

# Statutory Public Meeting

## Amico McGibbon Proposal

Proposed Zoning By-law Amendment

Address: 69-79 Main St. South & 94-98 Mill St.  
(Georgetown)

File No.: D14ZBA20.010

# PUBLIC ENGAGEMENT MATRIX

Spectrum of engagement	INFORM	CONSULT	COLLABORATE
Purpose	Communicate; share information to build awareness	Listen and learn; test ideas and concepts and develop recommendations	Actively participate; to partner to develop alternatives and/or recommendations
Town's responsibility	<ul style="list-style-type: none"> <li>Provide information including advising on applicable legislation that dictates process.</li> <li>Share final decision</li> </ul>	<ul style="list-style-type: none"> <li>Provide information</li> <li>Provide opportunity for public to share views, values and priorities.</li> <li>Consider how recommendations could be incorporated</li> <li>Share final decision</li> <li>Report back on final decision</li> </ul>	<ul style="list-style-type: none"> <li>Provide information</li> <li>Provide opportunity for public to share views, values and priorities.</li> <li>Provide opportunity to influence where there are alternatives within a project that have been identified for discussion and fall within the scope of legislation.</li> <li>Consider how recommendations could be incorporated</li> <li>Share final decision</li> <li>Report back on final decision</li> </ul>
Public's responsibility	Learn	Participate	Partner



# Levels of Engagement:



INFORM



CONSULT



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# On the Agenda



1. Site Location & Context
2. Previous Application & Approvals
3. Amico Proposal
4. Comparison of Projects
5. Comments
6. Future Steps



# 1. Site Location & Context



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# Site Location & Context



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## 2. Previous Application & Approvals

# March 17, 2017, OMB Decision

## By-law 2017-0064



	By-law 2017-0064
Height	10 storeys (34.4 m)
Units	125
Parking Total	1.65 spaces/unit + 20 Retail Spaces
Resident	1.5 spaces/unit
Visitor	0.15 spaces/unit*
Retail	20 spaces

\* 2017 Minor Variance approval



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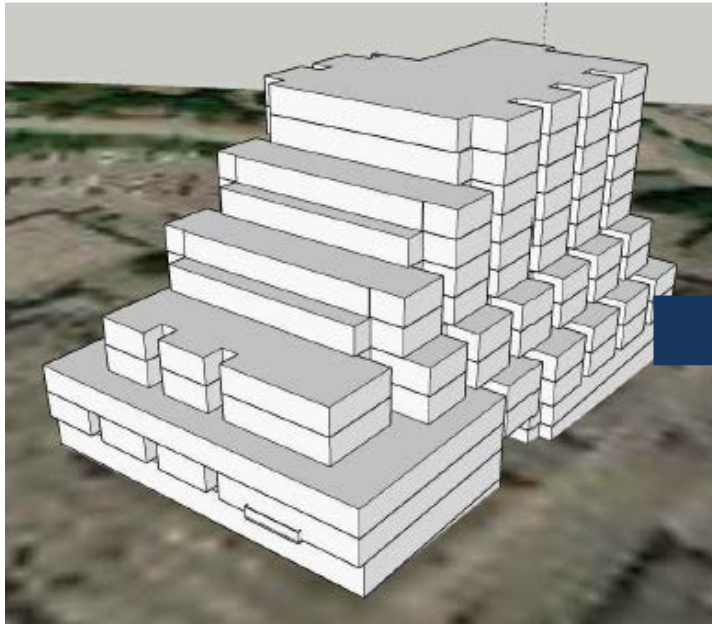
# March 17, 2017, OMB Decision

## Section 37 Agreement

- Agreement commits the property Owner 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



# March 17, 2017, OMB Decision Deferred Elements



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# 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

# Project Cancellation in 2018



- 1) Execution of a Section 37 Agreement
- 2) Payment of the \$500,000 contribution
- 3) Obtain Site Plan approval from the Town
- 4) 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



# 3. Amico Proposal

# Amico Proposal

## Proposed Zoning By-law Amendment



Amendments to By-law 2017-0064:

1. increase units from 125 to 169
2. modify terraced design of building
3. reduce resident parking ratio from 1.5 spaces/unit to 1.2 spaces/unit
4. eliminate 20 retail parking spaces



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# Amico Proposal

## Elements Remaining the Same



- Maintain 10 storey height
- Maintain Section 37 contributions:
  - preserve/reconstruct McGibbon façade
  - \$500,000 contribution



# Amico Proposal Pedestrian Path



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# 4. Comparison of Projects



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# Project Comparison



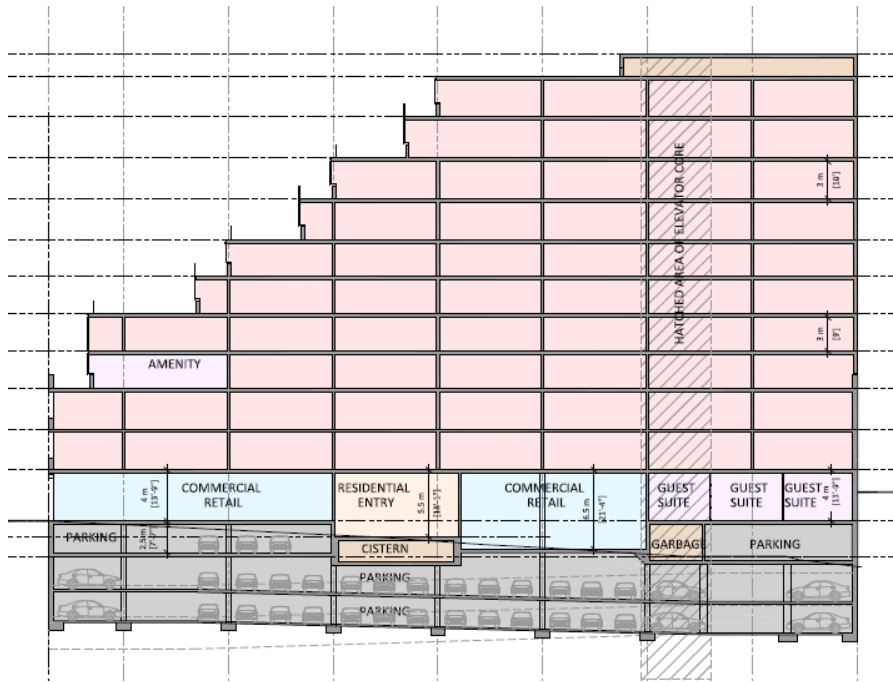
Previous Approval



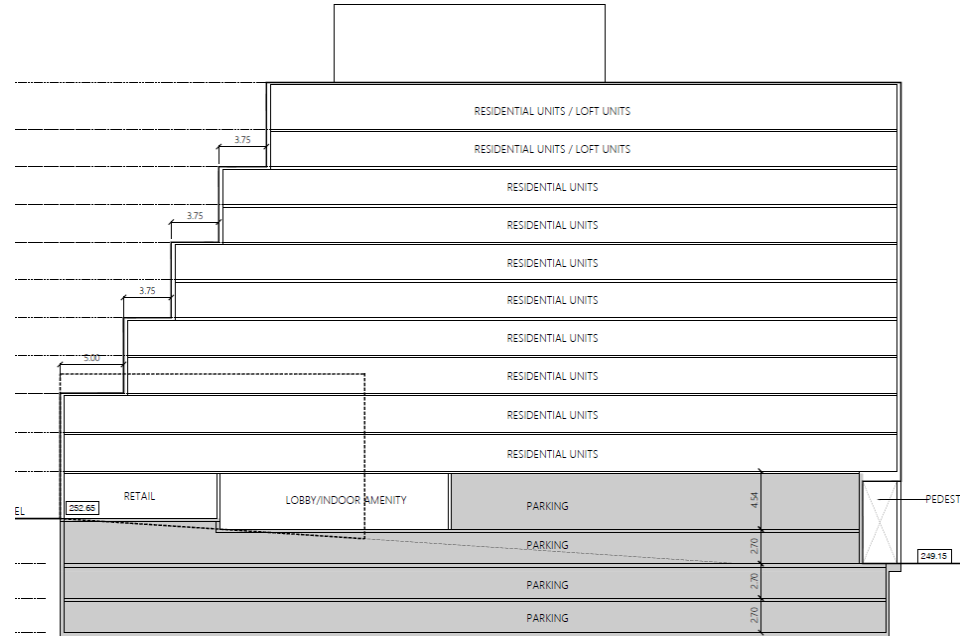
Amico



# Project Comparison



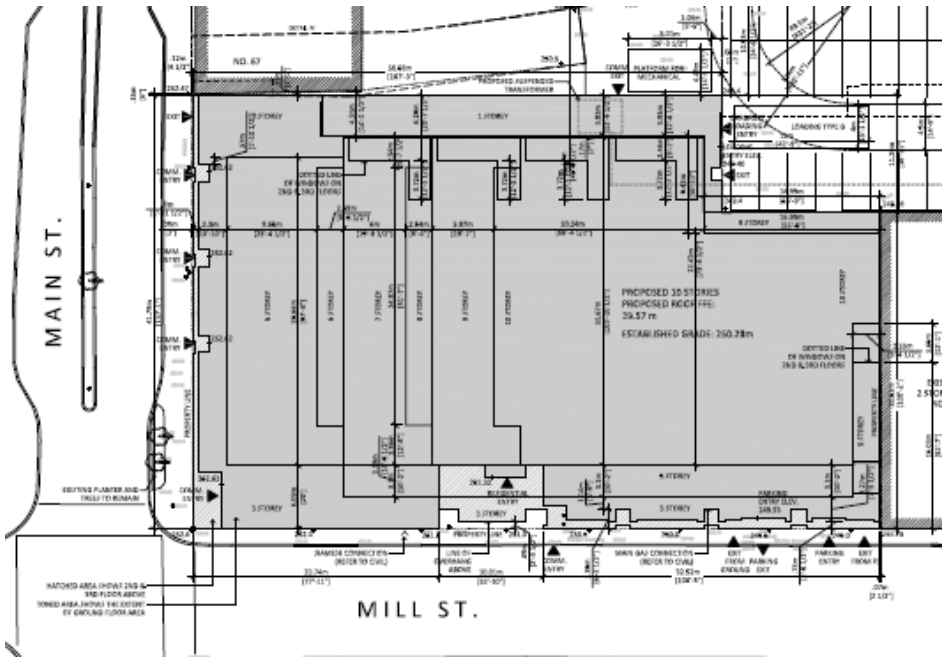
Previous Approval



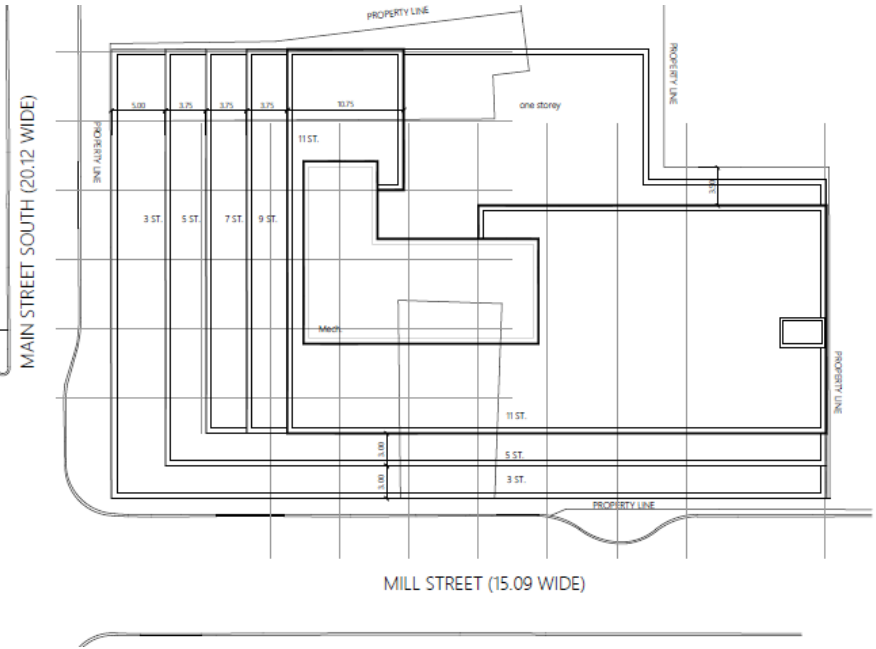
Amico



# Project Comparison



Previous Approval



Amico



# Project Comparison

## Changes Requiring Zoning Approval

	By-law 2017-0064	Amico Proposal
Height	10 storeys (34.4 m)	10 storeys (36.0 m)
Units	125	169
Parking Total	1.65 spaces/unit + 20 Retail Spaces	1.35 spaces/unit + 2 auto-share spaces
Resident	1.5 spaces/unit	1.2 spaces/unit
Visitor	0.15 spaces/unit	0.15 spaces/unit
Retail	20 spaces	N/A



# Project Comparison

## Other Project Changes

	Previous Project	Amico Proposal
Gross Floor Area	195,800 sq.ft.	187,600 sq.ft.
Retail GFA	13,000 sq.ft.	4,000 sq.ft.
Parking Garage Levels	3 underground levels	3 underground + half storey above ground at rear of building
Access to Garage	Entrance and exit off Mill St.	Entrance off Mill St.; Exit through municipal parking lot through to Back St.



# 5. Comments



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# Town Department / External Agency Comments

## Parking / Transportation

- Additional information needed to consider proposed reduction in parking
- Additional information needed to evaluate changes to underground garage design

## Planning / Urban Design

- Require Shadow Impact Study to evaluate proposed changes to building massing

## Engineering

- Require servicing information to understand demands of proposed increase in units





# Public Comments

- interest in ensuring 10-storey height be maintained and McGibbon hotel façade be reconstructed
- concern about the architectural design/materiality of the building
- question whether proposed parking reduction could create parking issues within downtown Georgetown
- will bicycle parking be provided in the building

# Public Notification

- Oct. 2, 2020      Receipt of Application & Public Meeting Notices mailed to properties within 120 m of subject lands. E-mails also sent to residents who participated in process for previous applications.
- Oct. 2, 2020      New Application and Public Meeting signs posted on the property
- Oct. 8 &  
Oct. 22, 2020      Public Meeting Notices published in the Independent & Free Press



## 6. Future Steps



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# Future Steps

- Awaiting additional public comments
- Review second submission upon receipt
- Final report to Council for a decision on the application

Thank You



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