.

Future Steps

- Awaiting further public comments
- Work through any identified issues
- Final report to Council on the disposition of this matter

THANK YOU