

Amico Proposal – Memorial Arena lands

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

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

May 15, 2017



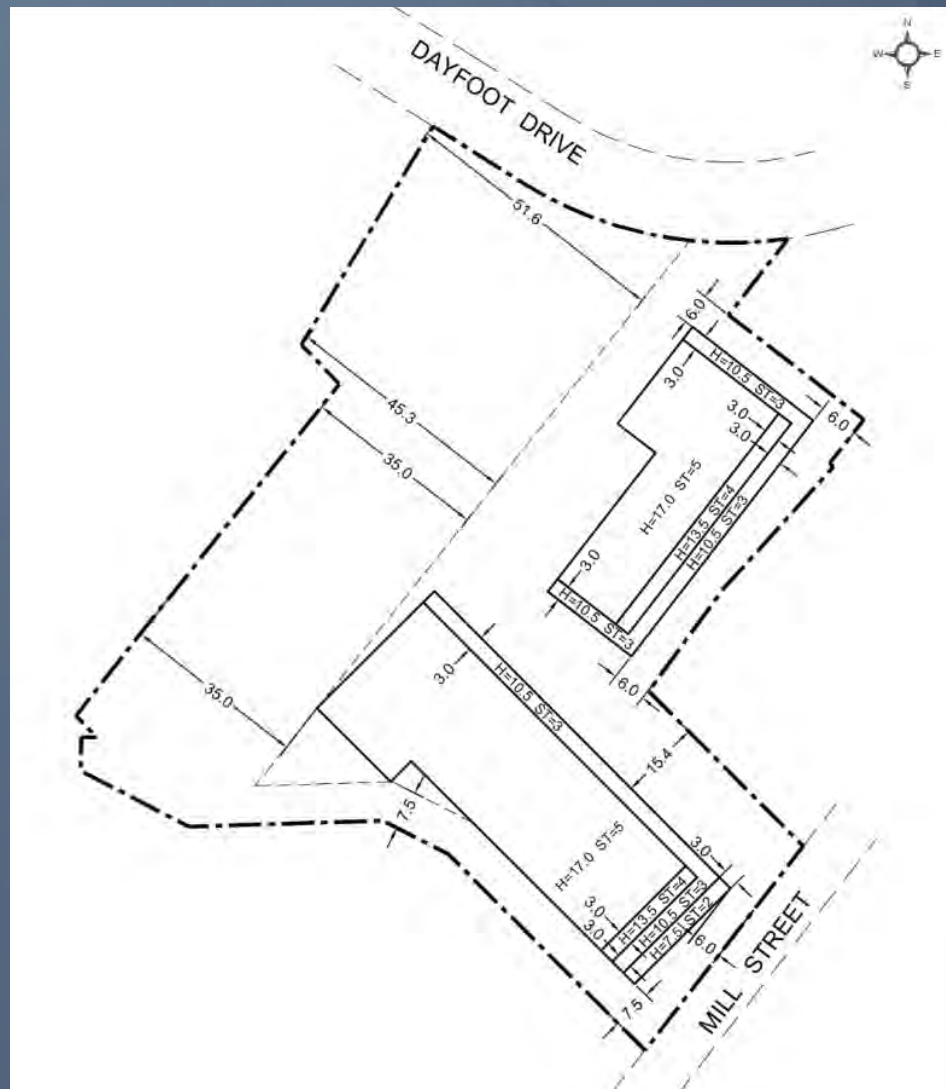
Agenda

1. Opening Remarks
2. Overview Presentation
3. Community Questions
4. Community Issues Review and Discussion
5. Looking Ahead and Other Comments
6. Closing Remarks and Adjournment

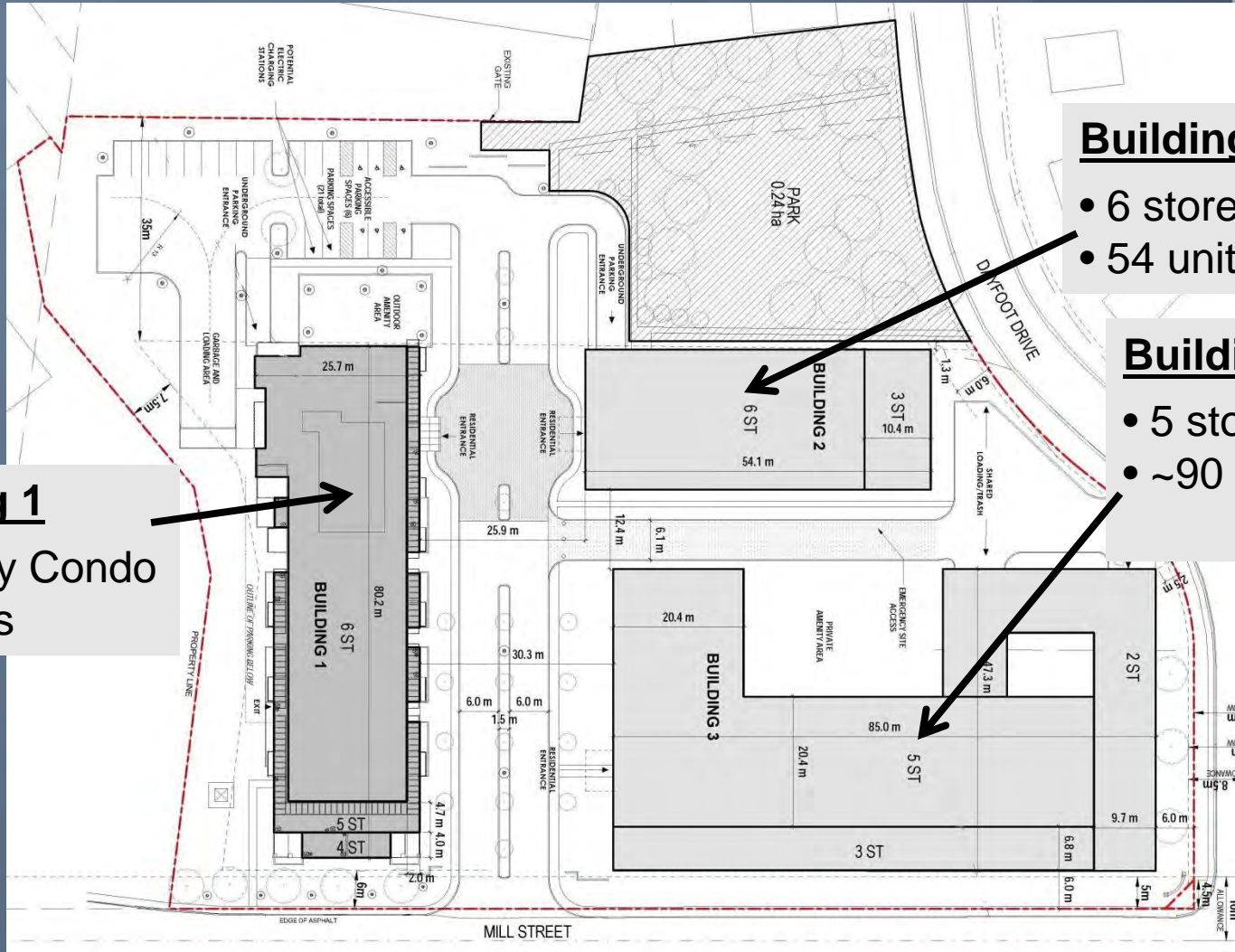
Site Location



2015 Approvals



Amico's Development Proposal



Building 1

- 6 storey Condo
- 76 units

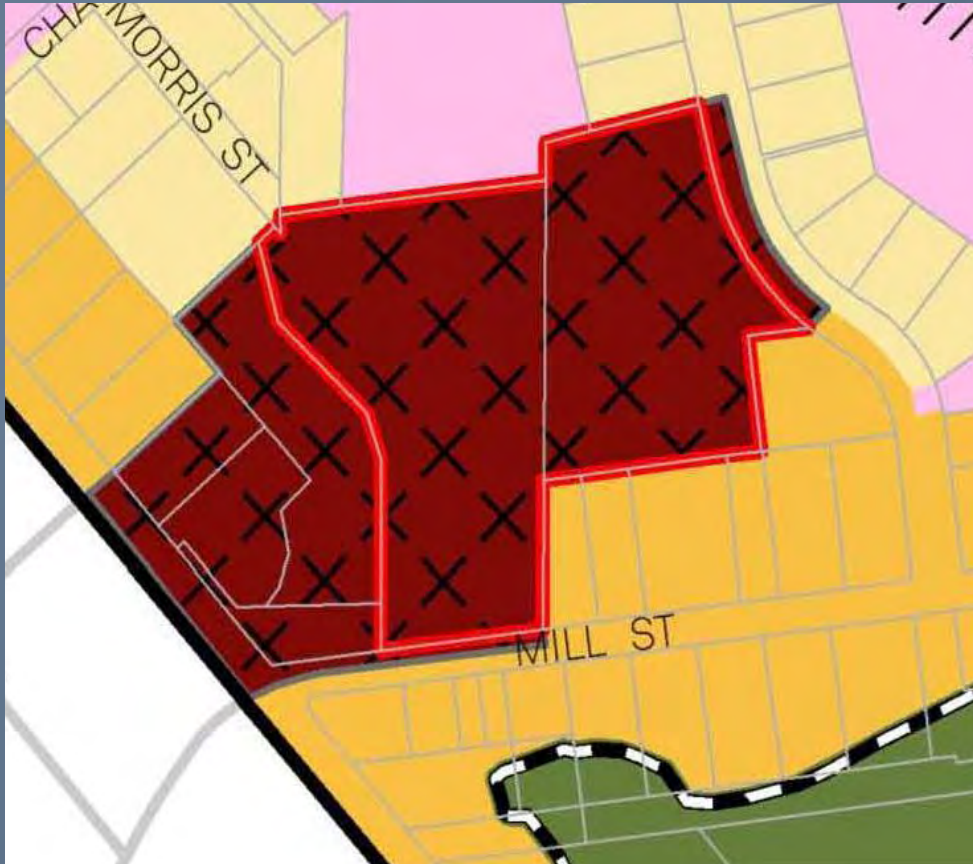
Building 2

- 6 storey Condo
- 54 units

Building 3

- 5 storey Condo
- ~90 units

Amendments Proposed by Amico



Memorial Arena Site:

- height increase -
5 storeys to 6 storeys

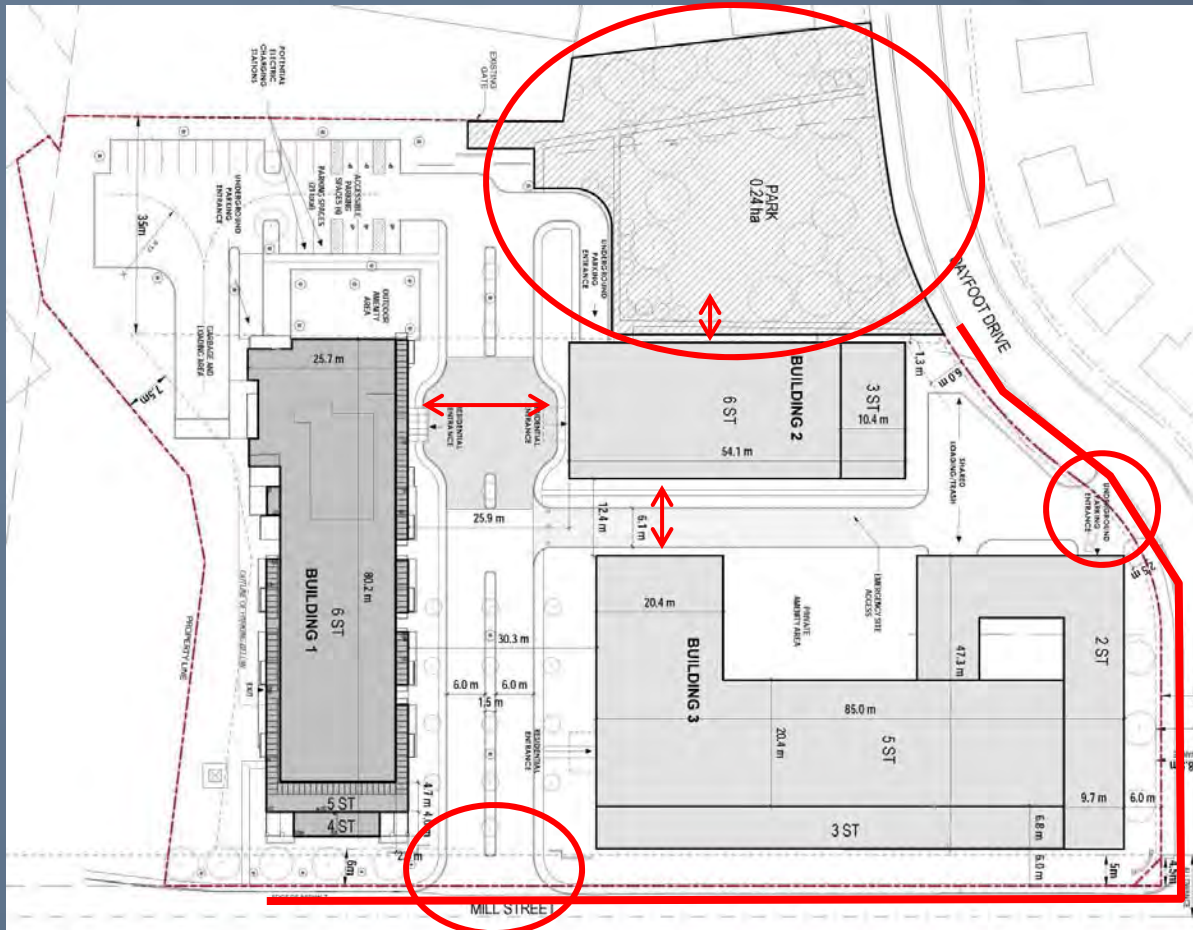
7 Residential Properties:

- height increase –
4 storeys to 5 storeys

Overall Site:

- density of 1.58 FSI

February 21 Public Meeting: Issues Discussed



- Traffic
- Built form and massing
- Development configuration
- Parkland design and configuration
- Site access
- Construction

Application Details / Status

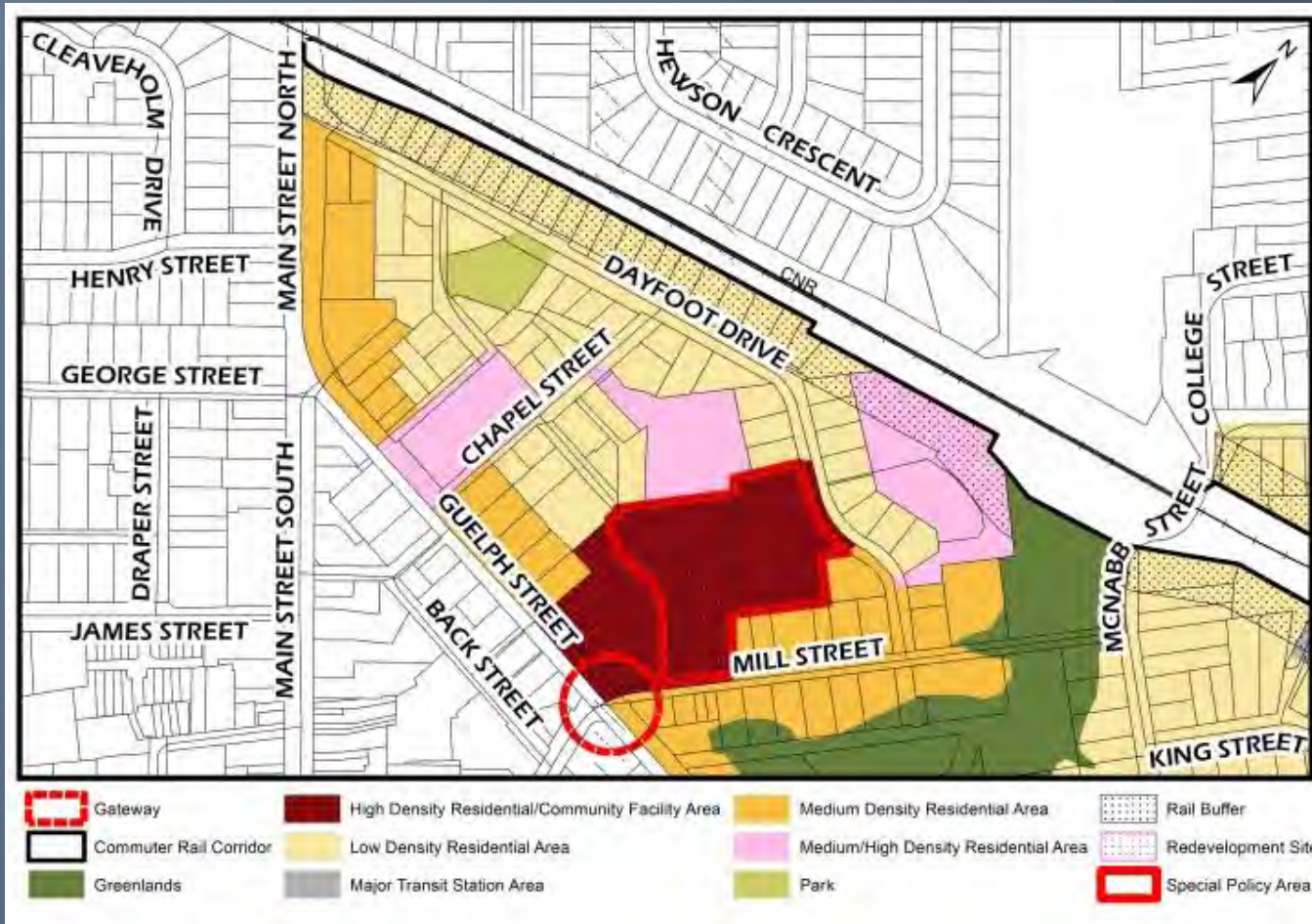
1. Amico is the proponent
2. Planning Act allows applications to be filed
3. Application has not been approved
 - Under review by Town staff
 - Awaiting resubmission from Amico

Resident Questions

1. What is the entire plan for the Mill St. / Dayfoot Dr. neighbourhood?
 - Zoning / land uses - Both Churches
 - Gravel lot / field on Mill St. - Silvercreek & wooded area
2. What are the plans to deal with the Mill St. & Guelph St. intersection? How will the Town address the increased traffic issue?
3. What measures will take place to ensure water and gas line service will not be disrupted?
4. What time is construction allowed to start in the morning and when will it finish in the evening? Can construction take place seven days a week?
5. What is the construction schedule and what can we expect to happen from day to day?

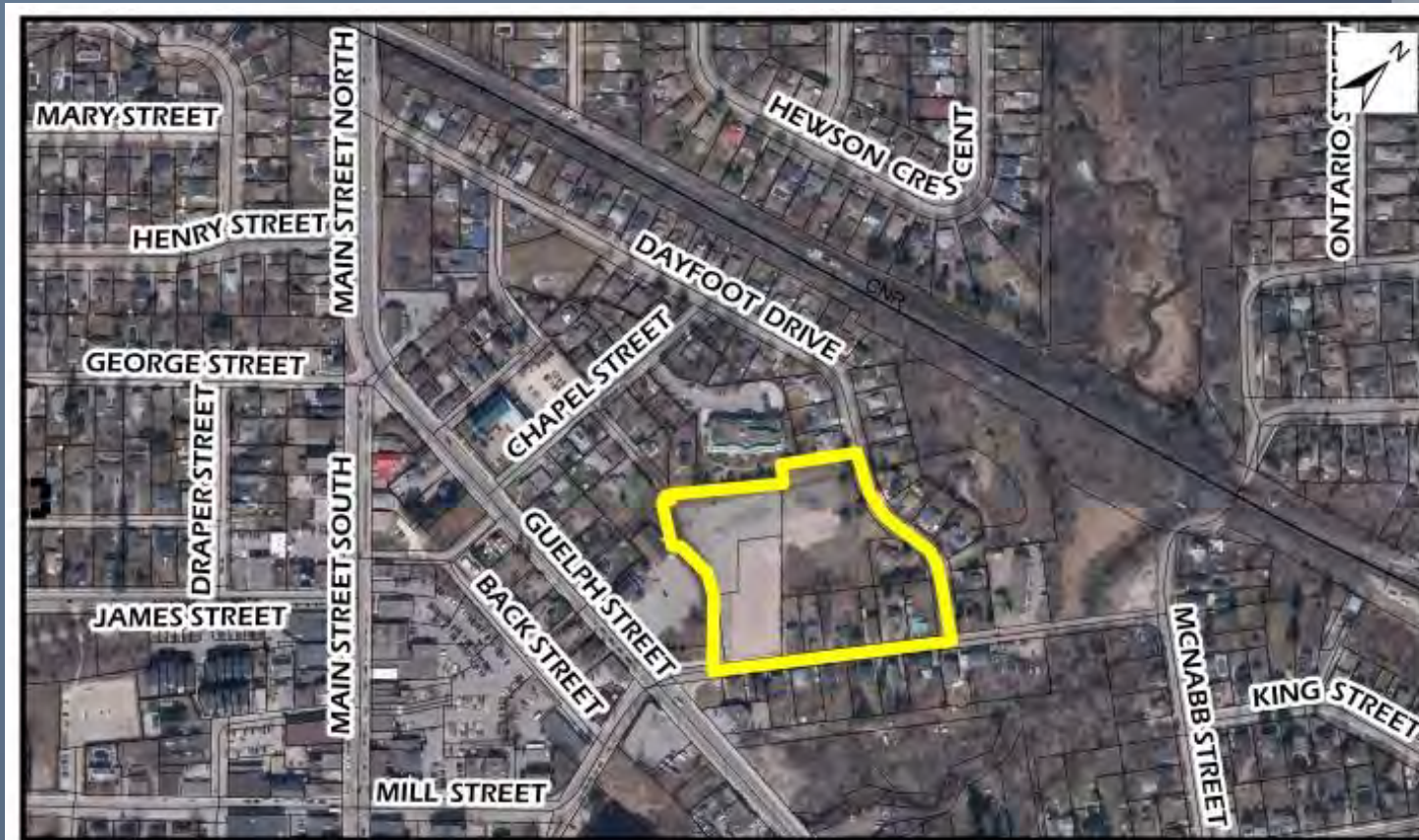
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Resident Concerns: List of Issues for Discussion

1. Traffic – current volume & impact of proposed development
2. Vehicular access points to site – Mill St. & Dayfoot Dr.?
3. Parking
4. Mill Street design – boulevard on south side of street and removal of hydro poles
5. Victoria Gardens access
6. Park design
7. Building design and shadow impacts
8. Tree removal

Resident Concerns:

1. Traffic – Current and Proposed

- Mill St. and signalized intersection already heavily used during the day due to nearby high school & GO Station
- Concern Amico's proposal will make Mill St. and the intersection more congested
- Other properties in neighbourhood designated Medium & High Density will further impact traffic if developed
- More traffic will be directed to Dayfoot Dr., Chapel St., Ryan Rd. because cars will try to avoid Mill / Guelph intersection

Resident Concerns: 2. Vehicular Access Points

- Vehicular access to development is located across from 43 Mill St. – will affect pick-up/drop-off for daycare operating out of that house
- Second vehicular access point should be provided on-site – either from Dayfoot Dr. or Morris St.

Resident Concerns: 3. On-site Parking

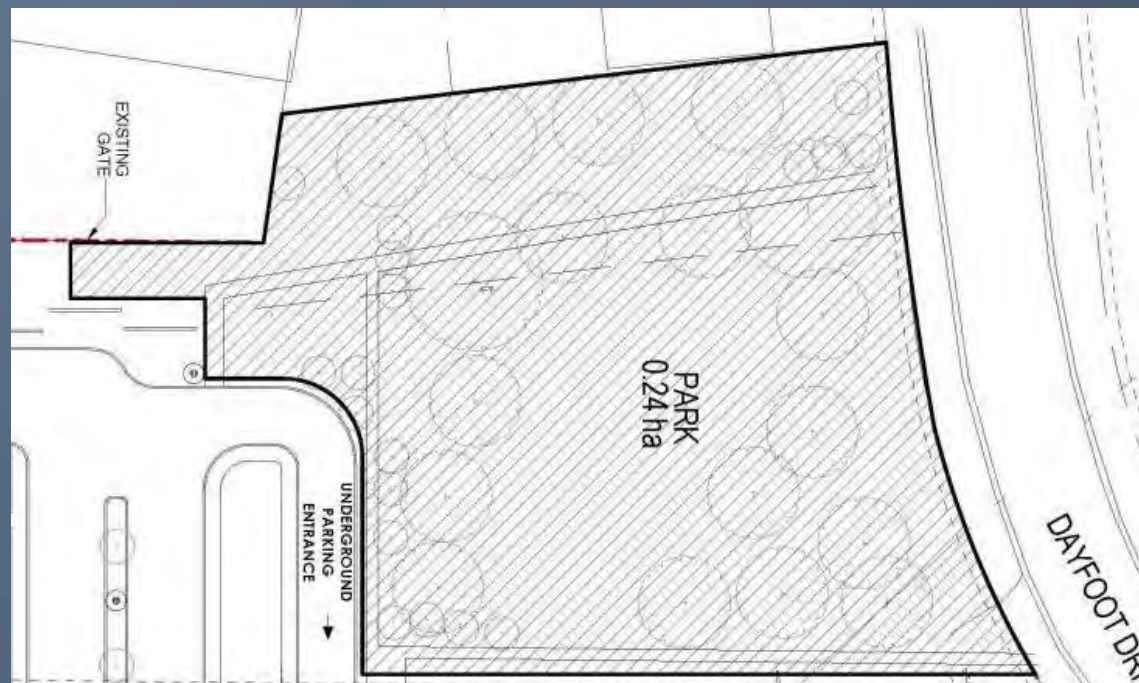
- Adequate parking should be made available on-site for residents and their guests

Resident Concerns: 4. Mill Street Design

- Boulevard with grass, trees and attractive lighting should be installed on the south side of Mill St. to help beautify the neighbourhood
- Remove the hydro poles along the south side of Mill St. and bury the hydro lines

Resident Concerns: 5. Victoria Gardens Access

- Adequate access to the rear of the Victoria Gardens property must be provided from the site for emergency and maintenance purposes



Resident Concerns: 6. Park Design

- Playground equipment for children of all ages should be provided in the park
- Park adjacent to Mill Street would be preferred because Mill Street would appear less congested and there is a park nearby on Dayfoot Dr.

Resident Concerns:

7. Building Design and Shadow Impact

- Concerns that the development will:
 - Create a negative shadow impact
 - Change the character of the neighbourhood

Resident Concerns: 8. Tree Removal

- Concerns about the trees being removed from the property

QUESTIONS ?

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Next Steps

- Amico to file resubmission
- Evaluate resubmission against comments/concerns identified by staff and residents to date
- Hold second meeting for the public / residents