



Public Information Meeting
October 22nd, 2019



460 Queen Street South – Husky Copper House

The Copper House



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The Copper House - Background

- The Copper House is an existing building located at 460 Queen Street South that is currently part of the overall Husky Injection Molding Systems Property Ltd property at 500 Queen Street South, Bolton.
- The building was purpose-built in the early 2000's as Husky's on site employee daycare facility.
- Employee daycare is no longer offered at Husky.
- The goal of Husky's current planning applications is ultimately to sever the property so that the Copper House becomes a stand-alone property – More on this later.

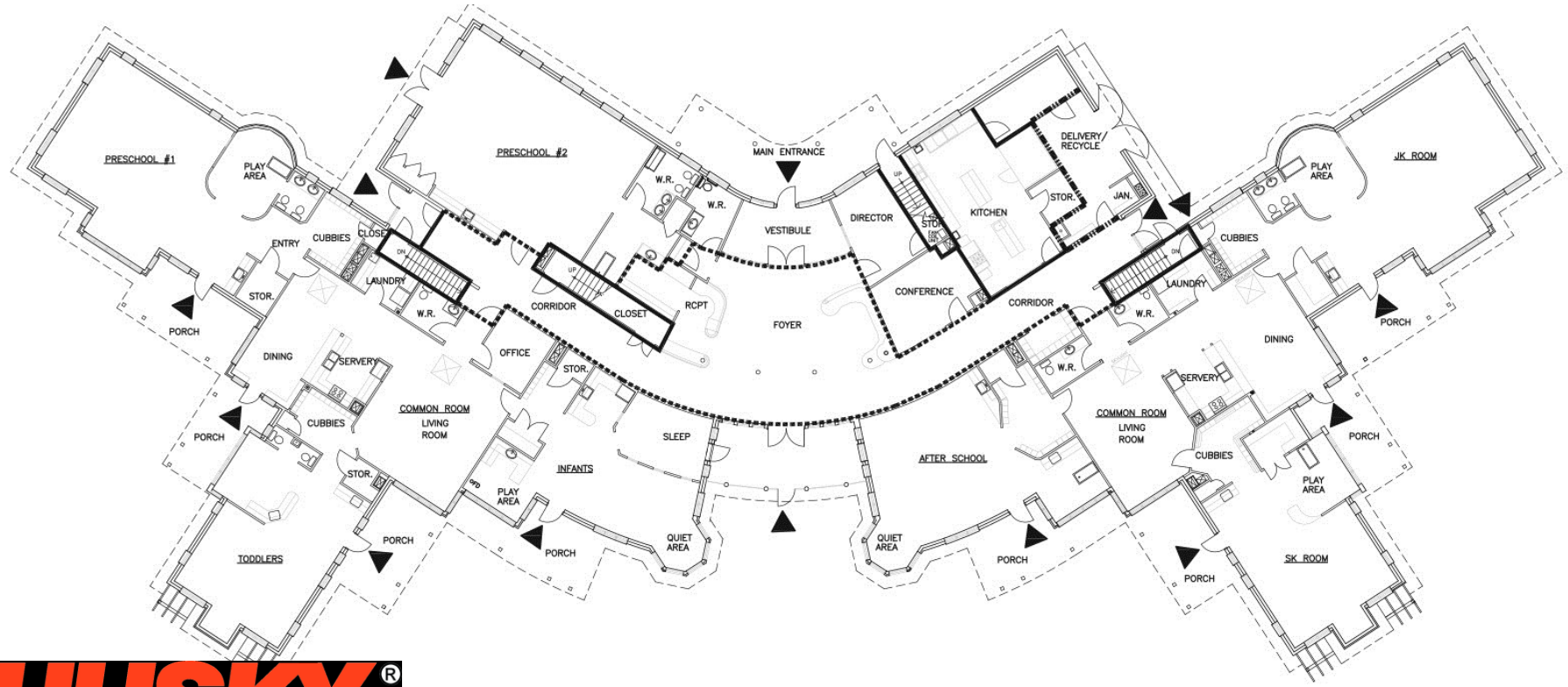


The Copper House – Site & Building

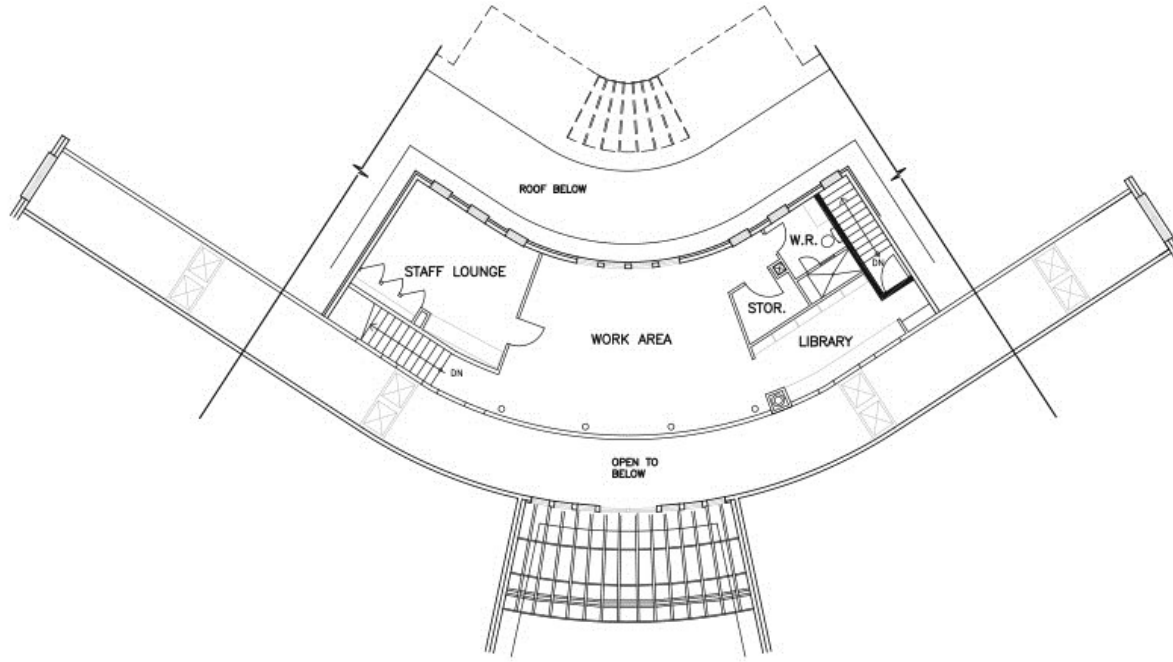


- The existing purpose built daycare building with surrounding park-like setting.

The Copper House – Existing Floor Plans



The Copper House – Existing Floor Plans



The Copper House – The Planning Applications

- In order to create the Copper House as a stand alone property, a Zoning By-law Amendment is required to retain Day Nursery as a principal permitted use.
- Husky also proposes to improve the proposed Copper House property by constructing an independent entranceway from Wilton drive, increasing site parking capacity and adding pick-up and drop off facilities.
- Site plan approval is required to establish the proposed changes to the proposed Copper House property.
- The applications currently in process are for a Zoning By-law Amendment (RZ 19-04) and Site Plan Control Application (SPA 19-39).



The Copper House – Proposed Site Plan



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Proposed Site Improvements Shown in Grey

The Copper House – More on The Proposed Zoning By-Law

- The proposed zoning by-law proposes to amend the underlying zone from Serviced Industrial (MS) and Serviced Industrial Exception 317 (MS-317) to Prestige Industrial Exception (MP-XX).
 - This change is proposed to align the Copper House portion of the property with the Town's Official Plan which is designated Prestige Industrial.
- The proposed by-law adds and eliminates uses under the MP zone and requires a site specific exception. The proposed uses are:
 - Day Nursery
 - Business Office
 - Factory Outlet
 - Financial Institution
 - Industrial Use
 - Light Equipment Rental
 - Research Establishment
 - Training Facility



Conclusion

- The purpose-built nature of the Copper House places the highest and best use of the building as a daycare.
- Husky is currently pursuing the sale of the building and proposed property to a reputable day care service provider.
- Questions & Comments

