

## REPORT

**REPORT TO:** Mayor Bonnette and Members of Council

**REPORT FROM:** Planning & Infrastructure

**DATE:** February 16, 2016

**REPORT NO.:** PI-2016-0007

**RE:** **PUBLIC MEETING REPORT**

Proposed Official Plan and Zoning By-law Amendments to allow an 11-storey, 125-unit condominium with retail/commercial uses at street level

File No(s): D09OPA15.003 and D14ZBA15.010

Applicant: Silvercreek Commercial Builders Inc.

Location: Part Lots 1, 2 & 3, Registered Plan 37, Part Lot 18, Concession 9, Town of Halton Hills, Regional Municipality of Halton

69-79 Main Street South and 94-98 Mill Street (Georgetown)

### RECOMMENDATION:

**THAT** Report No. PI-2016-0007, dated February 16, 2016, with respect to the Public Meeting Report for “Proposed Official Plan and Zoning By-law Amendments to allow an 11-storey, 125-unit condominium with retail/commercial uses at street level, File No(s). D09OPA15.003 and D14ZBA15.010, submitted by Silvercreek Commercial Builders Inc., for the lands legally known as Part Lots 1, 2 & 3, Registered Plan 37, Part Lot 18, Concession 9, Town of Halton Hills, Regional Municipality of Halton, municipally known as 69-79 Main Street South and 94-98 Mill Street (Georgetown)”, be received;

**AND FURTHER THAT** all agency and public comments be referred to staff for a 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 to allow an 11-storey, 125-unit condominium with retail/commercial uses at street level on lands located in Downtown Georgetown at 69-79 Main Street South and 94-98 Mill Street in Georgetown; see **SCHEDULE 2 – CONCEPT PLAN**.

### Proposed Development:

The Official Plan and Zoning By-law amendments proposed by the Applicant are intended to provide the necessary land use approvals to facilitate the construction of an

11-storey building on lands partially occupied by the McGibbon Hotel. If the Official Plan and Zoning By-law amendments were approved, the Applicant intends to demolish the McGibbon Hotel and construct a new façade that recreates the historic building and incorporate it into a 3-storey podium for the condominium tower. Under the Applicant's current proposal the upper floors of building would terrace back away from the Main Street elevation, beyond the 3-storey podium, and are designed using glass as the dominant building material. The ground floor of the development would contain commercial/retail space focused along Main Street and Mill Street; see **SCHEDULE 3 – CONCEPT RENDERINGS**.

Further details of the proposed development are as follows:

- The building is proposed to have a gross floor area of 17,229.0 m<sup>2</sup> (185,449 sq.ft.), of which 1,361.0 m<sup>2</sup> (14,647 sq.ft.) is intended to be dedicated to commercial/retail uses at the ground floor.
- 125 residential condominium units are proposed for the building, with a rough unit breakdown being:
  - 33 one-bedroom plus den units;
  - 87 two-bedroom plus den units; and
  - 5 three-bedroom plus den units.
- The project proposes to provide private lockers for each unit, a workout facility for residents, a fourth floor amenity/party room area and 3 guest suites.
- A total of 256 parking spaces are proposed to be provided on-site in 2.5 levels of underground parking:
  - 230 of the spaces are intended to satisfy the residential parking needs (37 of which are tandem double-car spaces); and
  - 26 parking spaces are to be provided for visitors and retail/commercial customers.
- Vehicular access to the main underground garage for the 230 parking spaces dedicated to the 125 residential units is proposed off Mill Street. Access to a separate garage for the 26 visitor and retail/commercial parking spaces is proposed to be located at the rear of the building, to be accessed via the Town owned public parking lot that abuts the site.
- The loading and garbage collection area for the building is also proposed to be located at the rear of the building and accessed through the adjacent parking lot.

### **Proposed Applications:**

Generally, the purpose of an Official Plan is to set out the vision and establish a broad type of 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 3, 2015, the Town deemed complete applications submitted by Silvercreek Commercial Builders Inc. (the Applicant) to amend the Town's Official Plan and Zoning By-law.

The Applicant's Official Plan Amendment application proposes to change the designation of the subject lands from Downtown Core Sub-Area to a site specific Downtown Core Sub-Area designation. The Downtown Core Sub-Area designation applies to a large portion of the lands located in downtown Georgetown and allows for a maximum height of 8 storeys; see **SCHEDULE 4 – DOWNTOWN GEORGETOWN OFFICIAL PLAN MAP**. The proposed Official Plan amendment seeks to apply site specific provisions to the subject lands that amend the Downtown Core Sub-Area policies by:

- increasing the allowed height by 3 storeys to permit an 11-storey building;
- increasing the maximum density from 100 dwelling units per net residential hectare to allow a density of 125 units; see **SCHEDULE 5 – DRAFT OFFICIAL PLAN AMENDMENT** (as submitted by the Applicant).

The Zoning By-law amendment proposed by the Applicant seeks to rezone the subject site from a Downtown Commercial One (DC1) zone to a site specific Downtown Commercial One (DC1) Exception zone; see **SCHEDULE 6 – DRAFT ZONING BY-LAW AMENDMENT** (as submitted by the Applicant). The draft site specific zoning by-law proposes the following special provisions for the subject lands:

- increase the maximum permitted height from 13.0 metres (approx. 4 storeys) to 42.0 metres (11 storeys);
- permit a maximum of 125 dwelling units; and
- provide 26 visitor and retail/commercial parking spaces. These spaces are not intended to be dedicated to the sole use of the commercial/retail tenants proposed for the ground floor of the building.

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

- Draft Official Plan Amendment;
- Draft Zoning By-law Amendment;
- Planning Justification Report prepared by Wellings Planning Consultants (October 2015);
- Urban Design Brief prepared by Bousfields (October 2015);
- Architectural Design Brief prepared by Studio JCI (October 13, 2015);
- Sustainability Design Brief prepared by Studio JCI (October 14, 2015);
- Shadow Impact Study prepared by Studio JCI (September 29, 2015);
- Perspective views of the building from locations in Downtown Georgetown (October 7, 2015);
- Traffic Impact Study, Parking Justification Report prepared by Paradigm (October 2015);
- Functional Servicing & Stormwater Management Report prepared by Crozier & Associates (October 2015);

- Phase I (March 28, 2014) and Phase II (May 24, 2014) Environmental Site Assessment Reports prepared by Exp Services Inc.;
- Preliminary Geotechnical Investigation prepared by Exp Services Inc. (May 9, 2013);
- Noise Feasibility Study prepared by HGC Engineering (October 16, 2015);
- Environmental Site Screening Questionnaire;
- Site Plan, Building Elevations, Colour Rendering and Building Floor Plans prepared by JCI Studio;
- Site Servicing, Erosion & Sediment Control Plan and Site Grading Plan prepared by Crozier & Associates; and
- Cultural Heritage Impact Assessment prepared by ASI (February 2016).

All of the above listed documents are posted and available on the Town of Halton Hills website.

Although detailed building drawings and conceptual renderings have been submitted with the subject applications, only the building height, massing and density is subject to consideration through the proposed Official Plan and Zoning By-law Amendment applications. Should the Official Plan and Zoning By-law amendments be approved the Applicant would be required to submit a Site Plan Control application to secure the detailed site layout and building design. A condominium application would also need to be submitted by the Applicant.

### **Location & Site Characteristics:**

The subject lands, municipally known as 69-79 Main Street South and 94-98 Mill Street, are located in Downtown Georgetown at the north-east corner of Main Street South and Mill Street; see **SCHEDULE 1 – LOCATION MAP**. The irregularly shaped site is approximately 0.28 hectares (0.68 acres) in size and has approximately 42.0 metres (138 feet) of frontage on Main Street South and 63.0 metres (207 feet) of flanking frontage on Mill Street. The site itself follows the change in grade that exists along Mill Street, which falls away from Main Street South down towards the Silver Creek valley.

The proposed development site is comprised of three different properties: 71-79 Main Street South and 98 Mill Street; 69 Main Street South; and 94-96 Mill Street. Existing uses/buildings on the three properties are as follows:

#### **71-79 Main Street South and 98 Mill Street:**

- The property at the north-east corner of Main Street and Mill Street is occupied by the three-storey McGibbon Hotel and a surface parking lot at the rear of the site. The McGibbon Hotel was built in 1892 and is a listed building on the Town's Heritage Register as it represents a good example of a 19<sup>th</sup> century Victorian Hotel and is considered important in defining or supporting the character of Downtown Georgetown. While the McGibbon Hotel is often only considered to be the 3-storey building that contains the McGibbon bar in the ground floor, the layout of the building actually includes the retail storefronts to the north, along Main Street, currently occupied by the healthEnut café, Artisan's Attic retail store and Elizabeth's Fashions, as well as the floors above.

- The Applicant intends to demolish the McGibbon Hotel. However, it is the Applicant's intention to construct a re-imagined portion of the McGibbon Hotel (excluding the retail storefronts to the north on Main Street) and incorporate it into the south-west corner of 3-storey podium element for the new building. The recreated McGibbon building would use modern reproduction brick of close colour and match to the original 1892 structure and also salvage and incorporate some of the original building elements like the stone window sills, decorative metal tieback plates and McGibbon Hotel sign.

#### 69 Main Street South:

- The property fronts on to Main Street and is occupied by a two-storey mixed-use building that is leased by Great Expectations salon & spa on the ground floor. The building was constructed in 1890 and is listed on the Town's Heritage register as it is associated with past businesses that were considered important to the Town's main street (the Herald, Bank of Hamilton, Bell Telephone Co.). The building also represents a good example of a 19<sup>th</sup> century commercial building and helps support the character of the downtown Georgetown streetscape.
- The proposed development contemplates the demolition of the building.

#### 96 Mill Street:

- The property fronts on to the north side of Mill Street and has a two-storey commercial building on-site that is attached to the rear of the McGibbon Hotel. The building is occupied by the Mill Street Cheese Market on the ground floor. The building was constructed circa 1881 and is listed on the Town's Heritage register as it contributes to the historic streetscape of Mill Street and was originally occupied by a butcher shop operated by the Buck family for nearly 50 years.
- The Applicant is proposing to demolish the building to accommodate the proposed development.

#### Surrounding land uses to the subject site include:

- To the North - Two-storey mixed use buildings with ground floor commercial further north on Main Street South, many of which are listed buildings on the Town's Heritage Register. A Town owned public parking lot is located to the rear of the site and Guelph Street is further to the north.
- To the East - Two-storey Salvation Army Thrift Store, three-storey former Gregory Theatre (which has been converted to an office building) and the old two-storey Post Office (which now functions as an apartment building). The Gregory Theatre and old Post Office are both listed on the Town's Heritage Register. Two 11-storey apartments buildings are located further east on Park Avenue, down towards the Silver Creek valley.

- To the South - Three-storey medical office building across Mill Street and a range of one to three-storey mixed use buildings with ground floor commercial further south on Main Street South, many of which are listed buildings on the Town's Heritage Register. The Georgetown Public Library is located further south.
- To the West - Two-storey old bank building across Main Street South (now occupied by Coldwell Banker), which is a listed building on the Town's Heritage Register. Two-storey mixed-use buildings with ground floor commercial uses continue west on Mill Street, many of which are also listed on the Town's Heritage Register. The Park District low-density residential neighbourhood is located further west.

**COMMENTS:**

**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.

**1.0 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*.

**2.0 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.

**3.0 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.

#### **4.0 Town of Halton Hills Official Plan:**

The subject lands are located within the Georgetown Downtown Area under the Town's Official Plan and are designated Downtown Core Sub-Area. This section outlines the Official Plan policies applicable to downtown Georgetown, the Downtown Core Sub-Area designation and the subject site.

#### **4.1 Vision and Objectives for Downtown Georgetown:**

The vision for the Downtown Core Sub-Area is for it to function as a focal point for commerce and hospitality in the Town, accommodating a diverse mix of commercial, residential, cultural and social uses. It is the intent of the Plan that the scale and location of any new development in the Downtown Core Sub-Area should maintain and/or enhance the existing character of the Downtown (Section D2.5.1.4.1). Uses permitted in the Downtown Core Sub-Area include a range of retail and service commercial uses, restaurants and residential uses.

Through Official Plan Amendment No. 9 (OPA 9) the Georgetown Downtown Area is identified as a designated Intensification Area that is intended to accommodate an additional 340 residential units between 2015 and 2031.

#### **4.2 New Development or Redevelopment in Downtown Georgetown:**

As per Section D2.5.1.4.3 of the Official Plan, the following policies are intended to guide new development or redevelopment in the Downtown:

- a) land assembly is encouraged to create larger, more viable development parcels;
- b) in order to maintain a consistent façade, the maximum height of building fronting on Main Street South in Georgetown shall be four storeys. Building heights greater than four storeys may be permitted on the rear portions of buildings or at intersections; and
- c) all development proposals may be required to restore or enhance their building façade in order to maintain the architectural character and identity of the Downtown, in accordance with the following:
  - Original architectural details and features should be restored.
  - The façade should be representative of or consistent with adjacent architectural styles.
  - Building materials that are not in keeping with the architectural character of the Downtown will be discouraged.
  - Traditional signage and lighting is preferred over fluorescent sign boxes and corporate signage.
  - The façade should incorporate broad window treatments at street level to maintain an open, pedestrian friendly environment.

Any proposed residential uses along Main Street within the Downtown Core Sub-Area are to be generally directed to the upper floor of buildings as it is the intent of the Official Plan to protect the street level for commercial uses in the Downtown (Section D2.5.1.4.4). The maximum permitted density for any residential use in the Downtown Core Sub-Area shall not exceed 100 units per net residential hectare and the maximum building height shall not exceed eight (8) storeys. However, the development of any new residential use, such as an apartment building, must first demonstrate that:

- i) the lot is suitable for the proposed building;
- ii) the built form respects the character of and can be suitably integrated with adjacent residential neighbourhoods, in terms of height and massing;
- iii) the use will not cause traffic hazards or an unacceptable level of congestion on surrounding roads;
- iv) the development can easily be accessed by public transit (if available);
- v) the development is located on a site that has adequate land area to incorporate the required parking, recreational facilities, landscaping and buffering on-site;
- vi) municipal water and wastewater services are adequate and available;
- vii) the development provides additional housing choices in the Town; and
- viii) the Downtown Area will benefit from the increase in housing in the area.

The Downtown Core Sub-Area policies also suggest that the maximum height and/or density of any residential development may be increased subject to the policies of Section G4.3 of the Official Plan. Section G4.3 of the Official Plan outlines bonusing triggers that may permit increases to the maximum density and/or height permitted under specific section of the Official Plan if the increase will result in the provision of a significant public benefit that would not have otherwise been realized. While the Applicant has proposed a site specific Official Plan amendment to allow an increase to the maximum permitted height and density the Applicant has not articulated their proposal in the context of the policies outlined under Section G4.3.

### **4.3 Urban Design and Heritage:**

Section F2 of the Plan outlines the urban design policies to be applied to all developments requiring Planning Act approval in the Town. In addition to Section F2, the urban design guidelines for the Georgetown Downtown District are also applicable to any development proposed in the Downtown Core Sub-Area. The intent of these policies and guidelines is to improve the aesthetic quality of the Town's built character and ensure that the urban areas of the Town evolve in a manner that enhances the quality and vibrancy of the life in Halton Hills.

As per Section F5, it is also the intent of the Official Plan that the Town's cultural heritage resources be identified, conserved and enhanced wherever practical. The



retention of buildings of significant cultural heritage and protection of heritage structures in their original locations shall be encouraged wherever possible.

### **5.0 Town of Halton Hills Zoning By-law 2010-0050:**

The subject site is zoned Downtown Commercial One (DC1). Uses permitted in the DC1 zone include a mix of retail/commercial uses including restaurants, service shops, food stores and business offices as well as apartment dwelling units that are located above the first floor.

Under By-law 2010-0050 the following provisions apply to a DC1 zone:

| <b>Provision</b>                           | <b>Standard</b>  |
|--|--|
| Maximum Height                             | 13.0 m (approx. 4 storeys)                             |
| Minimum Front, Rear & Side Yard Setbacks   | 0.0 m  |
| Minimum Required Parking (apartment units) | 1.5 spaces/unit + 0.25 spaces/unit for visitor parking |
| Minimum Required Parking (general retail)  | 1 space / 20 m <sup>2</sup>                            |

### **Issues Summary:**

#### **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 4, 2015. To date, comments have been received from:

- Infrastructure Services – Development Engineering
- Zoning
- Recreation and Parks
- Fire Department
- Heritage Halton Hills Committee
- Halton Region
- Halton District School Board
- Halton Catholic District School Board
- Halton Hills Hydro
- Canada Post

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

## **Height, Building Design and Heritage:**

The Town's Official Plan encourages the intensification of lands within the downtown area and contemplates the redevelopment of further properties in Downtown Georgetown; therefore, these applications are likely to set a precedent for future buildings proposed for downtown. As such, it is important that the subject proposal supports its historic downtown context and sets a positive standard for any future development.

The current proposal seeks to amend the Town's Official Plan to increase the allowed height from 8 storeys to 11 storeys. It is important to understand any potential built-form, shadow and view impacts associated with the proposed building and 3-storey height increase and whether an 11-storey building reflects an appropriate scale for the redevelopment of the subject site and for Downtown Georgetown. Further review of the building is also required to determine whether the proposed building setbacks, terracing of the upper storeys and massing towards the rear of the property provide an appropriate transition between the condominium and Main Street/Mill Street as well as any abutting property.

The development proposal also contemplates the demolition of three buildings that contribute to the historic downtown streetscape and are listed on the Town's Heritage Register. While the three-storey podium proposed for the new building is intended to reflect the existing character of Downtown Georgetown (which includes a replicated McGibbon Hotel façade), the upper eight storeys are designed in a more modern fashion that incorporates the use of a lot of glass. Staff needs to determine whether it is appropriate to consider the demolition of the three listed buildings and also whether the heritage-style podium, "re-imagined" McGibbon façade and contemporary building design proposed for the upper storeys will maintain the architectural character and identity of downtown.

To ensure that all questions related to the built form, height and design of the building are appropriately answered Town Planning staff retained an urban design consultant (BrookMcIlroy) and heritage consultant (ERA Architects) in January 2016 to complete an urban design peer review of the proposed development. The peer review consultants are still in the process of completing their initial review and do not anticipate providing comments until after the Statutory Public Meeting so that they can consider any concerns raised by residents. The peer review consultants also intend to meet with the Heritage Halton Hills Committee to consider their comments.

## **Site Risk Assessment:**

The Phase II Environmental Site Assessment submitted by the Applicant suggests that the subject lands are located adjacent to a former waste disposal site (location of the Town parking lot to the rear of the site). Region of Halton staff have indicated that Provincial guidelines and Regional Official Plan policies require that appropriate studies be undertaken prior to consideration of any significant development proposed on or adjacent to former waste disposal sites. Therefore, Regional staff requires that a detailed Site Risk Assessment be completed by a Qualified Professional to confirm that

the proposed residential condominium is appropriate for the site before the Region can provide a recommendation on the applications.

### **Access to Loading and Public/Commercial Parking at Rear of Building:**

The subject applications propose to locate the loading/garbage collection area and a stand-alone underground garage for visitors and retail/commercial customers at the rear of the building. Vehicular access to these areas is only accessible via the Town owned public parking lot that abuts the site. Therefore, the Applicants are relying on obtaining easements over the Town owned land to facilitate the proposed development, which requires further consultation with Town staff.

### **Construction Management:**

The potential demolition of the existing buildings on-site and the erection of a new condominium could pose a disruption to the function of Downtown during the construction period. In the event that the applications are approved, it is expected that the Applicant will consult with staff to identify ways to manage the construction process to mitigate all potential disruptions.

### **Public Comments:**

To date, Planning staff has received nineteen (19) e-mails/correspondence and four (4) phone calls/counter inquiries from residents or business owners regarding the subject applications. Town staff was also in attendance at the two information meetings hosted by the Applicant in December 2015 and February 2016 to obtain community feedback on the proposal.

A variety of opinions, concerns and issues relevant to the subject proposal have been provided by the community so far, which have been categorized as follows:

#### Height:

- The proposed 11 storey height is too tall and inappropriate for the character of the downtown core, which predominantly consists of buildings 2 to 3 storeys in height. A building this tall will be a visual intrusion to the downtown skyline.

#### Building Design and Heritage:

- A number of concerns have been raised regarding the perceived over-use of glass in the design for the upper storeys of the building, which people argue is uncharacteristic of downtown Georgetown. Instead, they believe more traditional materials like brick should be incorporated to the design of the upper levels. However, some residents have commented that they think the contemporary design of the upper storeys will provide a nice contrast to the heritage character of the proposed podium.
- The demolition of the McGibbon Hotel and two other heritage buildings will have a negative impact to the streetscape of Main Street and Mill Street and will be considered a loss to the Town's cultural heritage.

- The original design of the building podium incorporated limestone materials and building finishes along the Main Street façade that some felt are not reflective or supportive of the downtown heritage streetscape. Instead, they suggested that the podium should incorporate building materials, architectural articulation at the roofline and detailed window treatments that are more complementary to the existing downtown character.

#### Construction Disruption:

- The construction of the proposed building will pose a significant disruption to downtown Georgetown and the business owners who are currently located downtown. This needs to be properly addressed and mitigated.

#### Traffic:

- The introduction of 125 residential units to the downtown core will increase traffic congestion along Main Street and Mill Street, which will negatively impact the downtown.

In addition to the various design, heritage and logistical opinions and issues raised by residents, many have also indicated support for the project in terms of the increased housing options and potential positive economic development impacts it could provide:

#### Housing Options:

- A condominium downtown will provide housing opportunities for residents who are looking to downsize and remain in Georgetown.

#### Economic Development:

- A multi-storey condominium is an opportunity to add more vibrancy to downtown Georgetown and to draw people to the downtown core where they have walking access to a number of restaurants, stores and services.
- The Downtown Georgetown Business Improvement Association (BIA) and some of the downtown Georgetown business owners have expressed support for a project of this nature as they believe that intensifying the downtown is important to encourage investment in the core and to support the viability of existing businesses downtown.

The purpose of the upcoming Public Meeting is to obtain additional comments and feedback from the community. Any further comments received from the public will also be reviewed, addressed and included in the final Recommendation 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 & Comments:

- Immediate: Signs posted on the Main Street and Mill Street facades of the McGibbon Hotel explaining the proposed application.
- Nov. 4, 2015: Notice of Received Application mailed out to all property owners assessed within 120 m of the subject property.
- Feb. 5, 2016: Notice of Public Meeting signs posted in the windows of the existing buildings on-site along Main Street and Mill Street.
- Feb. 9, 2016: Notice of a Public Meeting was mailed out to all property owners assessed within 120 m of the subject property and to anyone who requested notification.
- Feb. 11, 2016: Notice of a Public Meeting was published in the Independent & Free Press.
- Feb. 25, 2016: 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:**

### **Pre-consultation at Development Review Committee (DRC):**

The proposed development was considered at the February 12, 2015, Development Review Committee pre-consultation meeting (D00ENQ15.007). The Applicant was provided with preliminary comments from various Town Departments and the Region of Halton at the meeting.

### **Public Information Centre (PIC):**

The Applicant held a Public Information Centre (PIC) on November 12, 2015, at the Helson Gallery to introduce the proposal and themselves to the community. Notification for the event was placed in the Independent Free Press by the Applicant on October 29, 2015, and November 5, 2015. Approximately 120 people were in attendance.

The Applicant held a second PIC on February 4, 2016, at the John Elliott Theatre where they made a presentation regarding their proposal and held a question and answer period for those in attendance. Notification was sent by the Applicant to the Mayor, Ward 3 Councillors and residents within 150 metres of the subject property and ads were placed in the Independent Free Press on January 21, 2016, and January 28, 2016. Approximately 150-175 residents were in attendance.

Town staff attended both events on an informal basis and was able to obtain valuable community feedback on the proposal.

**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 assesses the merits of the proposal, will be prepared.

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

Respectfully submitted,

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Jeff Markowiak, MCIP, RPP  
Senior Planner – Development Review

Reviewed and Approved by,

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

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

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Brent Marshall  
Chief Administrative Officer & Fire Chief

# SCHEDULE 1 – LOCATION MAP







**SCHEDULE 3 – CONCEPT RENDERINGS**

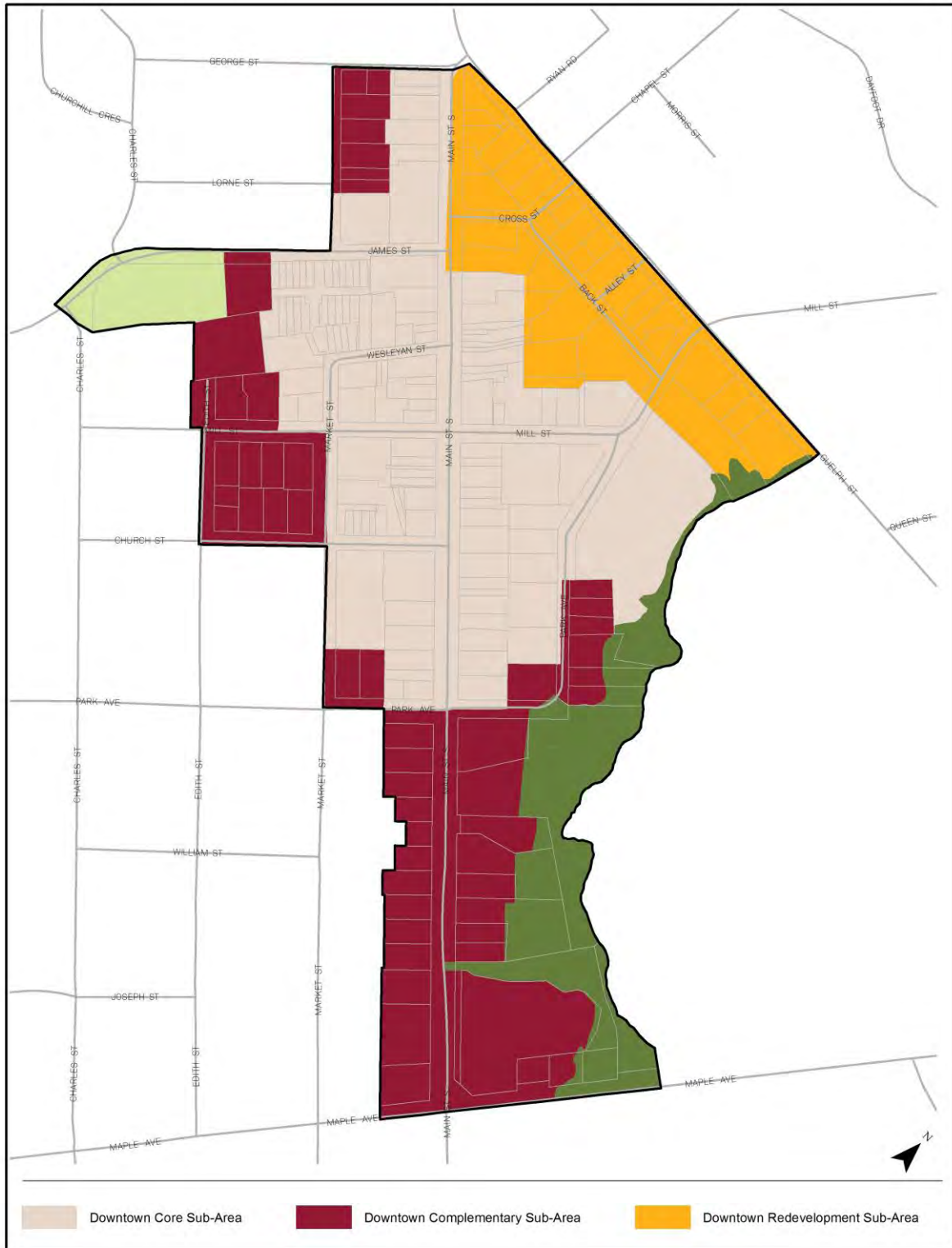


Proposed Main Street Façade



Proposed Mill Street Façade

# SCHEDULE 4 – DOWNTOWN GEORGETOWN OFFICIAL PLAN MAP



**SCHEDULE 5 – DRAFT OFFICIAL PLAN AMENDMENT  
(as submitted by the Applicant)**

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

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**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. X to the Official Plan for the Town of Halton Hills.

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

The attached text and schedules constitute Amendment No. X 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 2015-XXXX 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**

This Amendment is intended to facilitate the development of an eleven (11) storey mixed-use development consisting of ground floor commercial and 125 above-grade condominium apartment units. The lands subject to the proposal are located at the northeast corner of Main Street South and Mill Street in Downtown Georgetown. The lands are municipally known as 69-79 Main Street South and 94-98 Mill Street and are situated within the Georgetown Urban Area of the Town of Halton Hills. The subject lands are currently designated *Downtown Core Sub-Area* by the Town of Halton Hills Official Plan.

The Amendment proposes to re-designate the *Downtown Core Sub-Area* to Downtown Core Sub-Area Special on Schedule A4 to the Official Plan and to add a new Special Policy Area under Section D2.5.1.7 referred to as Downtown Core Sub-Area Special Policy Area D2.5.1.7.xx with new text.

### **LOCATION AND SITE DESCRIPTION**

The subject property is legally described as Part of Lots 1, 2 and 3, Registered Plan 37 and Part of Lot 18, Concession 9 (former Township of Esquesing) within the Town of Halton Hills, Regional Municipality of Halton as is municipally known as 71-79 Main Street South (Georgetown). The subject lands are approximately 0.227 hectares (0.56 acres) in size and are located at the northeast corner of Main Street South and Mill Street in Downtown Georgetown.

The subject lands contain buildings that presently accommodate commercial uses including the McGibbon Hotel.

Surrounding land uses to the property include:

- To the North – commercial/parking lot
- To the East – commercial
- To the South – commercial
- To the West – commercial

### **BASIS OF THE AMDENDMENT**

The proposal is consistent with the Provincial Policy Statement and conforms to the Provincial Growth Plan and Region of Halton Official Plan as amended by Regional Official Plan Amendment No. 38.

Permitting the proposed redevelopment and re-designating the lands to permit a mixed-use development consisting of ground floor commercial and 125 above-grade condominium apartment units is appropriate for the following reasons:

- The proposal satisfies the goals, objectives and policies of the Town of Halton Hills Official Plan relating to the provision of a mix, diversity and range of housing

choices; urban design; intensification; and bonusing, and will assist in achieving the high density residential targets as set out in the Town's Official Plan.

- The proposed redevelopment will promote Downtown Georgetown as a focal point for commerce and pedestrian-scale activity and will enhance and reinforce the importance of the Downtown Area.
- The proposed redevelopment will result in streetscape and façade improvements that revitalize the cultural and historic character of the Downtown Area.
- The proposed redevelopment satisfies a number of Provincial and Region policy objectives relating to a range and mix of housing types; intensification; utilization of existing and available infrastructure and being transit supportive.
- The principle of development is justified and supported by planning, engineering, environmental, noise and transportation studies, and the proposal is appropriate and compatible with the surrounding land uses.

## **PART B – THE AMENDMENT**

All of this part of the document consisting of the following Schedule and Text constitutes Amendment No. X of the Official Plan for the Town of Halton Hills.

### **DETAILS OF THE AMENDMENT**

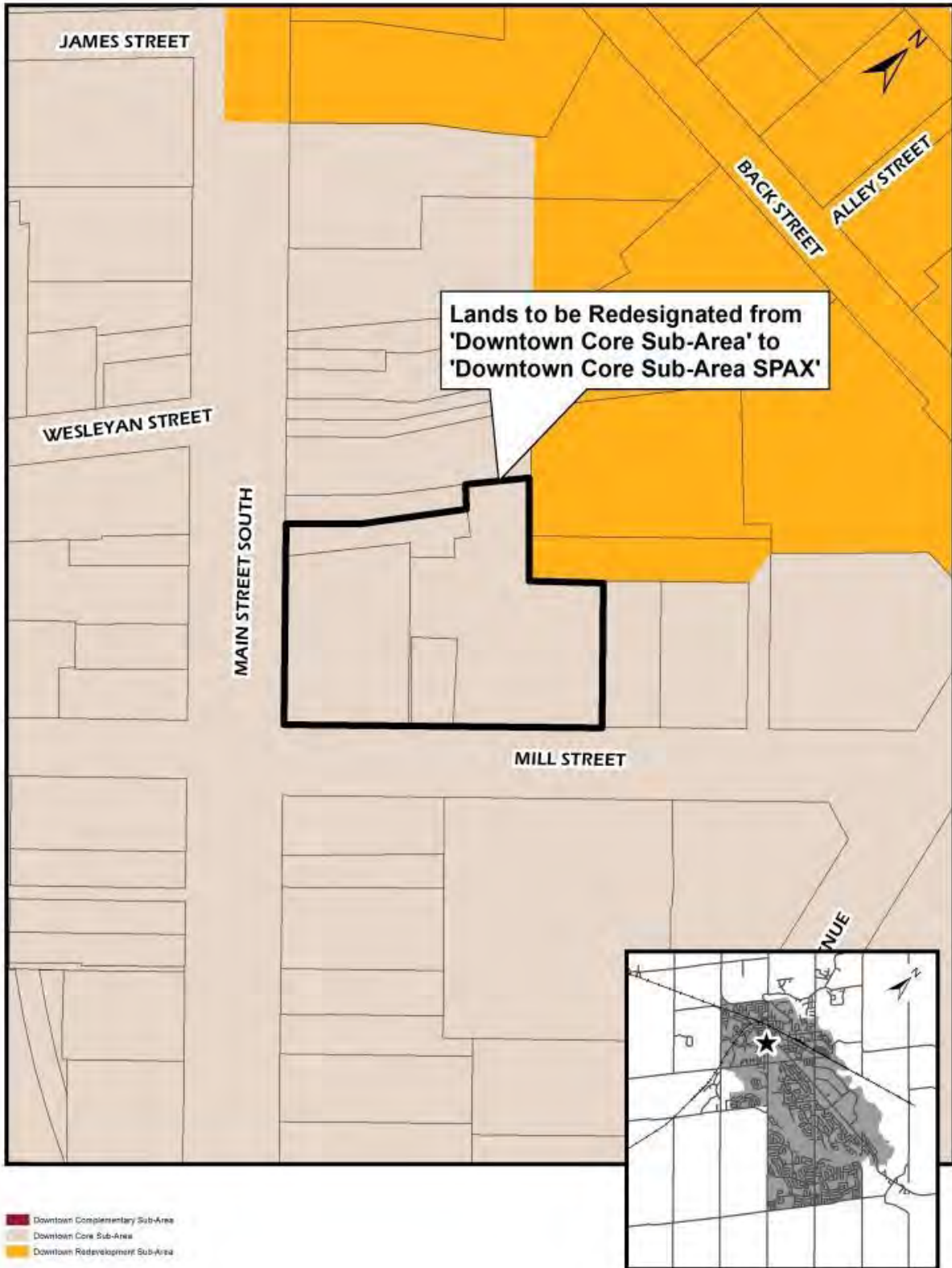
The Official Plan for the Town of Halton Hills is amended as follows:

1. That Schedule A4 – Georgetown Downtown Area for the Town of Halton Hills is hereby amended by adding a new *Downtown Core Sub-Area* Special designation to the lands municipally known as 69-79 Main Street South and 94-98 Mill Street (Georgetown), as shown on Schedule ‘1’ to this amendment.
2. That Schedule A4 – Georgetown Downtown Area to the Official Plan for the Town of Halton Hills is hereby amended by marking with a number “XX” and adding a solid red line around the lands shown in Schedule ‘1’ to this amendment, municipally known as 69-79 Main Street South and 94-98 Mill Street (Georgetown).
3. That Section D2.5.1.7, Special Policy Areas, of the Official Plan for the Town of Halton Hills is hereby amended by adding a new subsection, which shall read as follows:

“D2.5.1.7.XX           Special Policy Area XX

A mixed-use development with a maximum height of eleven (11) storeys consisting of ground floor commercial and a maximum of 125 above-grade condominium apartment units shall be permitted within the Downtown Core Sub-Area designation on lands identified as Special Policy Area XX, as shown on Schedule A4 of this Plan.”

SCHEDULE 1 to OPA No. X





**SCHEDULE 6 – DRAFT ZONING BY-LAW AMENDMENT  
(as submitted by the Applicant)**

**ZONING BY-LAW AMENDMENT**

BY-LAW NO. 2016- \_\_\_\_\_

A By-law to Amend Zoning By-law 2010-0050, as amended, for the lands described as Part of West Half Lot 18, Concession 9, Former Township of Esquesing, Town of Halton Hills, Regional Municipality of Halton

**WHEREAS** Council is empowered to enact this By-law by virtue of the provisions of Section 34 of the Planning Act, R.S.O.1990, as amended;

**AND WHEREAS** on \_\_\_\_\_, 2016, Council for the Town of Halton Hills approved Report No. PDS 2015-\_\_\_\_\_, dated \_\_\_\_\_, 2016, 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, THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:**

1. That Schedule "A4" of Zoning By-law 2010-0050, as amended, is hereby further amended by rezoning the lands described as Part of Lots 1, 2 & 3, Registered Plan 37 and Part of Lot 18, Concession 9, Town of Halton Hills, municipally known as 69-79 Main Street South and 94-98 Mill Street (Georgetown), as shown on Schedule "1" attached to and forming part of this By-law;

**From a** Downtown Commercial One (DC1) Zone;

**To a** Downtown Commercial One (DC1) Exception Zone.

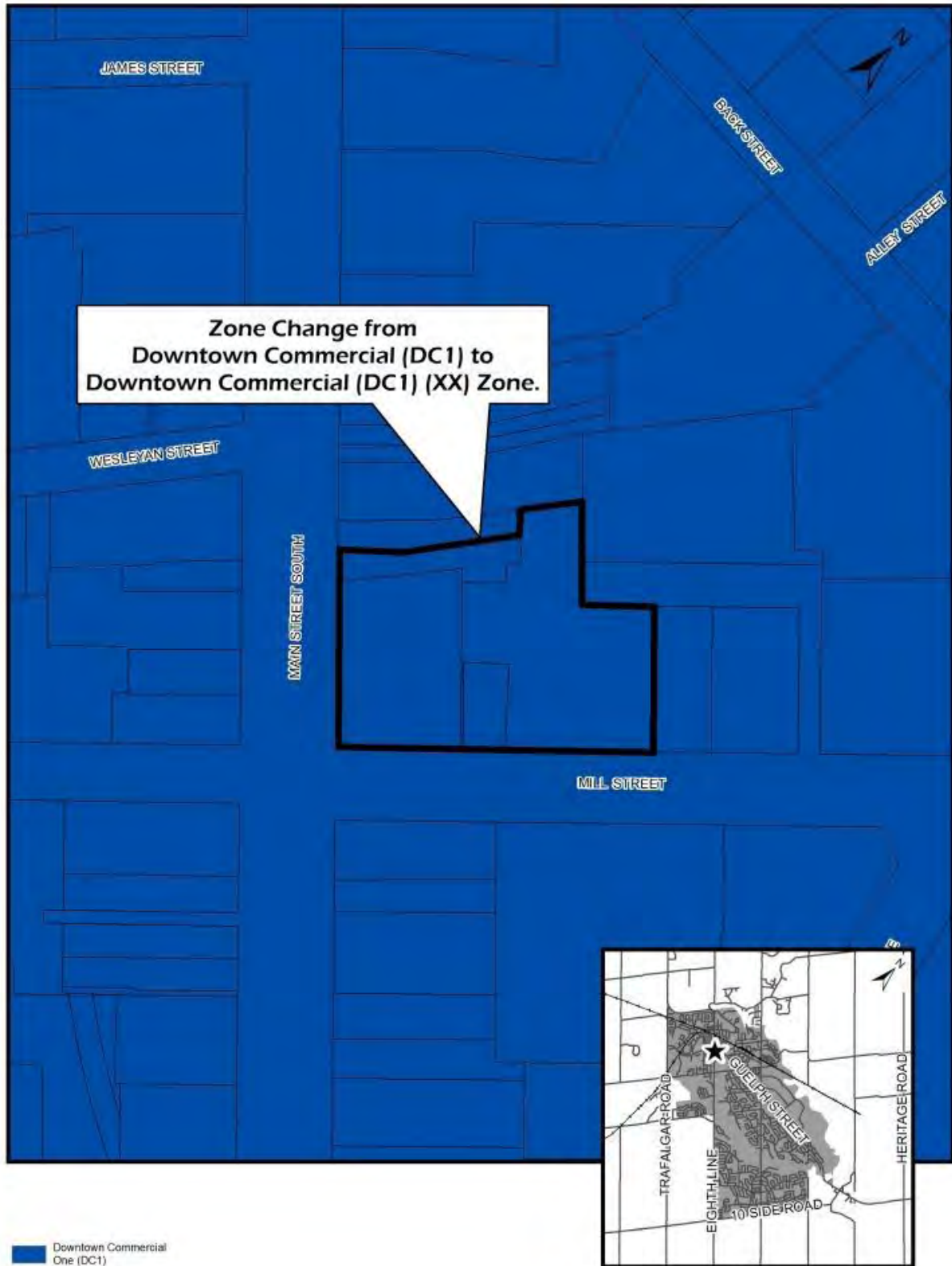
2. That Table 13.1: Exceptions of Zoning By-law 2010-0050 is hereby amended by adding the Exception Provision contained in Schedule "2" attached to and forming part of this By-law.

**BY-LAW** read and passed by the Council for the Town of Halton Hills this \_\_\_\_ day of \_\_\_\_\_, 2016.

\_\_\_\_\_  
Mayor

\_\_\_\_\_  
Clerk

SCHEDULE 1 to By-law 2016-\_\_\_\_\_



**SCHEDULE 2 to By-law 2016-\_\_\_\_\_**

**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  |
| ____<br><br>By-law 2016-____ | DC1  | 69-79 Main Street South and 94-98 Mill Street (Georgetown) | Apartment Building        |                     |                 | (i) Maximum number of Apartment Dwelling Units – 125;<br>(ii) Maximum height – 11 storeys or 42 metres;<br>(iii) Main Street South is defined as the front yard;<br>(iv) Minimum required front, rear and side yards – 0.0 metres;<br>(v) Minimum required interior side yard (north property line) – 7.0 metres;<br>(vi) Minimum required number of loading spaces – 1 loading space;<br>(vii) Minimum required number of parking spaces – 1.5 spaces per dwelling unit plus 0.25 spaces per dwelling unit for shared visitor/commercial parking;<br>(viii) On-site parking for ground floor commercial is not required. |