

Georgetown

# Planning Justification Report

Amico 42 Mill Limited

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## 1.0 Introduction

Amico 42 Mill Limited (“Amico”) has purchased the properties known municipally as 26, 28, 30, 34, 36, 38, 42 Mill Street, 3 and 11 Dayfoot Drive in the Town of Halton Hills. AMICO has successfully completed the land assembly of these properties. Both 42 Mill Street and 11 Dayfoot Drive are properties that were previously owned by the Town of Halton Hills; these properties were home to the Municipality’s former Memorial Arena. AMICO has submitted to the Town of Halton Hills an Official Plan Amendment application and a Zoning By-law Amendment application in order to carry out its intended development proposal at this location. This report provides a review and analysis of pertinent planning policies, outlines the redevelopment proposal and provides professional planning opinions and justification for the Planning Act applications currently before the Town.

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## 2.0 Site Description and Surrounding Land Uses

### 2.1 Purpose of Report

The purpose of this report is to describe the development proposal in greater detail and to provide an explanation of the amendments being requested. The report will provide a planning rationale as to how the proposed amendments are in keeping with both Provincial Policy as well as the regional and municipal planning documents.

### 2.2 Property Description and Surrounding Land Uses

The subject site is approximately 4.7 acres in area with 164 meters of frontage on Mill Street. The site is bounded by Mill St to the east, Dayfoot Drive to the north, an apartment building to the west, and Sacre-Coeur church to the south. The subject site is an amalgamation of nine (9) existing properties,

seven (7) of which are currently occupied by single family residential homes. The arena, previously located on 42 Mill Street & 11 Dayfoot Drive, has since been demolished and the property has been vacant for approximately on year. The 7 residential properties combined with the former Memorial Arena lands together make up the proposed development site. Figure 1 outlines the property in context and delineates the separate parcels which together form the development lands.

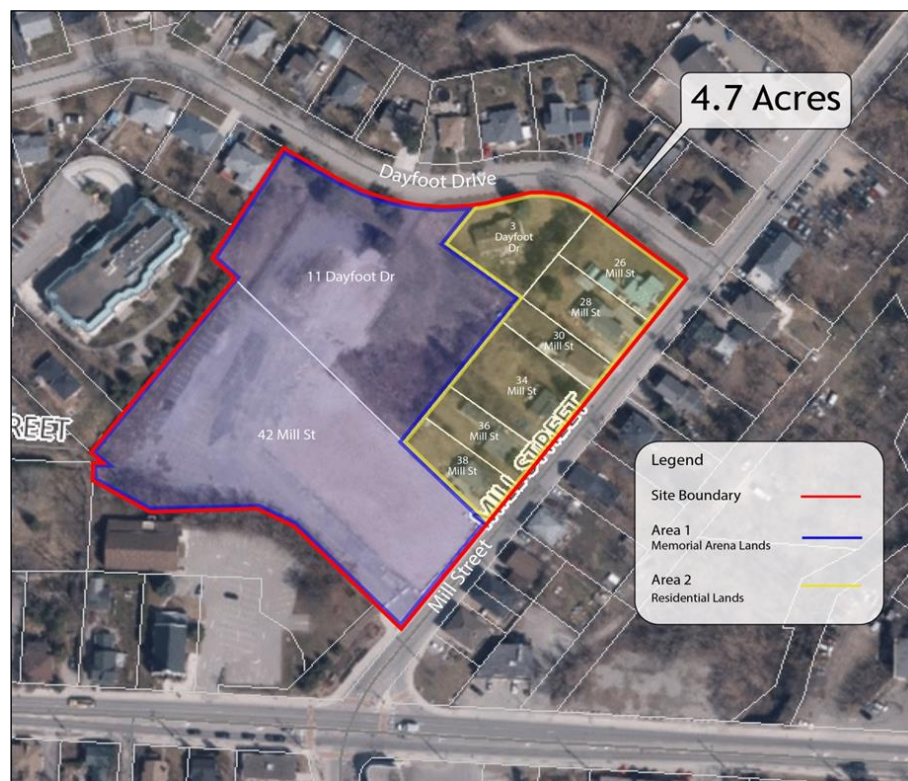


Figure 1: Site Boundary & Property Delineation

Area 1 is comprised of 42 Mill Street and 11 Dayfoot Drive, while Area 2 includes 38, 36, 34, 30, 28, 26 Mill Street and 3 Dayfoot Drive.

The surrounding neighborhood is predominantly residential, institutional, and commercial in nature. Georgetown District High School and Holy Cross Elementary School are located approximately 296 m and 495 m respectively from the subject site. Main Street, which features retail stores and local shops, is

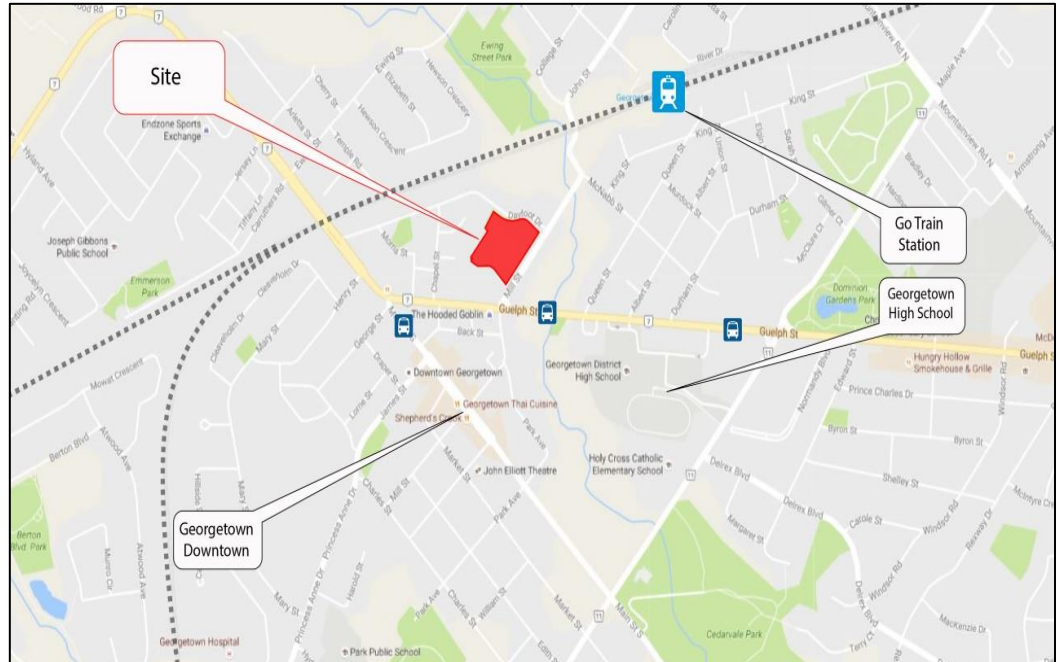


Figure 2: Site Context

within walking distance of the development site. The Georgetown GO Station is located 540 m northeast of the property. Figure 2 illustrates the site within the local context.

### 2.3 Development Proposal

AMICO is proposing to develop the property for the purposes of three separate residential buildings. The proposed development will be completed in three separate phases.

Phase One is comprised of a 6-storey, 9,900 square meter condominium building which includes 76 luxury condominium units with two levels of underground parking.

	Building Type	Number of Storeys	Number of Units	GFA (sq.m)	Underground Parking
<b>Phase One</b>	Condominium	Six	76 units	9,900	Two levels
<b>Phase Two</b>	Condominium	Six	54 units	6,970	Two levels
<b>Phase Three</b>	Retirement Residence	Five	144 units	13,055	One level

Table 1: Development Concept

Phase Two is comprised of a 6-storey, 6,970 square meter condominium building which includes 54 luxury condominium units with two levels of underground parking. Phase Three, at this moment, is proposed to be a 5-storey, 13,055 square meter retirement home building with 120 independent living suites and 24 memory care units. This building includes one level of underground parking.

Please see Schedule A for a copy of the submitted Master Plan drawing detailing building, parking and landscaping locations.

## 2.4 Amendment Requests

In order to move forward with the development as proposed, an Official Plan Amendment and Zoning By-law Amendment are being requested. The following outlines the amendment requests before the Municipality:

1. AMICO is requesting that the Town of Halton Hills Official Plan (Georgetown Go Station Secondary Plan) be amended so that the High Density Residential/Community Facility Area designation that applies to the former Memorial Area Lands (42 Mill Street and 11 Dayfoot Drive), identified as *Area 1* on Figure 1, allows a maximum height of 6 storeys (21m) and an FSI of 1.58.
2. AMICO is requesting that the Town of Halton Hills Official Plan (Georgetown GO Station Area Secondary Plan) be amended to change the designation for the low density residential properties, identified as *Area 2* on Figure 1, from Medium Density Residential to High Density Residential/Community Facility Area also allowing a maximum height of 6 storeys (21m) and an FSI of 1.58.

We would prefer that all of the development lands be in the same land use designation to allow greater flexibility when implementing the Master Plan design. Doing otherwise would create an artificial line on the property that would have historic significance but only serve to impede the Master Plan design process. Now that AMICO has acquired the seven abutting properties, in addition to the Arena lands, it is preferred to maintain the same land use designation across the entire site for the purposes of developing the Master Plan.

3. AMICO is requesting that the Town of Halton Hills Zoning By-law be amended so that High Density Residential Exception (HDR(92)(H18)) Zone that applies to the former Memorial Area Lands (42 Mill Street and 11 Dayfoot Drive), identified as *Area 1* on Figure 1, alters its site specific provisions in the following manner:
  - a. Maximum allowable height of 5 storeys (17m) amended to 6 storeys (21m);

- b. Maximum allowable floor space index (FSI) of 1.15 amended to 1.58
- c. Building setback provisions be amended in accordance with the following:

Phase 1 Building:

- 1. North Building Elevation: no setbacks
- 2. South Building Elevation: no setbacks
- 3. East (Mill Street) Building Elevation: setback at 5<sup>th</sup> and 6<sup>th</sup> storeys
- 4. West Building Elevation: no setbacks

Phase 2 Building:

- 1. North (Dayfoot Drive) Building Elevation: setback at 4<sup>th</sup> storey
- 2. South Building Elevation: no setback
- 3. East Building Elevation: no setbacks
- 4. West Building Elevation: no setbacks

The current design of the condominium building in Phase One does not require any relief from the current setback provisions. Preliminary design of the condominium building in Phase Two indicates relief is required from current minimum required yard setback to Dayfoot Drive from 10m to 6m. It is important to note that this relief is only required as a result of the location of the north-west corner of the building. While the remainder of the setback provisions based on current preliminary design can be complied with, a proviso has been included in the draft amendment documents (attached to this report) to address any additional setback relief that may be necessary.

- 4. AMICO is requesting that the Town of Halton Hills Zoning By-law be amended so that *Area 2* of the site, be amended from Low Density Residential (LDR1-2) to a site specific residential zone that is complimentary to the neighboring zone provisions in the High Density Residential (HDR(92)(H18)) Zone.

While no setback provisions are currently mandated as part of the zoning for these properties, AMICO is proposing the following setbacks as part of the retirement home building design. These setbacks have been incorporated into the draft zoning by-law amendment documents included as part of this report:

Seniors Housing Building:

- 1. North (Dayfoot Drive) Building Elevation: setback at 3<sup>rd</sup> storey
- 2. South Building Elevation: no setbacks
- 3. East (Mill Street) Building Elevation: setback at 4<sup>th</sup> storey
- 4. West Building Elevation: no setbacks

Site specific setbacks consistent with proposed Master Plan are also included in the draft zoning by-law amendment included as part of this report.

### **3.0 Policy Framework**

This section of the report will evaluate the proposed development against the relevant Provincial, Regional and Municipal policy framework to determine conformity with applicable policies and guidelines.

#### **3.1 2014 Provincial Policy Statement (PPS)**

The Provincial Policy Statement provides policy direction on matters of provincial interest related to land use planning and development. In accordance with the Planning Act, the proposed development is required to be consistent with the relevant policies of the PPS. The policies and goals that are outlined in the PPS aim to promote strong and healthy communities, manage resources, improve economic growth, and promote public health and safety.

More specifically, Section 1.1.3 of the PPS emphasizes the importance of growth within existing settlement areas. Settlement areas are urban area and rural areas, and include cities, towns, villages and hamlets.

The following sections of the PPS help to substantiate the amendments being requested:

- 1.1.3.1 Settlement areas shall be the focus of growth and development, and their vitality and regeneration shall be promoted.*
- 1.1.3.2 Land use patterns within settlement areas shall be based on:
  - b) a range of uses and opportunities for intensification and redevelopment**
- 1.1.3.6 New development taking place in designated growth areas should occur adjacent to the existing built-up area and shall have a compact form, mix of uses and densities that allow the efficient use of land, infrastructure and public service facilities*

It is our planning opinion that the proposed development of residential intensification within the existing built up area, and the amendments being requested are consistent with the policies outlined in the PPS. More specifically, now that the development site includes the seven additional lots that abut the subject property, there is the opportunity to further intensify, although slightly, the residential development. Going from 5 storeys (17m) to 6 storeys (21m)

and increasing the FSI from 1.15 to 1.58 is an acceptable intensification now that the site includes the removal of the abutting homes. In doing so, any potential land use conflicts are eliminated.

### **3.2 Growth Plan for the Greater Golden Horseshoe**

The 2006 Growth Plan for the Greater Golden Horseshoe (Growth Plan) provides policies which guide municipal decisions related to housing, resource protection, transportation, infrastructure planning, land-use planning, and natural heritage.

The Growth Plan advises Municipalities to direct new growth to locations that make efficient use of transportation and servicing infrastructure and sets out general policies for residential intensification.

The proposed development helps to reinforce many of the goals stipulated as part of the Growth Plan. For example, the proximity of the development to the nearby GO Station helps implement the Growth Plan's objective of promoting transit-oriented development in strategic locations. In addition, Section 2.2.3 of the Growth Plan indicates that by the year 2015 and for each year thereafter, a minimum of 40% of all residential development occurring annually shall be within the built-up area. The proposed development at this location will help the Municipality to achieve this intensification target mandated as part of the Provincial Growth Plan.

The proposed intensification at this site is in complete conformity with the strategic direction for residential growth, articulated in the Growth Plan for the Greater Golden Horseshoe. The subject lands are particularly well located for intensification being situated between the downtown and the GO Station. Now that the abutting low density residential units are to be removed the opportunity for intensification at this site becomes even greater.

### **3.3 Region of Halton Official Plan (ROP)**

The property is located within the Urban Area (Georgetown) of Halton Region's Official Plan. Section 76 of the ROP specifies that uses within the Urban Area are to be in accordance with the local official plan and zoning by-law and all other policies of the Regional Official Plan.

The ROP mandates certain goals and objectives within Urban Areas. The proposed development satisfies the following Urban Area goals of the ROP:

*72(2) To support a form of growth that is compact and supportive of transit usage and non-motorized modes of travel, reduces the dependence on the automobile, makes efficient use of space and services, promotes live-work relationships and fosters a strong and competitive economy.*

Increasing the height from 5 storeys (17m) to 6 storeys (21m) and the FSI from 1.15 to 1.58, provides a response and achievement of this goal, given the site’s strategic location between the downtown and the GO Station. The amendment seeks to ensure that the growth is compact, the site’s location is supportive of transit usage, the site’s location in close proximity to the downtown provides for non-motorized modes of travel, and reduces the dependence on the automobile. Intensifying the density as requested increases the efficient for the use of space and services at this location.

*72(9) To facilitate and promote intensification and increased densities.*

As stated above, the changes being sought by this amendment directly achieve this goal by further promoting intensification and slightly increased densities.

### 3.4 Town of Halton Hills Official Plan (HHOP)

Area 1 of the site is included within the boundaries of the Georgetown GO Station Area Secondary Plan. Within the Secondary Plan, the lands are located within the Mill Street Corridor Precinct and currently maintain a split designation of High Density Residential/Community Facility Area. The designation currently allows (among other things): a mix of residential and institutional uses; a minimum FSI of 1.0 and maximum FSI of 1.15; and a maximum building height of 5 storeys or 17m.

Area 2 of the site, also within the boundaries of the Georgetown GO Station Area Secondary Plan, is designated Medium Density Residential.

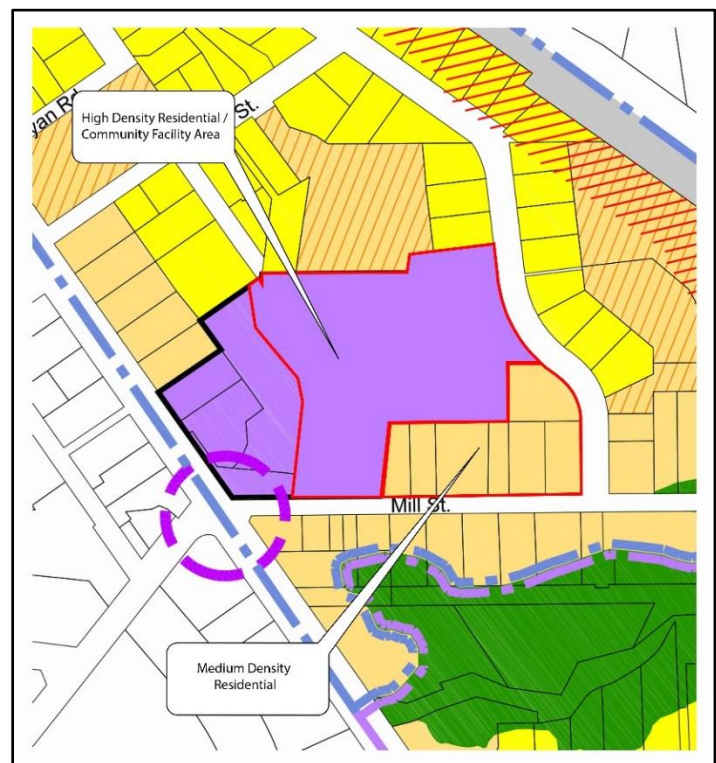


Figure 3: Current Official Plan Designation

Figure 3 above outlines the current official plan designations for the site.

#### 3.4.1 Official Plan Amendment Request Area 1: 42 Mill Street and 11 Dayfoot Drive

In order to proceed with the development proposal as presented, AMICO is seeking an amendment to the site specific official plan designation to permit a maximum building height of 6 storeys (21m) and a maximum FSI of 1.58. The basic rationale for this request is that AMICO has now acquired the seven immediately abutting low density residential properties.



This requested amendment for increased density at this location is in keeping with a number of goals and objectives within the HHOP High Density Residential Designation. For example:

*Section A2.2.1 Growth and Settlement*

- *To direct most forms of development to urban areas where full wastewater and services are available and to support the efficient use of land in these areas.*

The development lands are fully serviced and the nature of our amendment request is to further enhance the efficient use of the expanded subject property.

As previously mentioned, the site is included within the boundaries of the Georgetown GO Station Area Secondary Plan. The proposed amendment is further supported by the goals and objectives within this secondary plan document. For example:

*H3.2 – Goals*

- a) *To maintain and enhance existing residential areas, with intensification focused primarily on strategic redevelopment sites.*

The former Arena site is a strategic redevelopment site. The purpose of this amendment is to allow the former Arena site's redevelopment to include the seven abutting residential lots thereby enhancing the existing residential area and permitting further intensification. Council's prior decision to establish a maximum height of 5 storeys (17m) was an effort to provide protection to those seven abutting lots. With those lots now forming part of the Master Plan area and the buildings being demolished, 6 storeys (21m), provided designed properly, is an acceptable increase. It is further noted that the 6 storeys (21m) is less than the 8 storeys once permitted in the High Density Residential Designation.

- d) *To ensure the highest quality urban design forms the basis for new development in both the public and private realms of the Secondary Plan area.*

The Municipality will use site plan control to ensure the redevelopment that results from this amendment will be of the highest quality. An urban design brief has been submitted as a companion document to this amendment request. The urban design brief concludes "the building massing is respectful of the existing scale of the neighborhood and establishes a presence on Mill Street which will promote future development along this significant corridor".

*H3.6.1 – Objectives*

- b) *To permit the redevelopment of certain larger lots in appropriate locations, for medium and/or high density residential uses that are compatible with the surrounding area.*

This project provides for medium and/or high density residential use. This amendment provides for a redevelopment that will be on the high side of medium density but lower than high density, being 6 storeys instead of 8 storeys. The inclusion of the abutting seven residential lots significantly enhances this project's compatibility 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.*

This amendment request provides for the direct realization of this objective as it pertains to the Memorial Arena site as well as the adjacent lands, and brings them into the high density residential category.

Lastly, as mandated in the Secondary Plan, the Vision Statement for the Go Station/Mill Street Corridor Area is to provide opportunities for redevelopment and intensification at strategic locations to more effectively address the requirements of the Growth Plan. The project site is identified as one of these strategic locations where intensification is both promoted and encouraged. The requested increase in building height will help to fulfill the Town's intended vision for this area, as well as play a role in helping to achieve the intensification targets stipulated within the Growth Plan.

We are of the opinion that the recommended Official Plan Amendment Request 1 is in conformity with the overall goals and objectives of the HHOP and supports the intent of the more specific goals and objectives outlined within Georgetown GO Station Area Secondary Plan.

### **3.4.2 Official Plan Amendment Request Area 2: 28, 30, 34, 36, 38 Mill Street and 3 Dayfoot Drive**

*Area 2* of the site, also within the boundaries of the Georgetown GO Station Area Secondary Plan, is designated Medium Density Residential. AMICO is requesting an official plan amendment to designate these lands High Density Residential/Community Facility Area. The intention is for *Area 2* of the site to enjoy the same amended official plan site specific policies as *Area 1* outlined above.

Similar to the official plan amendment request for *Area 1*, this requested official plan amendment is in keeping with the goals and objectives of the Georgetown GO Station Area Secondary Plan. The purpose of acquiring the additional seven residential lots was to realize a superior development, minimize potential land use conflicts and ensure the Mill Street streetscape was enhanced.

With the exception of our requested change from 5 storeys (17m) to 6 storeys (21m) and increase in FSI from 1.1.5 to 1.58, all other goals and policies of the site specific official plan amendment for the enlarged site are being realized. With the inclusion of the seven abutting residential lots,

the two increases being sought are in conformity with the GO Station Area Secondary Plan and as such are in conformity with the Halton Hills Official Plan and the Regional Official Plan. This amendment request is also consistent with Provincial Policy which requires municipalities to support intensified redevelopment where it is compatible to do so.

We are of the opinion that the recommended official plan amendment request for *Area 2* is in conformity with the overall goals and objectives of the HHOP and supports the intent of the more specific goals and objectives outlined within Georgetown GO Station Area Secondary Plan, as outlined in Section 3.4.1.

### 3.5 Town of Halton Hills Zoning By-law 2010-0050

*Area 1* of the property is zoned High Density Residential (HDR(92)(H18)) with a holding provision. The zoning currently in place allows residential uses over the entire site with site specific provisions that establish a building footprint and massing model consistent with the goals and objectives outlined within the Georgetown GO Station Area Secondary Plan.

*Area 2* of the property is zoned Low Density Residential (LDR1-2) permitting a variety of small scale residential dwelling types.

#### 3.5.1 Zoning By-law Amendment Request Area 1: 42 Mill Street and 11 Dayfoot Drive

AMICO is requesting that the Town of Halton Hills Zoning By-law be amended so that the High Density Residential (HDR(92)(H18)) Zone for *Area 1* of the site has the following site specific provisions:

- a. Maximum allowable height of 5 storeys (17m) amended to 6 storeys (21m);
- b. Maximum allowable floor space index (FSI) of 1.15 amended to 1.58.
- c. Building setback provisions be amended in accordance with the following:

#### Phase 1 Building:

1. South (Mill Street) Elevation: setbacks at 5<sup>th</sup> and 6<sup>th</sup> storeys
2. West Building Elevation: no setbacks
3. East Building Elevation: setback at 6<sup>th</sup> storey

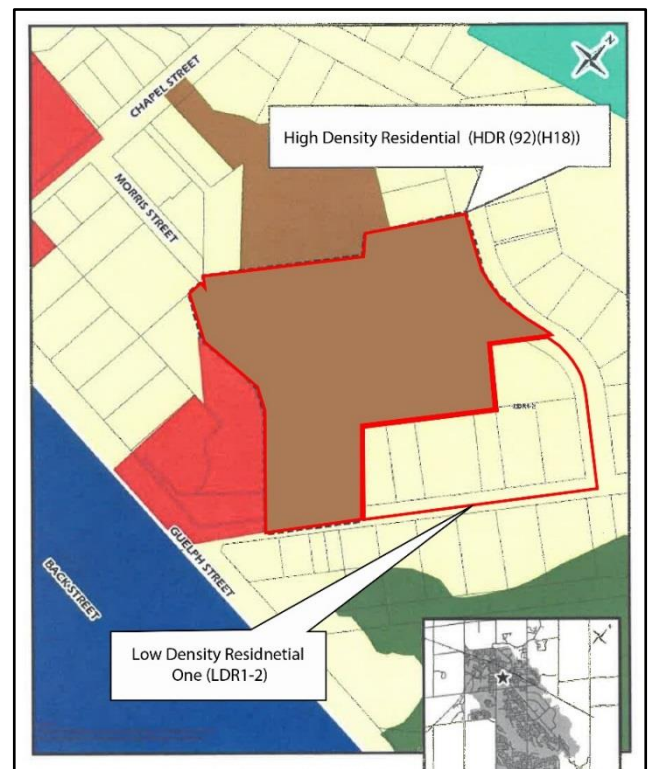


Figure 4: Current Zoning

4. North Building Elevation: no stepbacks

Phase 2 Building:

5. South Building Elevation: no stepback
6. West Building Elevation: no stepbacks
7. East Building Elevation: stepback at 4<sup>th</sup> storey
8. North Building Elevation: no stepbacks

The current design of the condominium building in Phase One does not require any relief from the current setback provisions. Preliminary design of the condominium building in Phase Two indicates relief is required from current minimum required yard setback to Dayfoot Drive from 10m to 6m. It is important to note that this relief is only required as a result of the location of the north-west corner of the building. While the remainder of the setback provisions based on current preliminary design can be complied with, a proviso has been included in the draft amendment documents (attached to this report) to address any additional setback relief that may be necessary.

These requested amendments are in keeping with the urban design policies outlined within the Georgetown GO Station Area Secondary Plan. The FSI, setback and stepback provisions are applied to the site in an effort to minimize potential height and massing impacts. The requested amendments to the stepback requirements maintain the integrity of the urban design policies within the Secondary Plan, and continue to minimize the impact of the increased density. In short, the acquisition of the seven immediately abutting residential properties makes these requests possible.

It is our opinion that the proposed Zoning By-law Amendment is consistent with the policies of the Official Plan and the Georgetown Go Station Area Secondary Plan.

**3.5.2 Zoning By-law Amendment Request Area 2: 28, 30, 34, 36, 38 Mill Street and 3 Dayfoot Drive**

AMICO is requesting that the Town of Halton Hills Zoning By-law be amended so that *Area 2* of the site, be amended from Low Density Residential (LDR1-2) to a site specific residential zone that is complimentary to the neighboring zone provisions in the High Density Residential (HDR(92)(H18)) zone. The development concept for this location of the site currently proposes a seniors housing building.

While no stepback provisions are currently mandated as part of the zoning for these properties, AMICO is proposing the following stepbacks as part of the seniors housing building design. These stepbacks have been incorporated into the draft zoning by-law amendment documents included as part of this report:

#### Seniors Housing Building:

1. South Building Elevation: stepback at 4<sup>th</sup> storey
2. West Building Elevation: no setbacks
3. East Building Elevation: stepback at 3<sup>rd</sup> storey
4. North Building Elevation: no setbacks

Site specific setbacks consistent with proposed Master Plan are also included in the draft zoning by-law amendment included as part of this report.

#### **3.5.3 Other Zoning Considerations**

In addition to the above noted requested zone provisions, our draft by-law amendment includes a general provision to establish that there are required road widening dedications for both Dayfoot Drive and Mill Street, as well as a significant Parkland dedication.

##### Road Allowance Widening Dedication:

The draft bylaw amendment includes a general provision to establish that the site will continue to be in compliance with the zoning by-law and all setback requirements once road widening dedications are given. More specifically, the east side of building three may not meet the setback requirement once the Mill Street widening is given. We are including this general provision to ensure that compliance is maintained after the dedication.

##### Parkland Dedication:

The draft by-law amendment includes a general provision to establish that the site will continue to be in compliance with the zoning by-law and all setback requirements once the parkland dedication is given. More specifically, the west side of proposed building two may not meet the required setback once a new lot line is introduced to create the eastern boundary of the parkland. We are including this general provision to ensure that compliance is maintained after the dedication.

#### **3.5.4 Holding (H) Removal**

The current zoning as well as the proposed zoning is subject to a Holding (H) provision. Currently the Holding (H18) provision may be lifted upon:

- 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;*

This is an appropriate condition.

- 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;*

Although this would normally be an appropriate condition, in this instance, the former Arena parking lot has a salt exceedance. Fortunately, the exceedance is in the area of the building excavation. Rather than excavate, fill the hole back in, get the H removed, and then dig it out once again, we are asking for a change to this condition so that the timing for the Record of Site Condition is prior to building occupancy rather than prior to commencement of construction. Our environmental work to date confirms that all other environmental conditions of the site are suitable for the proposed land uses. Our environmental reports are included in this submission as companion documents.

- 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*

The Municipality has confirmed the required water allocation for this development.

- iv) *The completion of a noise study and the registration of an environmental easement on title, to the satisfaction of CN Rail.*

The noise study has been complete and is included in this submission as a companion document.

These requested amendments are in keeping with the urban design policies outlined within the Georgetown GO Station Area Secondary Plan. The FSI, setback and stepback provisions are applied to the site in an effort to minimize potential height and massing impacts. The requested amendments to the stepback requirements maintain the integrity of the urban design policies within the Secondary Plan, and continue to minimize the impact of the increased density. In short, the acquisition of the seven immediately abutting residential properties makes these requests possible.

It is our opinion that the proposed Zoning By-law Amendment is consistent with the policies of the Official Plan and the Georgetown Go Station Area Secondary Plan.

## **4.0 Site Servicing**

A Functional Servicing Report was prepared by GM BluePlan Engineering that outlines the proposed servicing strategy for the entire development. The following provides a brief summary that outlines the site servicing method for the property.

### **4.1 Water Services**

The three proposed buildings will be serviced via a new water service connection that will connect into the existing watermain on Mill Street. The Functional Servicing Report confirms that there is sufficient water capacity to accommodate the proposed three-phased development.

### **4.2 Stormwater Drainage**

In order to service Phase One and Two of the development, the existing storm sewer on Mill Street will need to be extended to the proposed driveway/site access location. Following the extension of this storm sewer, storm services for Phases One, Two and Three will be provided via two individual storm sewer connections into the storm sewer on Mill Street. The appropriate size of the storm sewer to be extended onto Mill Street will be determined during the detailed engineering design of the individual buildings.

On-site stormwater detention will be required to manage the anticipated stormwater runoff. The Functional Servicing report prepared by GM BluePlan discusses in greater detail stormwater management considerations and explores different measures to manage post-development flows. The appropriate stormwater management measures will be determined, in consultation with the Town of Halton Hills, when detailed design of the buildings is finalized.

### **4.3 Sanitary Services**

Sanitary services for Phase One and Two of the development will be serviced by two individual sanitary sewer service connections. These connections will be tied into the proposed laneway that runs through the site, into the existing sanitary sewer on Mill Street (located in the westerly boulevard on Mill Street).

Phase Three of the development will be serviced via a single connection into the Mill Street sanitary sewer.

#### **4.4 Utilities**

Hydro, communications and gas are adjacent to the site or in close proximity with capacity to service the development. Detailed plans will be coordinated with the appropriate utility companies as more detailed design information for the three buildings becomes available. This will form part of the site plan approval process.

Based on detailed consultation with the Municipality regarding the servicing requirements, as well as the information contained with the Functional Servicing Report prepared by BluePlan Engineering, AMICO is confident that the site can be adequately serviced to accommodate the proposed development and will fulfill the engineering design standards and requirements put in place by the Town and the Region of Halton.

#### **5.0 Site Plan Application**

Given that the proposed development concept is seeking an Official Plan Amendment and Zoning By-law Amendment that propose to change certain urban design features associated with massing and density, AMICO is submitting a complete site plan application for Phase One of the development so that the Municipality can adequately evaluate the proposed amendments against the proposed design and orientation for Phase One of the Master Plan.

AMICO has submitted the following drawings and report documentation as part of its site plan submission for Phase One of the development:

Drawings include:

- Master Plan Architectural Drawing
- Site Plan Drawing (Phase One)
- Site Survey
- Landscape Plan
- Site Servicing Drawing
- Grading Plan
- Photometric Plan
- Building Elevations & Renderings

Required Reports include:

- Functional Servicing Report
- Stormwater Management Report
- Planning Justification Report
- Noise Study



- Hydrogeological and Geotechnical Investigation
- Phase I & II Environmental Site Assessment (former Arena Site)
- Phase I Environmental Site Assessment (residential properties)
- Traffic Impact Study
- Tree Inventory and Preservation Report
- Urban Design Brief
- Salt Management Plan
- Photometric Study

Other Required Documentation:

- Construction Management Plan
- Site Screening Questionnaire
- Costs estimates for site servicing and landscaping
- Green Checklist

## **6.0 Other Considerations**

### **6.1 Parkland Dedication**

As part of the official plan designation for the former Memorial Arena lands, there is a site specific provision with respect to Parkland that states the following:

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 0.26 hectares for local parkland at the rear of the site adjacent to Dayfoot Drive.

Notwithstanding the official plan requirement to convey 0.26 hectares of parkland, the proposal call stipulated a dedication of 0.24 hectares. The site has been designed to incorporate the parkland to be dedicated off of Dayfoot Drive. However, the area is 0.24 hectares as articulated in the proposal call. Accordingly, we would like to amend the official plan to read 0.24 hectares and make up the balance as cash-in-lieu. This requested change has been incorporated into the draft official plan amendment documents forming part of this report. Please note that the parkland dedication includes a short tail of land to connect the existing condominium building stairs to the park area, without the need to traverse private property.

## **6.2 Land Conveyances**

AMICO is aware that there are certain land conveyance requirements associated with the property as part of the proposed development. Road widening conveyances will be required for both Mill Street and Dayfoot Drive. The proposed development has been designed with these dedications in mind and the land has been set aside for the purposes of being transferred to the Municipality. As stated above, we are also requesting a general provision in the zoning for the entire development lands to ensure zoning compliance with setbacks, FSI, etc., once all municipal dedications are conveyed.

## **6.3 Plan of Condominium**

It is acknowledged that a Plan of Condominium will be required. It is AMICO's intention to have one Plan of Condominium with two phases for buildings one and two. The ownership structure for building three is unknown at time. The Plan of Condominium application for building one will be submitted following the first round of comments on the official plan amendment and zoning by-law amendment request.

## **6.0 Conclusion**

In our opinion, the proposed development represents a compatible and appropriate redevelopment of the subject lands within the Georgetown Area. The proposal is consistent with the Provincial Policy Statement (2014) and conforms to the Provincial Growth Plan and the Region of Halton's Official Plan. The proposed intensification at this location is supported by a number of goals and objectives within the Georgetown GO Station Area Secondary Plan and respects the urban design guidelines and policies for redevelopment in the area.

In conclusion, the Official Plan Amendment requests and Zoning By-law Amendment requests represent good planning and should be approved for the following reasons:

1. The proposed development is consistent with the 2014 Provincial Policy Statement and conforms to the Provincial Growth Plan. The development will help achieve a number of Provincial policy directives, including required residential intensification and the utilization of existing infrastructure.
2. The proposed development conforms to the Region of Halton Official Plan and helps to satisfy a number of goals and objectives related to redevelopment in the urban core.
3. The proposed development conforms to the Town of Halton Hills Official Plan and seeks to satisfy a number of objectives outlined with the Georgetown GO Station Area Secondary plan including strategic redevelopment of the Mill Street Corridor Precinct.

4. The proposed development is considered compatible with existing and adjacent land uses and has employed, where necessary, the appropriate design techniques to soften building massing, scale and height.
5. The original site specific Official Plan and Zoning By-law Amendments adopted by the Municipality were appropriate in the absence of the seven abutting residential lots. However, now that those lots are under contract and included in the Master Plan design, slightly increased height of 5 storeys (17m) to 6 storeys (21m) and an increased FSI of 1.15 to 1.58 are appropriate requests.

Should you have any questions or concerns regarding the proposed development and the requested amendments, please do not hesitate to contact us.

Yours Truly,  
Amico 42 Mill Limited.



Cindy Prince  
Vice President