

# Memorial Arena site could include luxury condos, plus a seniors building

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If the sale does go through, the revenues will be divided between the Surplus Lands Account and the Special Infrastructure Levy Reserve.

In 2011, the Memorial Arena and Lions Park 3.3-acre site at 42 Mill St. in Georgetown was declared surplus, and since then, the Town has gone through a public consultation process on the preferred development option, Official Plan Amendment and rezoning as well as receiving approval for 60 SDE units of water allocated to the site.

The Request for Proposal went out earlier this year and included the offer to purchase as well as a development proposal. Of the four bids filed with the Town, staff selected Amico as the preferred buyer.

According to Cindy Prince, Amico vice-president, Amico has been in the development and construction business for more than 25 years with specialization in the residential, medical facility, and retirement homes (they operate retirement homes under the brand name, Seasons). As well they have done civil projects such bridges and highways. Amico plans to partner with Holabird & Root, a Chicago-based organization to provide the building



A rendering of the proposed project as viewed from the back parkette.

Graphics courtesy of Amico

design.

"We like a lot of the innovations that they bring to the table," said Prince. "(It) ensures we bring something fresh and a bit different from what we have done in the past."

Amico also plans to use local sub-trades during the construction process, where possible, added Prince.

"We like to treat these projects as economic development opportunities for the municipality," said Prince.

Amico proposes two buildings, a seniors residence and a luxury condominium, with a project completion date of October 2017.



Design features include five-storey building with the mass concentrated in the site centre with the step-downs of 3-4 storeys towards the Mill St. There will be brick piers atop stone base and glass frame bays, plus large punched-out openings, balconies and terraces.

In the approximately 120-unit Retirement Living building, which runs perpendicular to Mill St., there will be retail and resident amenities, including a dining hall, on the first floor with living units on floors 2-5. There will be approximately 23

units per floor in a combination of studios, one bedroom and two bedroom units. A one-bedroom unit would be approximately 690 sq. ft.

Councillor Jane Fogal questioned whether the market in Georgetown could bear another seniors residence.

Prince said Amico has been studying Georgetown for three years, and believes that not only would residence units be snapped up but also there would still be a strong market for another building in town.

The 35-50-unit luxury condo building will have resident amenities and units on the first floor and units on floors 2-5. There will be approximately 7-10 units per floor. It will have 1 bedroom, two bedroom, two bedroom plus den and three bedroom configurations, ranging in size from 1,300 to 1,700 sq. ft. with exterior terraces/balcones. The two-bedroom unit plus den would be approximately 1,700 sq. ft.

Ward 3 Councillor Moya Johnson said, "This is exactly what we were looking for on this site," adding the way the Town went about it "put us in the driver's seat."

Wards 3&4 Councillor Jane Fogal agreed, saying, "As a member of the board for the Downtown Georgetown BIA, they're going to be pretty happy because there will be more residents within walking distance

of their amenities. So this fits in with our vision of a walkable community."

There will be 20 surface parking spots and two stories of underground parking. The 0.6-acre park, fronting on Dayfoot Dr., will be retained and accessible to the Halton Hills community, said Harris.

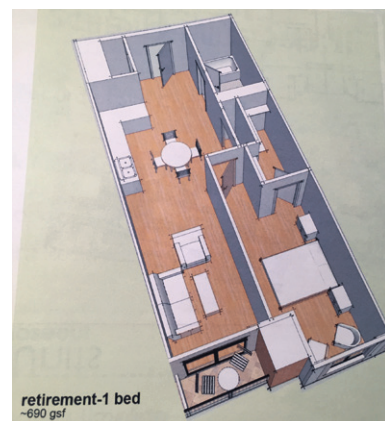
Ward 3 Councillor Dave Kentner said, "I am delighted with the size and accessibility of the parkette ... so there still something there for the kids to play in."

The Community Outreach Plan included in the proposal outlines how the local residents, businesses and municipal agencies will be engaged in the process. Amico will conduct a preconstruction open house to discuss the project features and take steps to communicate throughout the entire process.

"The public

will be able to connect with key staff from Amico Properties during the construction period to address any challenges that may arise and a media plan will outline a strategy to communicate to the broader community," added Harris.

All members of Council, in a recorded vote, accepted the staff report, with the exception of Councillor Clark Somerville, who was in Paris for the Climate Change Conference in his capacity as 1st vice-president of FCM (Federation of Canadian Municipalities).



A potential layout for a one-bedroom unit in the retirement residence.



The potential layout for a two-bedroom unit in the luxury condo building.

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