

## REPORT

**REPORT TO:** Chair & Members of Community Affairs Committee  
**REPORT FROM:** Jeff Markowiak, Senior Planner – Development Review  
**DATE:** June 21, 2017  
**REPORT NO.:** P&I-2017-0084  
**RE:** **RECOMMENDATION REPORT**

Proposed Zoning By-law amendment to permit the development of the first phase (Building 1) of a proposed comprehensive development of three multi-storey residential buildings on the subject lands

File No(s): D09OPA16.001 & D14ZBA16.013

Aplicant: Amico Properties

Location: Lots 1 to 9 Registered Plan 341 (Georgetown), Part of West Half of Lot 19, Concession 9 (Esquesing), Town of Halton Hills, Regional Municipality of Halton  
26, 28, 30, 34, 36, 38 & 42 Mill Street; 3 & 11 Dayfoot Drive (Georgetown)

### RECOMMENDATION:

**THAT** Recommendation Report No. P&I-2017-0084, dated June 21, 2017, with respect to the “Proposed Zoning By-law amendment to permit the development of the first phase (Building 1) of a proposed comprehensive development of three multi-storey residential buildings on the subject lands, File No(s). D09OPA16.001 & D14ZBA16.013, submitted by Amico Properties, for the lands legally known as Lots 1 to 9 Registered Plan 341 (Georgetown), Part of West Half of Lot 19, Concession 9 (Esquesing), Town of Halton Hills, Regional Municipality of Halton, municipally known as 26, 28, 30, 34, 36, 38 & 42 Mill Street; 3 & 11 Dayfoot Drive (Georgetown), be received;

**AND FURTHER THAT** the Zoning By-law Amendment, to amend Town of Halton Hills Zoning By-law 2010-0050, as amended by By-law 2015-0026, for the lands municipally known as 26, 28, 30, 34, 36, 38 & 42 Mill Street; 3 & 11 Dayfoot Drive (Georgetown), as generally shown in **SCHEDULE 4 – ZONING BY-LAW AMENDMENT**, be approved;

**AND FURTHER THAT** Town Council require the Owner to enter into an Agreement under Section 37 of the *Planning Act*, satisfactory to the Commissioner of Planning and Sustainability, and that such agreement be registered on title to the lands municipally known as 26, 28, 30, 34, 36, 38 & 42 Mill Street; 3 & 11 Dayfoot Drive (Georgetown), in accordance with details set out in the Zoning By-law, as generally shown in **SCHEDULE 4**, to secure the following matters:

- i) The Owner shall provide one or the other of the following public benefits, as chosen by the Town in its sole discretion:
    - a) Complete improvements to the Mill Street right-of-way, beyond the minimum development and servicing requirements, which could include sidewalk improvements on the east side of Mill Street and associated road restoration between the intersections of Guelph Street & Mill Street and Dayfoot Drive & Mill Street, as identified by the Town and agreed to by the Owner, to the satisfaction of Town administration. Timing for construction for the right-of-way improvements will be secured in a Development Agreement which shall be registered on title to the lands prior to the lifting of the Holding (H18) Provision;
- or –
- b) Make a cash contribution of \$200,000, payable prior to the lifting of the Holding (H18) Provision, which contribution shall be allocated by and expended by the Town to complete improvements to the Mill Street right-of-way, beyond the minimum development and servicing requirements, adjacent to the lands municipally known as 26, 28, 30, 34, 36, 38 & 42 Mill Street, as identified by the Town.

**AND FURTHER THAT** Town Council agrees to utilize its Height and Bonusing Provision powers under the approved and in force Official Plan, and therefore, agree that a site specific Official Plan Amendment is no longer necessary to approve the Zoning By-law Amendment, as generally shown in **SCHEDULE 4**;

**AND FURTHER THAT** in consideration of Council's removal of the Holding (H18) Provision in the Amending By-law, the Owner shall, in addition to the existing conditions for removal, satisfy the Town with respect to the following matters prior to the removal of the Holding (H18) Provision:

- i) Execution of an agreement under Section 37 of the Planning Act providing for the public benefits referenced in Schedule 4 of the Zoning By-law Amendment, as generally shown in **SCHEDULE 4**.
- ii) Approval by Town Administration of a Construction Management Plan.

**BACKGROUND:**

**1.0 Purpose of Report**

The purpose of this report is to provide Council with recommendations concerning Building 1 of Amico's comprehensive development proposal for the former Memorial Arena lands and 7 abutting properties.

As Council will remember, approvals were granted in 2015 to permit two 5-storey buildings on the former Memorial Arena lands. In November 2016, following Amico's purchase of the former Memorial Arena site and the 7 abutting properties, Amico submitted Official Plan and Zoning By-law Amendment applications proposing to

develop 3 multi-storey residential buildings (Buildings 1, 2 and 3) on the consolidated site. In general, the applications sought the following land use approvals:

- increase the height of the two buildings approved in 2015 from 5 storeys to 6 storeys (Buildings 1 and 2);
- increase the permitted height on the 7 properties abutting the former Memorial Arena lands from 4 storeys to 5 storeys to accommodate a third building (Building 3); and
- allow a maximum Floor Space Index (FSI) of 1.58 across the consolidated site.

At the Public Meeting and subsequent public consultation sessions a number of questions and concerns were raised by residents that were mainly linked to Amico's plan for Buildings 2 and 3. Based on the public feedback Amico agreed to re-evaluate their proposal for those two buildings. However, Amico also requested that the Town separate the applications into two phases to allow Building 1 to proceed in advance of the rest of the proposal given that few concerns were identified with Building 1 by Town staff or residents. Residents were notified of Amico's proposal to phase the applications and a special public open house was held on June 14, 2017, to obtain comments from the public on Amico's proposed height increase for Building 1 and to explain the proposed phased approach. No negative comments were received from the public regarding this approach.

This report provides recommendations concerning Amico's proposal to increase the height of Building 1 by one storey, only. The proposal for Buildings 2 and 3 will be considered at a later date following further public consultation and discussions between Town staff and Amico.

## 2.0 Location & Site Characteristics

The lands subject to the proposed application are municipally known as 26, 28, 30, 34, 36, 38 & 42 Mill Street; 3 & 11 Dayfoot Drive and are located at the south-west corner of Mill Street and Dayfoot Drive, just north of Guelph Street (Highway 7) in Georgetown; see **SCHEDULE 1 – LOCATION MAP**. The irregularly shaped lot is approximately 1.9 hectares (4.7 acres) in size and has a frontage of 164 metres (538 feet) on Mill Street and approximately 154 metre (506 feet) of flanking frontage on Dayfoot Drive. The consolidated site is comprised of 8 individual properties:

- **42 Mill St. & 11 Dayfoot Dr.:** The largest of the 8 properties (1.36 ha/3.4 acres) was previously owned by the Town of Halton Hills and was occupied by the Memorial Arena and Lions Park, which have since been removed from the lands. Following the former Memorial Arena lands being declared surplus by the Town in 2012 the property was sold to Amico in 2016. The site currently sits vacant.
- **26, 28, 30, 34, 36 & 38 Mill St. and 3 Dayfoot Dr.:** The other 7 properties abut and surround the former Memorial Arena lands. Single detached dwellings had occupied the 7 properties; however, each of the dwellings has either been demolished or is intended to be demolished over the next year. Amico purchased the 7 properties from the individual land owners in 2016.

**FIGURE 1 – CONTEXT MAP**



Surrounding land uses to the subject site include:

- To the North - single detached dwellings across Dayfoot Drive; CN rail line further north
- To the East - single detached dwellings across Mill Street
- To the South - Sacre Coeur church and single detached dwellings adjacent to the site; Downtown Georgetown is located across Guelph Street
- To the West - 5-storey condo; single detached dwellings adjacent to the site

### **3.0 Proposal**

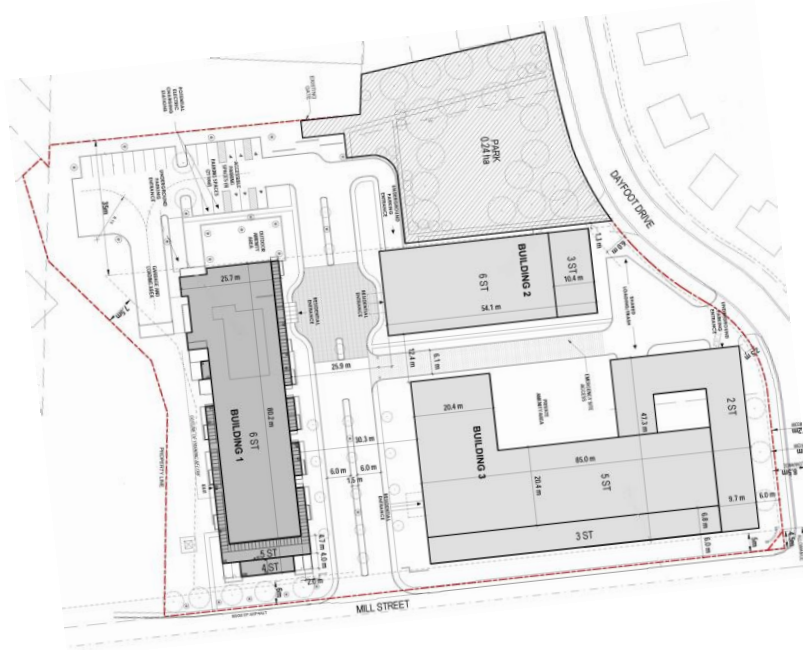
As stated above, this report only considers Amico's proposed height increase for Building 1 which represents the first phase of Amico's comprehensive development proposal for the subject site.

However, in addition to the specific details of Amico's proposal for Building 1, this section will provide a background summary of Amico's comprehensive development proposal for the subject site and their request to separate the proposal into two phases.

#### **3.1 Comprehensive Development Proposal (Background)**

On November 15, 2016, Amico Properties (the Applicant) submitted Official Plan and Zoning By-law Amendment applications seeking approval to develop three multi-storey residential buildings on their consolidated site at the south-west corner of Mill Street and Dayfoot Drive; see **SCHEDULE 2 – ORIGINAL MASTER PLAN CONCEPT**.

**FIGURE 2 – AMICO’S COMPREHENSIVE DEVELOPMENT (ORIGINAL PROPOSAL)**



Details of the 3 buildings proposed by Amico as part of their comprehensive development plan are as follows:

	<b>Building 1</b>	<b>Building 2</b>	<b>Building 3*</b>
<b>Height</b>	6 storeys	6 storeys	5 storeys
<b>Unit Count</b>	76 units	54 units	90 units
<b>Gross Floor Area</b>	9,900.0 m <sup>2</sup> (106,566 sq.ft.)	6,970.0 m <sup>2</sup> (75,027 sq.ft.)	13,055.0 m <sup>2</sup> (140,527 sq.ft.)

\* Amico originally conceived Building 3 as a seniors’ building with 144 suites

In order to facilitate the three residential buildings Amico was seeking the following amendments to the Town’s Official Plan and Zoning By-law:

- increase the height for Building 1 and Building 2 from 5 storeys to 6 storeys;
- increase the permitted height on the 7 properties abutting the former Memorial Arena lands from 4 storeys to 5 storeys to accommodate Building 3;
- apply a consistent measurement of density across the consolidated site to permit a maximum Floor Space Index (FSI) of 1.58 (a maximum FSI of 1.15 is permitted on the former Memorial Arena lands; the 7 abutting properties permit a maximum density of 50 units per net residential hectare); and
- alter the site specific height and setback zoning by-law schedule for the former Memorial Arena lands that applies to Buildings 1 and 2.

Through the public consultation process and review by Town staff a number of questions and concerns were raised with Amico's comprehensive development proposal. These issues were mainly linked to the proposed location, orientation and massing of Buildings 2 and 3 and the cumulative impact that adding a third building to the site may have on urban design, traffic congestion and vehicular access to the property. As a result, Amico has agreed to re-evaluate their proposal for Buildings 2 and 3 in an attempt to address these concerns. Note: the concerns raised by residents are outlined in the "Comments" section of this report.

Following the public consultation Amico requested that their comprehensive development proposal be considered in two phases. Given that few concerns were identified with the proposed height increase for Building 1 Amico requested that the Town approve that phase of the development now. Amico has suggested that obtaining the necessary land use approvals to permit the development of Building 1 in advance of the rest of the proposal (ie. Buildings 2 and 3) will ease some of their financial pressures and provide them with greater flexibility to work with the Town and community to identify an appropriate development concept for the rest of the site. An open house was held on June 14, 2017, to specifically advise the public of Amico's proposal to increase the height of Building 1 by one storey and to phase the review of their comprehensive development plan.

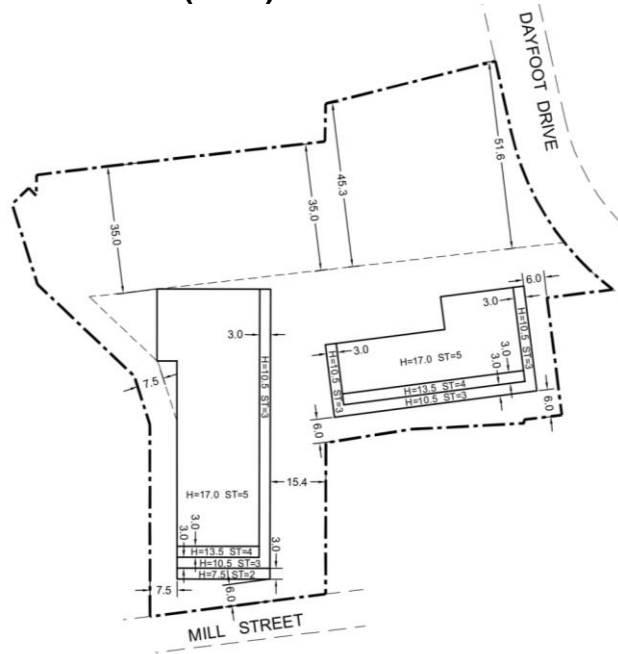
### **3.2 Building 1**

The location, massing and design proposed by Amico for Building 1 is directly linked to the two 5-storey buildings previously approved for the former Memorial Arena lands (42 Mill St. & 11 Dayfoot Dr.) in 2015.

The former Memorial Arena site used to be owned by the Town but the lands were declared surplus to the Town's needs in 2012. Prior to listing the property for sale the Town retained a consultant to identify potential redevelopment options for the site that would establish the highest and best use for the lands. Following an in-depth public consultation process a preferred development concept was identified for the site. In 2015 Town Council approved site specific Official Plan and Zoning By-law amendments that implemented the principles of the preferred development concept to ensure that any future development proposed for the former Memorial Arena lands would be consistent with the Town's vision for the property.

The preferred development concept, and subsequent site specific amendments approved in 2015, resulted in the permission for two 5 storey buildings and a Floor Space Index (FSI) of 1.15 on the former Memorial Arena property. The location and massing for the two buildings was established through the site specific Zoning By-law as per **FIGURE 3** below.

**FIGURE 3 – PREVIOUSLY APPROVED BUILDING LOCATION AND MASSING FOR THE MEMORIAL ARENA LANDS (2015)**



In 2016 the former Memorial Arena property was sold by the Town to Amico Properties. The two 5-storey buildings approved in 2015 represent Buildings 1 and 2 of Amico's comprehensive development proposal.

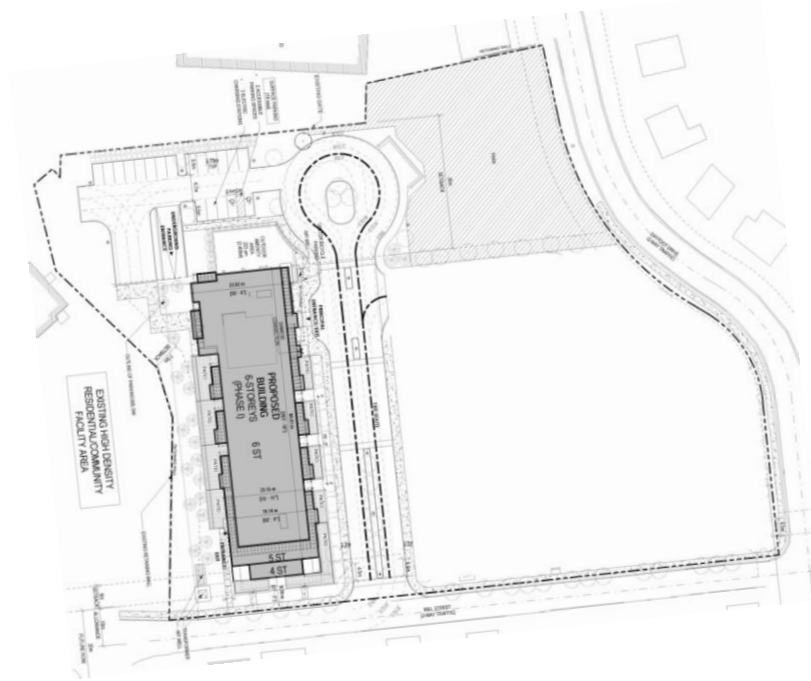
Amico is now proposing to develop Building 1 as a 6-storey condominium with 76 residential units and a gross floor area of approximately 9,900 m<sup>2</sup> (107,000 sq.ft). A total of 138 parking spaces are proposed to serve the building; 19 surface visitor spaces and 119 underground resident spaces.

The only land use approvals being requested by Amico for Building 1 are:

- an increase in the maximum permitted height from 5 storeys to 6 storeys; and
- minor modifications to the height and setback schedule in the site specific Zoning By-law.

As detailed in **FIGURE 4** below, Amico is proposing that the building generally maintain the same location, footprint, setbacks and floor step-backs that were approved for Building 1 by the Town in 2015. The internal road for the development, with access off Mill Street, is also proposed in a similar location to that envisioned by the Town in 2015.

**FIGURE 4 – BUILDING 1 LOCATION AND MASSING PROPOSED BY AMICO**



The other land use approvals sought by Amico (outlined earlier in this report) as part of their Official Plan and Zoning By-law Amendment applications are only required to facilitate the second phase of the comprehensive development proposal (ie. Buildings 2 and 3). As previously explained, Amico has agreed to defer consideration of Buildings 2 and 3 in order to engage with the community further and reconsider their plans for that phase of the development proposal.

Also, in consideration of the proposed height increase for Building 1, Amico is proposing to provide the Town with a public benefit in the form of:

- constructing improvements to the Mill Street right-of-way that are above and beyond the minimum development and servicing upgrades required as part of the proposal. Improvements being considered include a widened sidewalk on the east side of the street and the realignment of the road; or
- make a cash contribution of \$200,000 to the Town for use towards improvements to the Mill Street right-of-way, as identified by the Town.

The provision of a community benefit for Building 1 does not preclude the Town from seeking to obtain further benefits through the discussions associated with Buildings 2 and 3.

Should the necessary amendments for Building 1 be approved a Site Plan application will be required. The Site Plan application will secure the detailed design of the building and address some of the more detailed site design and servicing related matters.



## **COMMENTS:**

This section of the report will identify, analyze and respond to key matters of interest associated with the submitted Official Plan and Zoning By-law Amendment applications. This section is broken down into the following subsections:

- 1.0 Planning Context and Policy Framework
- 2.0 Water Allocation
- 3.0 Town Departments and External Agency Comments
- 4.0 Public Comments and Issues

The 'Public Comments and Issues' subsection includes detailed responses to concerns expressed by the public related to traffic concerns, vehicular access points to the site, the existing condition and design of Mill Street and building massing.

### **1.0 Planning Context and Policy Framework**

Subsection 1.0 evaluates the Official Plan and Zoning By-law Amendment applications against the relevant Provincial, Regional and Town policy framework to determine conformity with applicable policies and guidelines.

#### **1.1 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.

Planning staff is of the opinion that the proposed amendments are consistent with the policies of the 2014 PPS.

#### **1.2 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 2.2.2 of the Growth Plan states that, until the Region of Halton completes its municipal comprehensive review, a minimum of 40 per cent of all residential development occurring annually will be within the delineated built-up area. Once the Region's comprehensive review has been completed a minimum of 50 per cent of all residential development must be within the built-up area each year until 2031. As per Section 3 of the Planning Act, the proposal shall conform and not conflict with the Growth Plan.

Planning staff is of the opinion that the proposed development is in conformity with the Growth Plan for the Greater Golden Horseshoe.

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

The subject lands are located within the Urban Area (Georgetown) of Halton Region's Official Plan. Section 76 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.

Regional staff has confirmed that the applications are in conformity with the Regional Official Plan.

### **1.4 Town of Halton Hills Official Plan**

Under the Town's Official Plan the Amico site is included within the boundaries of the Georgetown GO Station Mill Street Corridor Secondary Plan; within the Secondary Plan the site is located in the Mill Street Corridor Precinct. The objectives for the Mill Street Corridor Precinct are as follows (Section H3.6.1):

- a) To encourage consolidation of lots on or immediately adjacent to Guelph Street and along Mill Street and rail corridors and their redevelopment for medium density residential uses.
- b) To permit redevelopment of certain larger lots in appropriate locations, for medium and/or high density residential uses that are compatible 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.
- d) To recognize the remaining portions of the Mill Street Corridor Precinct as a stable residential area, where only modest changes in keeping with the existing character of the area will be permitted.

Building 1 is located solely on the former Memorial Arena lands (42 Mill St. & 11 Dayfoot Dr.). Under the Secondary Plan the former Memorial Arena site (42 Mill St. & 11 Dayfoot Dr.) is designated High Density Residential/Community Facility Area Special Policy Area 1 (SPA1) as per the site specific Official Plan Amendment (OPA 24) approved by Town Council in July 2015.

Permitted uses under the High Density Residential/Community Facility Area Special Policy Area 1 (SPA1) designation include apartment dwellings, institutional buildings, long term care facilities/retirement homes and ancillary retail/service commercial uses. Any development within this designation is limited to a maximum height of 5 storeys and a Floor Space Index (FSI) range of 1.0 to 1.15.

The site specific designation also contains a number of policies intended to guide proposals for new development or redevelopment on the former Memorial Arena lands:

- i) new buildings are designed in a manner that is sensitive to the location, massing and height of adjacent buildings;
- ii) any new building will not compromise the ability to redevelop any adjacent property;

- iii) a high standard of urban design is applied and any new building shall generally conform to the policies set out in Section F2 (Urban Design) of the Town of Halton Hills Official Plan;
- iv) any façade at street level shall incorporate broad window treatments and other architectural features and design elements to maintain an open and interesting pedestrian friendly environment. No blank walls shall be located at street level adjacent to a public road;
- v) blank walls or any portion of the foundation or underground garage exposed due to grade changes on the site shall be appropriately landscaped to provide a visual buffer or screen for adjacent residential properties;
- vi) any unenclosed loading or garbage areas shall be appropriately screened through the use of landscaping or fencing;
- vii) any new residential building is encouraged to provide a range of commercial, institutional and community uses that serve the needs of area residents at the street level along the Mill Street frontage;
- viii) new buildings are required to be set back an appropriate distance from the side and rear lot lines to provide sufficient space for the planning of a new local park adjacent to Dayfoot Drive and at the rear of Special Policy Area 1;
- ix) a new public or private road shall be provided through Special Policy Area 1 to allow access to any new buildings; and
- x) adequate underground parking will be provided on-site.

Town staff is satisfied that the location and massing proposed for Building 1 is consistent with the built form envisioned for Building 1 when the site specific Official Plan Amendment (OPA 24) for the former Memorial Arena lands was approved by Council in 2015. Staff is of the opinion that the proposed increase in height from 5 storeys to 6 storeys does not conflict with the site specific new development or redevelopment policies outlined above. The Shadow Impact Study submitted by Amico also demonstrates that the proposed one storey height increase will not result in any significant incremental shadow impacts on the surrounding neighbourhood. The density of the proposed 6-storey building represents a Floor Space Index (FSI) of 0.73, which is below the maximum FSI of 1.15 permitted across the former Memorial Arena site.

It should be noted that, prior to the adoption of site specific Official Plan Amendment (OPA 24) in 2015, the Georgetown GO Secondary Plan allowed a maximum height of 8 storeys on the portion of the former Memorial Arena site where Building 1 is proposed to be located. Amico's proposed 6-storey building is two storeys shorter than the height originally envisioned to be accommodated on the site.

The High Density Residential/Community Facility Area Special Policy Area 1 (SPA1) designation also requires the dedication of 0.26 hectares of land at the rear of the site adjacent to Dayfoot Drive for local parkland. Amico is proposing a 0.26 hectare park to be provided at the rear of the consolidated site; however, the size and location of the

park will be evaluated in conjunction with the review of Amico's proposal for the remainder of the consolidated site (ie. Buildings 2 and 3).

### ***Height and Density Bonusing***

Section 37 of the *Planning Act* authorizes a municipality, with appropriate approved Official Plan provisions, to pass a by-law that increases the maximum density and/or height permitted in the Official Plan if it will result in the provision of a significant public benefit that would not have otherwise been realized. As per Section G4.3.1 of the Town's Official Plan, Council has adopted Height and Density Bonusing provisions consistent with Section 37 of the *Planning Act*, that apply to medium and high-density residential development in the Town.

In consideration of the proposed height increase for Building 1, Amico is proposing to provide the Town with the following public benefit:

- i) The Owner shall provide one or the other of the following public benefits, as chosen by the Town in its sole discretion:
  - a) Complete improvements to the Mill Street right-of-way, beyond the minimum development and servicing requirements, which could include sidewalk improvements on the east side of Mill Street and associated road restoration between the intersections of Guelph Street & Mill Street and Dayfoot Drive & Mill Street, as identified by the Town and agreed to by the Owner, to the satisfaction of Town administration. Timing for construction for the right-of-way improvements will be secured in a Development Agreement which shall be registered on title to the lands prior to the lifting of the Holding (H18) Provision;
  - or –
  - b) Make a cash contribution of \$200,000, payable prior to the lifting of the Holding (H18) Provision, which contribution shall be allocated by and expended by the Town to complete improvements to the Mill Street right-of-way, beyond the minimum development and servicing requirements, adjacent to the lands municipally known as 26, 28, 30, 34, 36, 38 & 42 Mill Street, as identified by the Town.

Town staff considers the proposed public benefit to be appropriate and consistent with the policies of Section G4.3.1 of the Official Plan. The public benefit will be secured through a Section 37 Agreement to be registered on title, as generally shown in **SCHEDULE 4 – ZONING BY-LAW AMENDMENT**. As a result of the accepted public benefit, an Official Plan Amendment is no longer required to accommodate the proposed height increase for Building 1.

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

The former Memorial Arena site is identified as a High Density Residential (HDR(92)(H18) Zone as per the site specific Zoning By-law (2015-0026) approved by Town Council in July 2015.

Uses in the HDR(92) zone are limited to apartment dwellings, long term care facilities, retirement homes and a list of commercial/retail uses listed under By-law 2015-0026. The Zone permits a maximum height of 17.0 metres (5 storeys) and a maximum FSI of 1.15. By-law 2015-0026 also includes a Height and Massing Schedule that establishes specific building setbacks and step-backs for Building 1; see **FIGURE 3** on Page 5 of this Report.

Town staff is satisfied that the proposed height increase to 6 storeys (21.6 metres) is appropriate given that the proposal satisfies the site specific new development or redevelopment policies in the Secondary Plan and that the additional storey will not create any identifiable incremental shadow impacts. Further, the proposed modifications to the massing for Building 1 are considered minor and consistent with the intended built form approved through the site specific height and setback zoning schedule. Any cumulative site related impacts will be addressed through the review of the development proposed for the rest of the site.

Additional comments regarding urban design matters associated with Building 1 are discussed below in the “Public Comments and Issues” section of this report (Section 4.1).

### ***Holding Provision***

The HDR(92) zone is also subject to a Holding (H18) Provision, which can be removed upon the satisfaction of the following conditions: 1) execution of a Site Plan agreement; 2) submission of a Record of Site Condition (RSC); 3) allocation of servicing; and 4) completion of a noise study. The lands will remain subject to the Holding (H18) Provision and Planning staff is recommending that the following condition be added:

- i) Execution of an agreement under Section 37 of the Planning Act providing for the public benefits referenced in Schedule 4 of the By-law.
- ii) Approval by Town Administration of a Construction Management Plan.

A Building Permit for Building 1 cannot be issued until the conditions of the Holding (H18) Provision have been satisfied and Council approves the removal of the Provision as it applied to the portion of the site where Building 1 is proposed to be located.

## **2.0 Water Allocation**

On February 9, 2015, Council approved the allocation of 69 single detached equivalents (SDE) of water from the residential infill pool to the Memorial Arena lands (Report PDS-

2015-0001) to facilitate the development of the two 5-storey buildings approved for the site in 2015.

The 69 SDE's would provide servicing for 118 condominium units, which was the amount estimated to be accommodated in the two 5-storey buildings. The 69 SDE's will be sufficient to meet the water requirements for the 76 units proposed in Building 1. However, a Water Usage and Sanitary Discharge Report is required to be provided through the Site Plan application for Building 1 to confirm the number of SDE's specifically required to accommodate Building 1.

Any further water requirements needed to accommodate additional development on the consolidated site (ie. Buildings 2 and 3) will be subject to Council or staff approval, as required.

### **3.0 Town Departments and External Agency Comments**

The original comprehensive plan proposed by Amico was circulated to Town departments and external agencies for review and comment on November 18, 2016. None of the departments or agencies identified any concerns with the proposal for Building 1 or the approval of this phase of the development occurring in advance of any other approvals for future phases of a comprehensive development plan for the overall site.

### **4.0 Public Comments and Issues**

To date, the Town has received a number of inquiries from residents who have raised questions or expressed concerns with Amico's comprehensive proposal for the consolidated site at the corner of Mill St. and Dayfoot Dr.

In order to properly inform residents of Amico's proposal and attempt to respond to the residents' questions and concerns Town staff have held 3 separate public consultation meetings for the applications:

- The Statutory Public Meeting was held on February 21, 2017. The purpose of the meeting was to present Amico's comprehensive development proposal for 3 multi-storey residential buildings to Council and the public by way of Report P&I-2017-0020. There were approximately twenty (20) interested persons in attendance at the meeting.
- On May 15, 2017, Town staff held a meeting with residents at the Georgetown Public Library in order to respond to a specific list of questions and issues that was identified by the Community regarding Amico's proposal and the Town's application review process. Approximately fifty (50) interested persons attended the meeting as well as the Mayor, Ward 3 Councillors and representatives from Amico.
- A Public Information Centre (PIC) was also held at the Georgetown Public Library on June 14, 2017, to allow residents to consider Amico's request to

separate Building 1 from the review of the rest of their proposal. Approximately fifteen (15) residents attended the PIC.

The questions and concerns identified by residents at the public meetings or through correspondence generally relate to:

- urban design matters and potential shadow impacts;
- current and proposed traffic;
- vehicular access points for the site;
- the design of the Mill Street right-of-way;
- the provision of on-site parking;
- construction activity on-site;
- removal of trees on the site;
- access to the gate for the adjacent condominium building; and
- design of the on-site park.

Most of the issues apply to Amico's overall comprehensive proposal, their intent to introduce a third building to the site or are more directly associated with the portion of the site where Buildings 2 and 3 are proposed to be located. However, some of the issues do have direct relevance to Amico's proposed height increase for Building 1.

The following section describes each of the specific issues/concerns outlined above and provides a staff response. The staff responses have been structured to identify any direct relevance to Building 1 versus the impact it may have for the rest of Amico's comprehensive development proposal:

#### **4.1 Urban Design and Shadow Impacts**

Concerns have been raised by some residents that Amico's development proposal will create a negative shadow impact on neighbouring properties and will also change the character of the neighbourhood.

##### ***Staff Response:***

**Building 1** – In 2015 the Town approved a 5-storey building on the former Memorial Arena lands in the same location that Amico is proposing to place Building 1. Amico is proposing that Building 1 generally maintain the same building footprint, setbacks and floor step-backs that were approved in 2015. The only amendment that Amico is seeking for Building 1 is to increase the height from 5 storeys to 6 storeys.

The Town required that Amico submit a Shadow Impact Study to demonstrate the potential incremental shadow impact that may be created by a 6-storey building versus the previously approved 5-storey building. The Town retained a third party peer review consultant (BrookMcIlroy) to complete an urban design review of the shadow study and proposed building massing. The peer review consultant is of the opinion that the shadow study demonstrates that the proposed one storey height increase will not result

in any significant incremental shadow impacts on the surrounding neighbourhood. The consultant also believes that the proposed building massing addresses the streetscape appropriately and incorporates building step-backs at the upper floors to reduce the visual impact of the added height. Additionally, Town staff and the peer review consultant are not concerned that the design and location of Building 1 will hinder Amico's ability to consider other design alternatives for the rest of the site that may address the Town and resident concerns heard to date.

**Comprehensive Plan** – Town staff will continue to consult with the peer review consultant on the other phases of Amico's proposal to ensure that any future development approved for the site will not result in any unacceptable shadow impacts and will respect the character of the neighbourhood.

#### **4.2 Current and Proposed Traffic**

Residents commented that the Mill Street and Guelph Street intersection and Mill Street itself is congested, especially during peak GO Station times. The residents' belief is that the consolidated site cannot accommodate the density of the 3 buildings proposed by Amico as the development would add additional strain to an already congested intersection and road network. Residents also anticipate that the other surrounding streets and intersections (Dayfoot Drive, Chapel Street, Ryan Road, etc.) will become overburdened by vehicles because drivers will seek to avoid the Mill Street and that signalized intersection due to congestion.

##### ***Staff Response:***

**Building 1** – Prior to the Town approving two 5-storey buildings on the former Memorial Arena site in 2015 a Traffic Impact Assessment (TIA) was prepared by the Town's consultant (Dillon Consulting) that analyzed the potential impact the development may have on the Mill Street/Guelph Street intersection and surrounding road network. The TIA contemplated 115 condominium units being accommodated between the two 5-storey buildings. The study concluded that all roads and intersections would continue to operate at an acceptable level of service. Town staff reviewed the study and was satisfied with its findings.

Amico is proposing that Building 1 will have 76 condominium units, which is 39 less than the 115 units considered under the Traffic Impact Assessment prepared in support of the two 5-storey buildings approved in 2015. Therefore, the findings of the previous TIA suggest that Amico's proposal to increase the height of Building 1 by one storey will not have any negative traffic impact on the local road network or intersections. Further, Amico has submitted their own Traffic Impact Study that confirms these findings; Town staff concurs with the conclusions of Amico's study.

**Comprehensive Plan** – To properly consider the second phase of Amico's development (ie. Buildings 2 and 3), and the cumulative impacts of the three buildings proposed for the consolidated site, Town staff will require Amico to submit a revised Traffic Impact Study that responds to the comments and concerns raised by staff and residents to date. Once the revised study has been submitted Town staff will be able to



properly consider whether the site can accommodate the level of intensification being proposed by Amico and/or if any improvements to the local road network or Mill Street and Guelph Street intersection will be required.

### **4.3 Vehicular Access Points**

Amico's comprehensive development plan identified a primary vehicular access point off Mill Street and a secondary access on Dayfoot Drive.

Residents on Mill Street have raised concerns that the primary access point will result in headlights shining into the front windows of houses across the street and will also make it difficult for people to back out of their driveways.

Some residents support a secondary access on Dayfoot Drive because they believe it will alleviate traffic congestion on Mill Street. However, some residents oppose the idea due to safety concerns (the existing curve in the road will restrict sight lines) and because it will encourage vehicles to infiltrate the rest of the neighbourhood.

#### ***Staff Response:***

**Building 1** – Only the primary access has any direct relationship to Building 1; the question of the secondary access point will be further considered through the review of the comprehensive development plan.

Amico is proposing to locate the primary access point for the site in the same location that was envisioned by the Town when the two 5-storey buildings were approved for the former Memorial Arena site in 2015. Town staff is of the opinion that the primary vehicular access point for the site should be located on Mill Street because it has direct access to Guelph Street and the Mill Street/Guelph Street intersection, which is a gateway for the GO Station Area neighbourhood. However, the Town will work with Amico through the Site Plan application review process to try to identify a driveway alignment that may mitigate the potential for vehicles exiting the site from having their headlights shine directly into the windows of homes across the street.

**Comprehensive Plan** – The suitability of a secondary access off Dayfoot Drive will be evaluated by Town staff through review of the rest of Amico's comprehensive development proposal (ie. Buildings 2 and 3). Council's consideration of the approvals required to allow Building 1 to proceed in advance of the other phases of Amico's proposal will not have any impact on whether a secondary access point can be accommodated on Dayfoot Drive or not.

### **4.4 Mill Street Right-of-Way Design**

Some residents on Mill Street are seeking to have the design of the south side of Mill Street (opposite side from the development site) improved as part of Amico's development proposal. They would like to see a tree lined boulevard and wider sidewalk introduced to improve the appearance of the street and address their safety concerns.

The residents are also seeking to have the utility poles located on the south side of Mill Street removed and the utilities buried to improve the appearance of the street.

**Staff Response:**

**Building 1** – Town staff is working with Amico to explore what type of improvements can be made to the Mill Street right-of-way to address resident concerns. The location of Building 1 will be set back at a sufficient distance in order to provide the Town with flexibility to explore a number of options for the design of Mill Street.

Amico is proposing to provide the Town with a community benefit, in consideration of the proposed height increase for Building 1, in the form of completing the construction of any agreed upon improvements to the Mill Street right-of-way or providing the Town with a \$200,000.00 financial contribution that could be used to towards the cost of the Town completing those same improvements.

**Comprehensive Plan** – Any plan for the reconstruction/redesign of the Mill Street right-of-way will be finalized through the review of the comprehensive development proposal.

The utility poles located on the south side of Mill Street are owned by Bell Canada and shared with Halton Hills Hydro and Cogeco. All three of the utility companies would have to agree to undertake the capital cost of removing the poles and burying the utilities. While none of the utility companies appear willing to undertake this project Town staff will continue to consult with them through the review of the second phase of Amico’s proposal.

**4.5 On-site Parking**

Residents raised concerns that insufficient parking would be provided on-site to meet the needs of the development.

**Staff Response:**

**Building 1** – Amico is proposing a total of 138 parking spaces on-site, which exceeds the minimum parking requirements outlined in the Town’s Zoning By-law, as follows:

<b>Building 1</b>	<b>Resident</b>	<b>Visitor</b>	<b>Total</b>
Number of Spaces Proposed	119	19	138
Number of Spaces Required (as per By-law 2010-005)	114	19	133

As outlined above, a parking surplus of 5 spaces is proposed for Building 1. The 119 resident spaces are proposed to be located in two levels of underground parking and the 19 surface visitor spaces are proposed at the rear of the site.

**Comprehensive Plan** – Amico has also suggested that they intend to meet or exceed the minimum parking requirements for Buildings 2 and 3; however, that will be confirmed through the review of that phase of the development.

#### **4.6 Construction Activity**

Residents raised concerns about the construction activity that will be occurring on-site as a result of the proposal and the potential disruptions it could cause for the neighbourhood.

##### ***Staff Response:***

**Building 1** – Through the Site Plan application review for Building 1 Amico will be required to submit a Construction Management Plan that will outline the anticipated construction process for the building. The Plan will outline the construction schedule, hours of activity, potential utility or service disruptions and construction staging and loading areas, amongst other details. Town staff will review this document to ensure that the construction process will have as minimal impact on residents as possible. The requirement for a Construction Management Plan is also proposed to be included as a condition of the Holding (H18) Provision that applies to the site; therefore, no construction will be permitted to occur until staff is satisfied with the Construction Management Plan.

**Comprehensive Plan** – Construction Management Plans will also be required to be submitted through the Site Plan applications for any future buildings approved on the site.

#### **4.7 Tree Removal**

Concerns were raised about the trees that are being removed from the property to accommodate Amico's proposal.

##### ***Staff Response:***

**Building 1** – The Town of Halton Hills does not have a tree protection by-law that would prevent Amico from removing trees from the property. However, as part of the Site Plan application review for Building 1 the Town will require Amico to submit a landscape plan that demonstrates how Amico intends to introduce as many new trees to the site to compensate for the existing trees that were removed.

**Comprehensive Plan** – The Town will also require landscape plans to be submitted for the other phase of the proposed development. The Town will be seeking to have Amico provide a tree lined boulevard on the west side of Mill Street to enhance the streetscape as part of the overall comprehensive plan for the site.

#### **4.8 Gate Access to Adjacent Condominium**

The adjacent Victoria Gardens condominium (24 Chapel Street) has a gate located along the shared property line with the Amico site that the condo uses for access to the rear of their property for landscaping needs. Residents of the building expressed concern that the Amico development may eliminate access to this gate.

##### ***Staff Response:***

**Building 1** – There is no direct link to Amico’s proposal for Building 1.

**Comprehensive Plan** – The gate is located adjacent to the portion of the Amico site that is intended as a future public park. The Town will own the future park and will require the park to be designed to ensure that the Victoria Gardens condominium will have continued access to the gate along the shared property line.

#### **4.9 Park Design**

Residents have inquired about the intended programming of the future park and what type of playground equipment or facilities may be provided. Some residents also suggested that the park should be located at the corner of Mill Street and Dayfoot Drive rather than at the rear of the site.

##### ***Staff Response:***

**Building 1** – There is no direct link to Amico’s proposal for Building 1.

**Comprehensive Plan** – The future park will be classified as a parkette that is intended to serve the immediate community. It will not be large enough to accommodate any type of sports field. Following the Town obtaining ownership of the park lands, and before the park is constructed, residents will be invited to participate in a public consultation process with the Town to provide their input for the design of the park.

The location and orientation of the park will be finalized through the review process associated with the other phases of Amico’s development proposal (ie. Buildings 2 and 3). However, the location of Building 1 will not restrict the Town’s ability to thoroughly consider the residents questions regarding its possible location.

#### **RELATIONSHIP TO STRATEGIC PLAN:**

The proposed development is most closely aligned with Strategic Direction – G. Achieve Sustainable Growth, the goal of which is:

*To ensure that growth is managed so as to ensure a balanced, sustainable, well planned community that meets the needs of its residents and businesses.*

This Strategic Direction is to be achieved as it relates to this application in part through Strategic Objectives:

- G.1 To provide for a moderate scale of growth that is in keeping with the Town's urban structure and protects its' rural character.
- G.11 To ensure the efficient use of urban land and infrastructure in existing communities and new growth areas.

**FINANCIAL IMPACT:**

There is no financial impact associated with this particular report.

**COMMUNICATIONS IMPACT:**

Public Notice of Council's decision regarding the Zoning By-law Amendment will be completed in accordance with the requirements of the Planning Act.

**SUSTAINABILITY IMPLICATIONS:**

The Town is committed to implementing our Community Sustainability Strategy, Imagine Halton Hills. Doing so will lead to a higher quality of life. The relationship between this report and the Strategy is summarized below:

Do the report's recommendations advance the Strategy's implementation?

- A. Do the report's recommendations advance the Strategy's implementation?
  - Yes.
- B. Which pillar(s) of sustainability does this report support?
  - Environmental Health and Social Well-being.
- C. Overall, the alignment of this report with the Community Sustainability Strategy is:
  - Very Good.

Compliance with the Town's Green Development Standards will be addressed through the approval of the required Site Plan application. The application of the Green Development Standards to this project will help achieve energy and water efficiencies along with other sustainable objectives.

## **CONSULTATION:**

Two public consultation processes occurred for Amico's original comprehensive development proposal for 3 multi-storey residential buildings:

- The Statutory Public Meeting was held on February 21, 2017. The purpose of the meeting was to present Amico's comprehensive development proposal for 3 multi-storey residential buildings to Council and the public by way of Report P&I-2017-0020.
- A residents meeting was held by Town staff on May 15, 2017, at the Georgetown Public Library in order to respond to a specific list of questions and issues that was identified by the Community regarding Amico's proposal and the Town's application review process.

To provide residents the opportunity to comment on Amico's request to separate Building 1 from the review of the rest of Amico's comprehensive development proposal the Town held a Public Information Centre (PIC) at the Georgetown Public Library on June 14, 2017.

Prior to any additional Recommendation Report being considered by Council for the other phases of Amico's comprehensive proposal (ie. Buildings 2 and 3) Town staff will be engaging in further public consultation with the area residents.

## **CONCLUSION:**

Staff has evaluated Amico's proposal to increase the height of Building 1 from 5 storeys to 6 storeys and believes that the proposal has merit and should be supported. It is also staff's opinion that the proposal to increase the height of Building 1 has appropriate regard for the Provincial Policies and is in conformity with the Town and Regional Official Plans.

This report only provides recommendations for the first phase of Amico's comprehensive development proposal for the subject site (Building 1 at 6 storeys). Town staff have advised residents of Amico's request to phase the consideration of the subject applications and held a public meeting to specifically obtain feedback regarding the proposed phasing of development approvals and the height increase for Building 1. No negative feedback has been received from the public. A separate Recommendation Report will be brought forward to Council at a later date regarding the second phase of Amico's development proposal once additional public consultation has occurred, staff has completed their review of Buildings 2 and 3 and the cumulative impacts of the three buildings proposed for the consolidated site have been assessed.

Therefore, Planning staff recommends that Council approve the proposed Zoning By-law Amendment to increase the maximum height of Building 1, as generally shown in **SCHEDULE 3** of this report. Staff also recommends that the amending By-law incorporate a Community Benefits schedule in accordance with Section 37 of the Planning Act, which eliminates the requirement for an Official Plan Amendment to increase the maximum height for Building 1.

Respectfully submitted,

---

Jeff Markowiak, MCIP, RPP  
Senior Planner – Development Review

Reviewed and Approved by,

---

Adam Farr, MCIP, RPP  
Manager of Development Review

---

John Linhardt, MCIP, RPP  
Commissioner of Planning &  
Sustainability

---

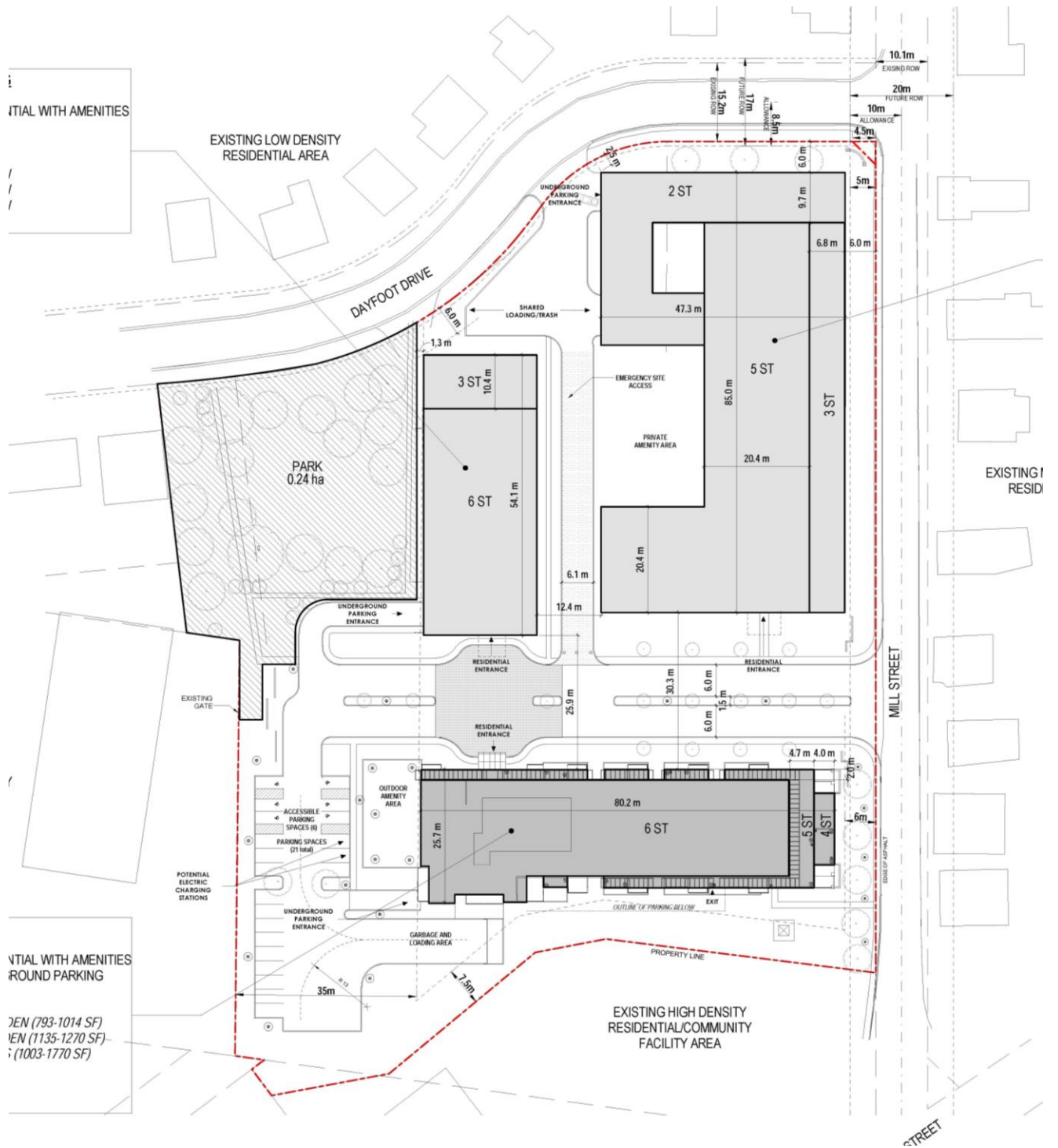
Brent Marshall  
Chief Administrative Officer

SCHEDULE 1 – LOCATION MAP

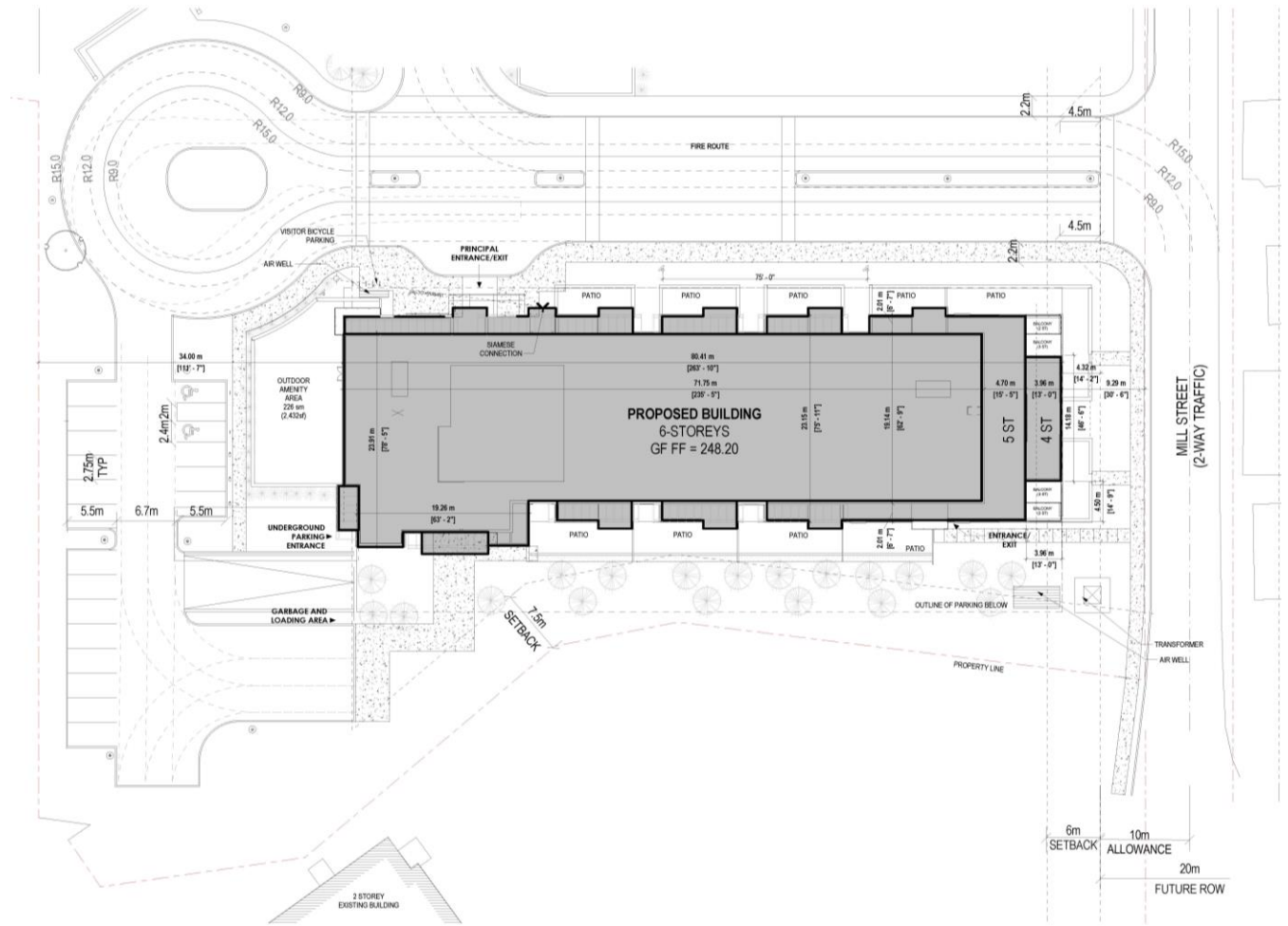




# SCHEDULE 2 – ORIGINAL MASTER CONCEPT PLAN



# SCHEDULE 3 – BUILDING 1 SITE PLAN



## SCHEDULE 4 – ZONING BY-LAW AMENDMENT

### BY-LAW NO. 2017-

A By-law to amend Zoning By-law 2010-0050, as amended by By-law 2015-0026, for the lands described as Lots 1 to 9 Registered Plan 341 (Georgetown), Part of West Half of Lot 19, Concession 9 (Esquesing), Town of Halton Hills, Regional Municipality of Halton

**WHEREAS** Council is empowered to enact this By-law by virtue of the provisions of Sections 34, 36 and 37 of the Planning Act, R.S.O. 1990;

**AND WHEREAS** on July 10, 2017, Council for the Town of Halton Hills approved Report No. P&I-2017-0084, dated June 21, 2017, 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, as amended By-law 2015-0026, be amended as hereinafter set out;

**AND WHEREAS** said recommendation will conform to the Official Plan for the Town of Halton Hills;

**AND WHEREAS** the Official Plan for the Town of Halton Hills contains provisions relating to the authorization of increases in height and density of development in return for the provisions of a significant public benefit;

**NOW, THEREFORE, BE IT RESOLVED THAT THE COUNCIL OF THE CORPORATION OF THE TOWN OF HALTON HILLS ENACTS AS FOLLOWS:**

1. That Table 13.1: Exceptions of Zoning By-law 2010-0050 is hereby further amended by amending the Exception Provision contained in Schedule “2” attached to and forming part of this By-law.
2. That Part 14 Holding Provisions and Table 14.1: Holding Zones of Zoning By-law 2010-0050 is hereby further amended by amending the Holding Provision contained in Schedule “5” 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            , 2017.

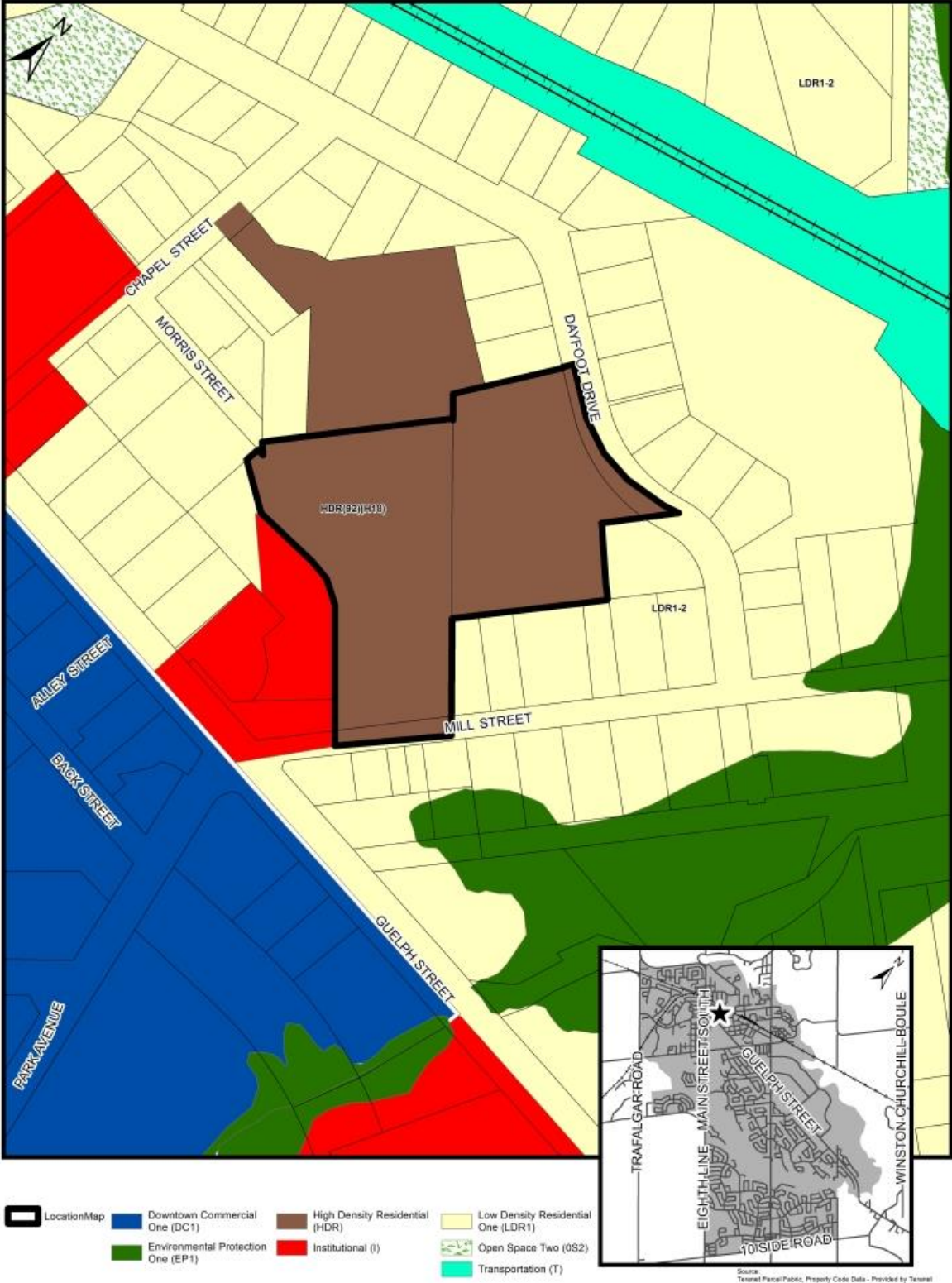
---

MAYOR – Rick Bonnette

---

TOWN CLERK – Suzanne Jones

SCHEDULE 1 to By-law 2017-



**SCHEDULE 2 to By-law 2017-**

**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
92	HDR	42 Mill St., 11 Dayfoot Dr. (Georgetown), (Part Lot 19, Concession 9, Part Lot 37, Plan 32; and Part Lot 2 and Lots 3 to 6, Plan 341)	<ul style="list-style-type: none"> <li>(i) <i>Animal Clinics;</i></li> <li>(ii) <i>Commercial Fitness Centres;</i></li> <li>(iii) <i>Community Centres;</i></li> <li>(iv) <i>Day Nurseries;</i></li> <li>(v) <i>Medical Offices;</i></li> <li>(vi) <i>Museums;</i></li> <li>(vii) <i>Public Parks</i></li> <li>(viii) <i>Restaurants, Restaurants take-out;</i></li> <li>(ix) <i>Retail Stores;</i></li> <li>(x) <i>Service Commercial Uses;</i></li> <li>(xi) <i>Service Shops;</i></li> <li>(xii) <i>Specialty Food Stores.</i></li> </ul>			<ul style="list-style-type: none"> <li>(i) <i>Maximum floor space index (FSI) – 1.15;</i></li> <li>(ii) <i>Maximum combined gross floor area for all non-residential uses – 900.0 m<sup>2</sup>;</i></li> <li>(iii) <i>For the purposes of this zone non-residential uses are only permitted on the first storey;</i></li> <li>(iv) <i>Maximum height – as shown on Schedule 3 to this By-law. No portion of the building or structure, excluding parapets, guard rails, railing and dividers, trellises, eaves, screens, stairs, roof drainage, window washing equipment, lightning rods, garbage chute overruns, plumbing vents, electrical panel with enclosure, architectural features and/or landscaping elements of a green roof is to have a height greater than the height in metres specified by the number following the H symbol as shown on Schedule 3;</i></li> <li>(v) <i>For the purposes of this zone Mill Street is defined as the front yard;</i></li> <li>(vi) <i>Minimum required</i></li> </ul>

						<p>front yard – as shown on Schedule 3 to this By-law;</p> <p>(vii) <i>Minimum required rear yard</i> – as shown on Schedule 3 to this By-law;</p> <p>(viii) <i>Minimum required interior side yard</i> – as shown on Schedule 3 to this By-law;</p> <p>(ix) <i>Minimum required yard setback to Dayfoot Drive</i> – 10.0 m.</p> <p>(x) The portions of the building or structure above ground must be located within the areas delineated by heavy lines as shown on Schedule 3 of this By-law except that balconies, cornices, light fixtures, ornamental elements, parapets, art and landscape features, eaves, window sills, planters, ventilations and exhaust shafts, guardrails, balustrades, railings, stairs, stair enclosures, doors, wheelchair ramps, fences, screens, site servicing features, awnings and canopies, window washing equipment and underground garage ramps and associated structures may extend beyond.</p>
--	--	--	--	--	--	--

SCHEDULE 3 to By-law 2017-



Note:  
 H Denotes maximum height in metres above grade.  
 St Denotes number of stories permitted.  
 All dimensions are in metres  
 Building Setbacks are Provided & Flexibility of +/- 0.1m

The height measurements shown on this schedule shall be measured from the following geodetic grade: TBD

#### **SCHEDULE 4 to By-law 2017-**

Any person wishing to develop in accordance with the increased height and density provision set out in Exception 92 shall enter into an agreement with the Town under Section 37(3) of the *Planning Act*. Such agreement shall be to the satisfaction of Town administration, and shall include the following requirements:

- (i) The Owner shall provide one or the other of the following public benefits, as chosen by the Town in its sole discretion:
    - a) Complete improvements to the Mill Street right-of-way, beyond the minimum development and servicing requirements, which could include sidewalk improvements on the east side of Mill Street and associated road restoration between the intersections of Guelph Street & Mill Street and Dayfoot Drive & Mill Street, as identified by the Town and agreed to by the Owner, to the satisfaction of Town administration. Timing for construction for the right-of-way improvements will be secured in a Development Agreement which shall be registered on title to the lands prior to the lifting of the Holding (H18) Provision;
- or –
- a) Make a cash contribution of \$200,000, payable prior to the lifting of the Holding (H18) Provision, which contribution shall be allocated by and expended by the Town to complete improvements to the Mill Street right-of-way, beyond the minimum development and servicing requirements, adjacent to the lands municipally known as 26, 28, 30, 34, 36, 38 & 42 Mill Street, as identified by the Town.



**SCHEDULE 5 to By-law 2017-**

**14.1 HOLDING ZONES**

	Zone Designation	Property/Legal Description	Conditions for Removal	Date Enacted
H18	HDR(92)	42 Mill St., 11 Dayfoot Dr. (Georgetown), (Part Lot 19, Concession 9, Part Lot 37, Plan 32; and Part Lot 2 and Lots 3 to 6, Plan 341)	<p>The Holding (H18) provision may be lifted upon:</p> <ul style="list-style-type: none"> <li>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;</li> <li>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;</li> <li>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;</li> <li>iv) The completion of a noise study and the registration of an environmental easement on title, to the satisfaction of CN Rail;</li> <li>v) Execution of agreement under Section 37 of the Planning Act providing for the public benefits referenced in SCHEDULE 4 of this Bylaw; and</li> <li>vi) Approval by Town Administration of a Construction Management Plan.</li> </ul>	