

McGibbon Project Status Update

69-79 Main Street South and
94-98 Mill Street



TOWN OF
HALTON HILLS
Working Together Working for You!

March 26, 2018

OMB DECISION

- March 17, 2017 decision
 - approve 125-unit, 10-storey condo *in principle*
- Before OMB issues Final Board Order Silvercreek must enter into Section 37 Agreement.

OMB DECISION – Sect. 37 Agreement

- Agreement commits Silvercreek to:
 - preserve/reconstruct McGibbon façade:
 - upper 2 floors of Main St. façade original brick
 - Mill S. façade replica brick
 - provide \$500,000 contribution to Town
 - agree to methods/mechanisms to resolve matters deferred by OMB decision

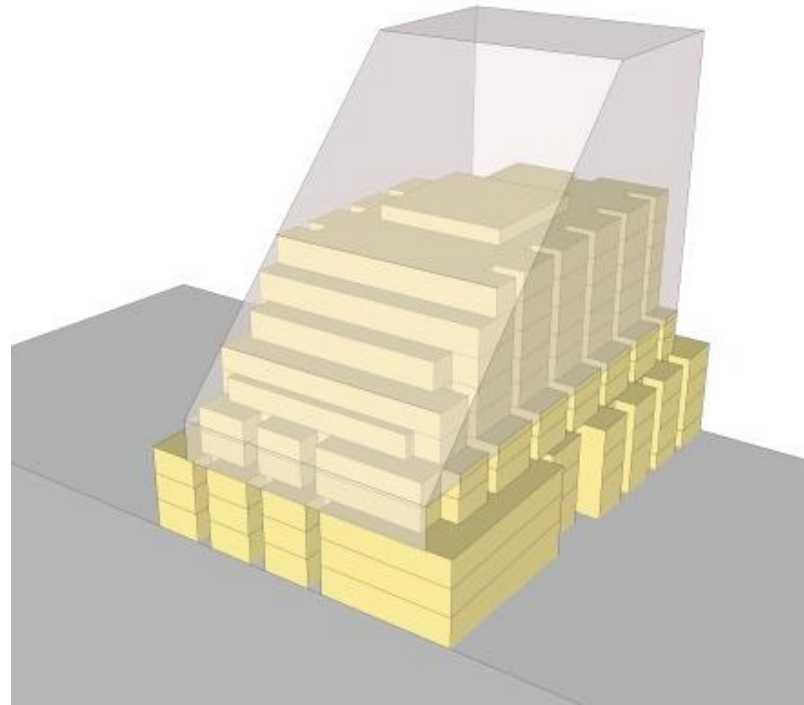


OMB DECISION – Final Board Order & By-law

- June 2017 – Sect. 37 Agreement finalized
- Nov. 1, 2017 – Final Board Order issued
 - By-law 2017-0064 adopted



OMB DECISION – Zoning By-law 2017-0064

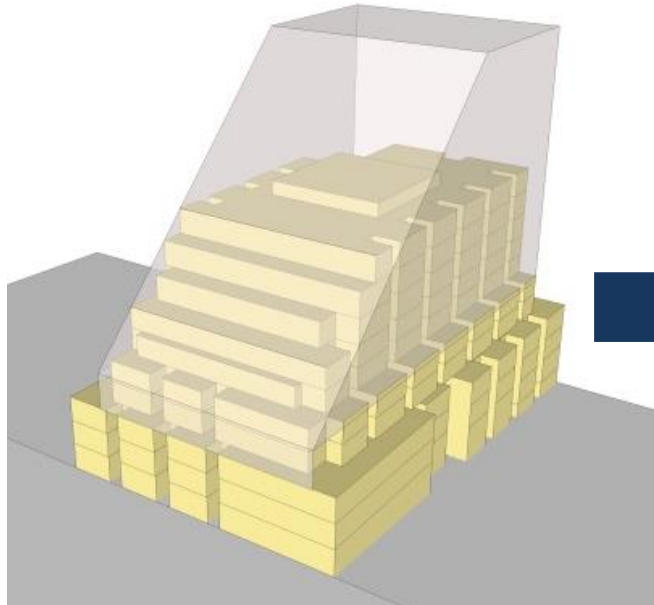


TOWN OF
HALTON HILLS
Working Together Working for You!

OMB DECISION – Deferred Elements

- Agreement commits Silvercreek to:
 - preserve/reconstruct McGibbon façade:
 - upper 2 floors of Main St. façade original brick
 - Mill S. façade replica brick
 - provide \$500,000 contribution to Town
- ★ agree to methods/mechanisms to resolve matters deferred by OMB decision

OMB DECISION – Deferred Elements



TOWN OF
HALTON HILLS
Working Together Working for You!

BY-LAW 2017-0064 – Holding (H23) Provision

- 1) Execution of a Section 37 Agreement
- 2) Silvercreek make payment of the \$500,000 contribution
- 3) Obtain Site Plan approval from the Town
- 4) Preparation of a Heritage Reconstruction & Restoration Plan
- 5) Satisfy Region's protocol for contaminated sites
- 6) Obtain servicing allocation from the Town
- 7) Obtain easements from Town over Back St. parking lot
- 8) Relocate utilities within Downtown
- 9) Finalize a Construction Management Plan



1. SECT. 37 AGREEMENT

1. Execution of Agreement under Section 37 of the Planning Act for the public benefits
 - Agreement, along with By-law 2017-0064, outlined and secured everything agreed to and approved through OMB decision
 - Section 37 Agreement executed in June 2017



2. \$500,000 CONTRIBUTION

2. Silvercreek make payment of the \$500,000 contribution for use towards heritage preservation in the Town and/or Downtown Georgetown initiatives
 - Payment not yet received
 - Not anticipated until all other conditions resolved



3. SITE PLAN APPROVAL

3. Silvercreek obtain Final Site Plan approval from the Town
 - Site Plan process evaluates:
 - final design of building
 - site lay-out
 - underground garage design
 - servicing, structural components of condo



SITE PLAN APPROVAL

1st Submission:

Comments provided to Silvercreek: May 3, 2017

2nd Submission:

Circulated to Dept/Agencies: Oct. 3, 2017

Comments provided to Silvercreek: Nov. 2, 2017



TOWN OF
HALTON HILLS
Working Together Working for You!

SITE PLAN APPROVAL

- Expedite review of submissions
- Staff work with Silvercreek's consultants to address revisions expeditiously
- Apply pragmatic approach to resolving issues (ie. Minor Variance for parking)



4. HERITAGE RECONSTRUCTION & RESTORATION PLAN

4. Silvercreek prepare a Heritage Reconstruction & Restoration Plan for approval by the Town prior to the issuance of any demolition permits
 - The Reconstruction & Restoration Plan and associated drawings:
 - identifies the final façade design for the McGibbon
 - What materials will be used and where
 - Maps out the process for the reconstruction



HERITAGE RECONSTRUCTION & RESTORATION PLAN

- Conditional Approval issued by Town Jan. 26, 2018
 - Agreed to by Silvercreek Feb. 12, 2018
- Final Approval can be granted once Silvercreek provides Town with \$ security

5. HALTON REGION PROTOCOL FOR CONTAMINATED SITES

5. Silvercreek satisfies the Region's Protocol for Review of Contaminated and Potentially Contaminated sites
 - Environmental Site Assessment submitted by Silvercreek suggest site is located adjacent to former waste disposal site
 - Risk Assessment required to be signed off by MOECC to confirm condo is appropriate for site

HALTON REGION PROTOCOL FOR CONTAMINATED SITES

- Silvercreek advised that MOECC has accepted their Risk Assessment
 - Silvercreek waiting for formal clearance to forward to Region to satisfy protocol



6. SERVICING ALLOCATION

6. The Region being satisfied that the subject site has received the necessary servicing allocation (SDEs)
- A total of 65 SDEs required to be allocated to support 125-unit condo
 - Town has SDEs available to allocate; will do so once all other conditions have been satisfied

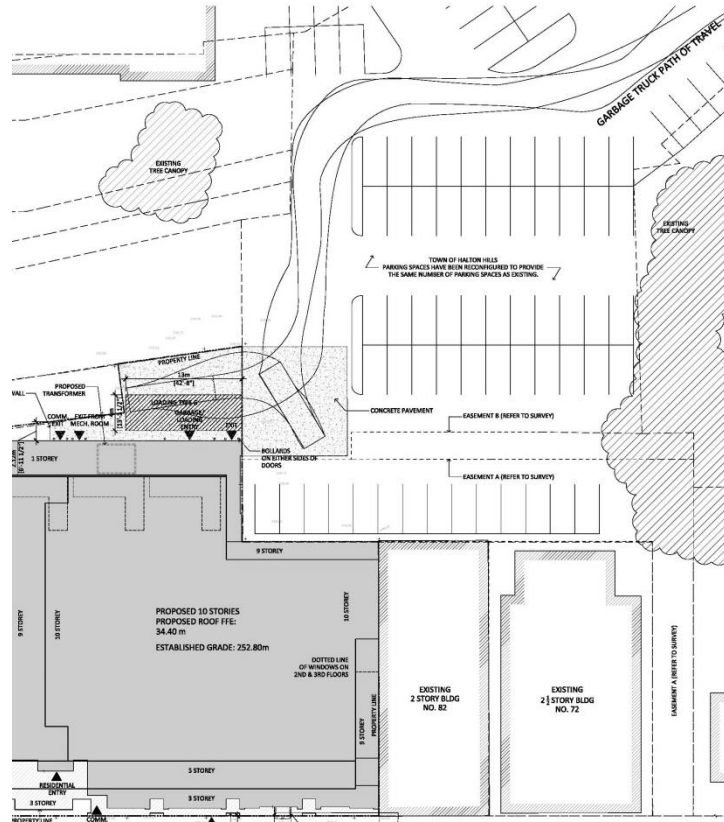


7. BACK STREET PARKING LOT EASEMENT

7. Secure an easement from the Town over the Back Street parking lot
 - Garbage/loading area located at rear of condo
 - Trucks access area through Back St. parking lot
 - Parking lot needs to be reconfigured to accommodate access
 - Section 37 Agreement requires reconfiguration not result in loss of any public parking spaces



BACK STREET PARKING LOT EASEMENT



TOWN OF
HALTON HILLS
Working Together Working for You!

8. UTILITY RELOCATION

8. Silvercreek must make arrangements for the relocation of existing utilities located on the subject lands



UTILITY RELOCATION



TOWN OF
HALTON HILLS
Working Together Working for You!

UTILITY RELOCATION

- Silvercreek solely responsible for this matter
 - Between private land owners and external utility companies
- Town staff participating in process to help resolve matter
 - Review relocation and future connection plans early
 - Attend every meeting between Silvercreek and utilities to ensure parties on same page, working towards resolving quickly

9. CONSTRUCTION MANAGEMENT PLAN

9. Silvercreek must prepare a Construction Management Plan to the satisfaction of the Town
 - Outlines how construction of project will occur
 - Location of hoarding
 - Hours of construction activity
 - Staging area
 - Identifies potential impacts to neighbourhoods residents/businesses/users of streets

CONSTRUCTION MANAGEMENT PLAN

- Town staff co-ordinated meetings with Silvercreek and BIA
- Staff work directly with Silvercreek's consultants
- Anticipated next submission will resolve matter



BY-LAW 2017-0064 – Holding (H23) Provision

- 1) Execution of a Section 37 Agreement
- 2) Silvercreek make payment of the \$500,000 contribution
- 3) Obtain Site Plan approval from the Town
- 4) Preparation of a Heritage Reconstruction & Restoration Plan
- 5) Satisfy Region's protocol for contaminated sites
- 6) Obtain servicing allocation from the Town
- 7) Obtain easements from Town over Back St. parking lot
- 8) Relocate utilities within Downtown
- 9) Finalize a Construction Management Plan



QUESTIONS?



TOWN OF
HALTON HILLS
Working Together Working for You!