



TOWN OF
HALTON HILLS
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REPORT

TO: Mayor Bonnette and Members of Council

FROM: John McMulkin, Planner – Development Review

DATE: June 22, 2021

REPORT NO.: PD-2021-0043

SUBJECT: Public Meeting for proposed Official Plan and Zoning By-law Amendments to permit a 2-storey, 12-unit affordable community housing building at 47 Maria Street (Acton)

RECOMMENDATION:

THAT Report No. PD-2021-0043, dated June 22, 2021, regarding the “Public Meeting for proposed Official Plan and Zoning By-law Amendments to permit a 2-storey, 12-unit affordable community housing building at 47 Maria Street (Acton)”, be received;

AND FURTHER THAT all agency and public comments be referred to staff for a further report regarding the disposition of this matter.

KEY POINTS:

The following are key points for consideration with respect to this report:

- Support House (the Applicant) is proposing Official Plan and Zoning By-law Amendments for the development of a 2-storey residential building containing 12 self-contained, 1-bedroom affordable housing units for individuals with special needs (mental health and addictions) at 47 Maria Street (Acton).
- Town and external agency staff have identified concerns with the proposal pertaining to parking, building encroachments, potential contamination and site servicing that must be addressed prior to staff providing any recommendation to Council regarding the applications.
- Several concerns have been raised by residents in the neighbourhood, such as traffic, parking, construction impacts, over-saturation of similar uses in Acton, on-site support for tenants, neighbourhood safety, and scale of the development.
- The purpose of the Public Meeting is to obtain additional comments and feedback from the community. Any additional comments received will also be thoroughly reviewed, evaluated, and included in the final Recommendation Report to Council at a later date.

BACKGROUND AND DISCUSSION:

The Town has received Official Plan and Zoning By-law Amendment applications seeking to obtain the necessary approvals to permit the development of a 2-storey residential building containing 12 self-contained, 1-bedroom affordable housing units, an amenity room, and a small office for support staff at 47 Maria Street in Acton.

1.0 Location & Site Characteristics

The subject lands are located at the southeast corner of Maria Street and York Street in the urban area of Acton; see **SCHEDULE 1 – LOCATION MAP**. The lands have an approximate area of 0.11 hectares (0.29 acres) and contain 59.14 metres (194 feet) of frontage on Maria Street and 20.20 metres (66 feet) on York Street.

Support House currently operates 5 beds in a congregated living setting for youth requiring support with mental health and addictions called “Life House” at 47 Maria Street. This 1.5-storey dwelling and accessory garden shed are intended to be demolished to accommodate the proposed affordable community housing building. Support House has indicated they plan to find temporary housing for the current residents while the proposed building is being constructed.

Surrounding lands uses to the subject lands include:

To the North:	Single detached dwellings and Downtown Acton
To the East:	Single detached dwellings, a car service building and the Acton GO Station
To the South:	Former railway spur lands containing a valley and single detached and semi-detached dwellings further south
To the West:	Two 5-storey residential apartment buildings known as the Acton Apartments and Downtown Acton

2.0 Development Proposal

On May 18, 2021, the Town deemed complete Official Plan and Zoning By-law Amendment applications (File Nos. D09OPA21.001 & D14ZBA21.007) submitted by Tim Welch Consulting Inc. (the Agent) on behalf of Support House (the Applicant).

The applications seek to obtain the necessary land use approvals to allow for the development of a 2-storey, 12-unit affordable housing building; see **SCHEDULE 2 – PROPOSED SITE PLAN & BUILDING ELEVATIONS**. Further details regarding the proposed development are outlined in the table below:

Design Elements	Application Proposal
Number of Units	12 residential apartments (including 3 barrier-free)
Size of Units	40 to 51 m ² (~430 to 550 ft ²) and 1 bedroom
Height	2 storeys (10.7 metres)
Indoor Amenity Room	56 m ² (~603 ft ²) within first storey
Outdoor Amenity Area	Landscaped open space including a potential gazebo
Vehicular Access	1 entrance (from York Street)
Parking	6 spaces (including 1 barrier-free)

The Applicant has noted that the proposed residential building would provide affordable accommodation for individuals with special needs (mental health and addictions) and that 1 of the 12 units would be occupied by a “key tenant”. The key tenant’s role would be to provide oversight when support staff is not at the building and includes liaising with maintenance, support staff and (if necessary) police. The key tenant would also be responsible for coordinating maintenance of the building and property management.

The Applicant has provided a site plan and 3D rendering of the proposed residential development for illustrative purposes; see Figure 1 and Figure 2 below:

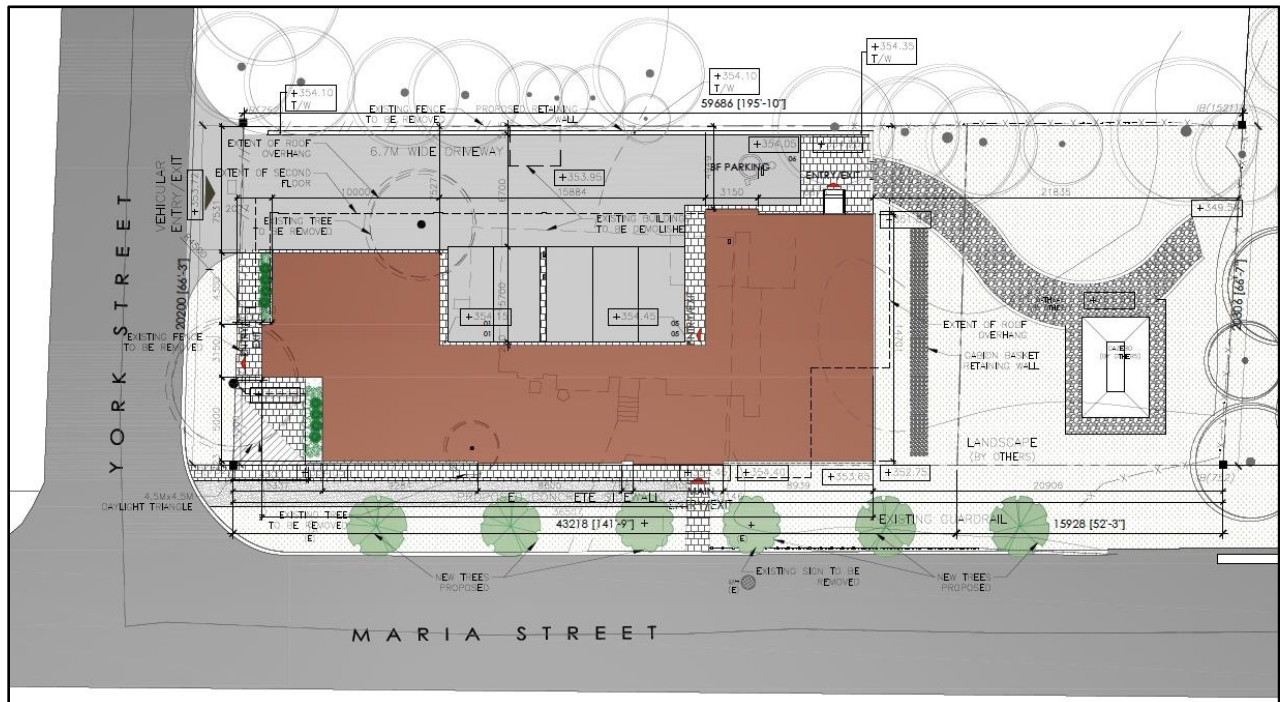


Figure 1



Figure 2

To facilitate the proposed 12-unit residential building the Official Plan Amendment seeks to redesignate the site from Low Density Residential Area with a Mature Neighbourhood Area overlay to a site-specific Medium Density Residential Area designation. The site-specific policy is required to increase the maximum permitted density in the Medium Density Residential Area designation from 50 units per hectare to 102 units per hectare.

The proposed Zoning By-law Amendment seeks to rezone the site from Low Density Residential One (LDR1-2) Mature Neighbourhood (MN) to a site-specific Medium Density Residential Two (MDR2) zone with special provisions, which include:

- Limit the permitted uses to apartment dwellings;
- Reduce the minimum front yard setback from 4.5 m to 1.4 m, interior side yard setback from 7.5 m to 4.9 m and exterior side yard setback from 6.0 m to 0.0 m;
- Reduce the minimum number of parking spaces from 21 to 6; and
- Increase the maximum permitted density from 50 units per 1.0 hectare of lot area to 102 units per 1.0 hectare of lot area.

A list of reports and drawings submitted in support of the applications is attached as **SCHEDULE 3 – SUBMISSION MATERIALS** to this report.

Should the Official Plan and Zoning By-law Amendment applications be approved, the proposed building would require the submission of a Site Plan Control application.

3.0 Planning Context

In Ontario, when reviewing applications looking to amend local Official Plans and/or Zoning By-laws, development proposals are expected to conform with and meet the intent of all applicable Provincial, Regional and Municipal policy documents. This section discusses the relevant policy framework that applies to the subject site and proposal.

Provincial Policy Statement

The 2020 Provincial Policy Statement (PPS) provides broad based policies that promote an appropriate range of housing types that make efficient use of infrastructure and public service facilities, thus supporting the development of healthy communities. Section 1.1.3 of the PPS identifies Settlement Areas as the focus of growth and development and states that the vitality and regeneration of settlement areas is critical to the long-term economic prosperity of our communities.

The proposal is required to be consistent with the relevant policies of the PPS in accordance with Section 3 of the Planning Act.

Growth Plan for the Greater Golden Horseshoe

The subject lands are part of a larger designated urban area in Acton. The 2019 Growth Plan contains policies that speak to the provision of a diverse range and mix of housing options to accommodate people at all stages of life and creating an urban form that will optimize infrastructure to support the achievement of complete communities through a more compact built form. A major guiding principle of the Growth Plan is to prioritize intensification and higher densities to make efficient use of land and infrastructure and support transit viability.

As per Section 3 of the Planning Act, the proposal shall conform and not conflict with the Growth Plan.

Region of Halton Official Plan

The subject lands are designated Urban Area (Acton) in the 2009 Regional Official Plan (ROP). Section 76 of the ROP establishes that the range of permitted uses and the creation of new lots within the Urban Area shall be in accordance with local Official Plans and Zoning By-laws.

Section 84 of the ROP states that the goal for housing is to supply the people of Halton with an adequate mix and variety of housing to satisfy differing physical, social and economic needs. The ROP also contains policies that support the provision of assisted and affordable housing, as referenced in Section 86.

Town of Halton Hills Official Plan

The subject lands are designated Low Density Residential Area in the Town's Official Plan and located within the Mature Neighbourhood Area overlay established through

adoption of Official Plan Amendment No. 22 (Mature Neighbourhoods Character Study). The Low Density Residential Area designation limits residential uses to single detached, semi-detached, duplex and triplex dwellings up to a maximum density of 15 units per net residential hectare and a maximum height of 3 storeys (Section D1.3.1).

The proposed Official Plan Amendment seeks to redesignate the site to a site-specific Medium Density Residential Area designation to permit the proposed 2-storey, 12-unit residential building at a density of 102 units per hectare.

Section D1.4.4 outlines that in considering new medium (and high) density development by way of Official Plan Amendment, Council shall be satisfied that the proposal:

- a) is located on and has direct access to a Collector or Arterial Road as shown on Schedule B1 to this Plan;
- b) respects the character of adjacent residential neighbourhoods, in terms of height, massing and setbacks;
- c) can be easily integrated with surrounding land uses;
- d) will not cause traffic hazards or an unacceptable level of congestion on surrounding roads;
- e) can easily be accessed by public transit if available;
- f) is located in close proximity to community facilities, such as parks, schools and open spaces;
- g) is located on a site that has adequate land area to incorporate the building, on-site parking, an outdoor amenity area, and appropriate buffering such as setbacks, landscaping and fencing to ensure the compatibility of the use with adjacent land uses;
- h) where appropriate, considers the role of topography and natural vegetation in minimizing the impacts of tall buildings on adjacent land uses;
- i) has demonstrated that the potential shadow impacts associated with tall buildings will be at an acceptable level on adjacent properties; and,
- j) municipal water and wastewater services are adequate and available.

The Official Plan also states that all new development requiring Planning Act approval shall conform to the Urban Design policies in Section F2 of the Plan (Section D1.4.1).

Schedule A6-1 of the Town's Official Plan also identifies the subject lands as being located within the Built Boundary of the Urban Area of Acton. The intensification targets establish a minimum of 460 units within the Built Boundary of Acton between 2015 and 2031 (excluding Downtown Acton and the South Acton Special Study Area, which have additional intensification targets).

Town of Halton Hills Zoning By-law

The site is zoned Low Density Residential One (LDR1-2) Mature Neighbourhood (MN) under Zoning By-law 2010-0050. The LDR1 zone permits single detached dwellings and type 1 group homes.

Group homes are defined as a single detached dwelling unit occupied by not less than 6 and not more 10 persons (exclusive of staff) and require a minimum gross floor area of 23 m² per resident. While the current dwelling at 47 Maria Street is operated consistent with a group home, it only accommodated 5 residents, which classifies it as a single detached home.

A Zoning By-law Amendment is required to facilitate the proposed 12-unit affordable community housing building. The Applicant is proposing to rezone the property from LDR1-2(MN) to a site-specific Medium Density Residential Two (MDR2) zone to facilitate the proposed development.

4.0 Department and Agency Circulation Comments

The Official Plan and Zoning By-law Amendment applications were circulated to Town department and external agencies for review. The below sections outline the comments, issues and concerns identified by staff to date.

Planning

Town Planning staff has requested additional information regarding the residents intended to occupy the proposed 12-unit building and type of staffing resources that would be offered on-site by Support House to understand how the proposal would function and what the potential parking needs are for the use.

Transportation

Transportation staff has identified concerns with the parking assessment provided in support of the proposed parking reduction for the building and also the vehicular access to the barrier-free parking space. Staff will need additional information to properly evaluate the proposed parking reduction, such as parking survey data and on-street parking activities for the noted proxy sites.

Building

The proposed 0 metre building setback along Maria Street would result in the eaves and main entrance door (when in the open position) encroaching into the Town's right-of-way. Such encroachments are not permitted within the Town's right-of-way.

Development Engineering

The site plan drawing must demonstrate that sufficient vehicular sightlines are being provided for the proposed driveway off York Street.

Urban Design and Recreation & Parks

If the proposal were to be approved, enhanced landscape or façade treatments (masonry, ornamental fencing, landscape materials) may be required as part of the Site Plan Control process where standard landscape widths cannot be achieved due to site constraints.

Halton Region

Halton Region staff has identified the need for a Phase II Environmental Site Assessment (ESA) to be provided based on their review of the submitted Phase I ESA.

Eight (8) SDE of water allocation must be obtained for the project from the Town of Halton Hills prior to site plan approval being granted.

5.0 Public Comments

The Town has received one (1) letter of support and five (5) letters of objection from residents in the neighbourhood as of the date this report was prepared. The questions and concerns identified by the residents through their correspondence can generally be characterized as relating to:

- Increased traffic, vehicular and pedestrian safety and lack of on-site parking being proposed;
- The need for use and whether Acton has sufficient community infrastructure to support the intended residents of the proposed community housing;
- Why Acton appears to be over-saturated with residential care or group home type facilities and whether it is appropriate for another one to be built;
- Safety concerns for existing residents living nearby the subject site;
- What type of staff support will be provided by Support House for the intended residents of the building;
- Building height, setbacks, lot size/coverage and number of units in the proposed building;
- Garage and snow storage areas being provided; and
- Lot grading, drainage, stormwater management and site servicing.

The Applicant also held a virtual Public Open House on June 8, 2021, to introduce the proposal to the community where similar questions and concerns were raised by many of the residents in attendance.

The purpose of the Public Meeting is to obtain additional comments and feedback from the community. Any additional comments received from the public will also be reviewed, evaluated, and included in the final Recommendation Report to Council. To provide staff sufficient time to consider the comments, the public is requested to provide comments to Town staff by August 6, 2021.

It should also be noted that it is the Applicant's intention to post written responses to questions and comments they receive on the Support House website.

STRATEGIC PLAN ALIGNMENT:

This report is administrative in nature and does not have an impact on the Town's Strategic Plan.

RELATIONSHIP TO CLIMATE CHANGE:

This report is administrative in nature and does not directly impact or address climate change and the Town's Net Zero target.

PUBLIC ENGAGEMENT:

Public Engagement has been conducted as follows:

Public Open House

The Applicant held a virtual Public Open House on June 8, 2021, to introduce the proposal to the community. The meeting was attended by approximately 24 residents. Town staff also attended the meeting.

Public Notification

May 27, 2021:	The New Application Received and Public Meeting notices were mailed out to all property owners assessed within 120 m of the subject lands
May 31, 2021:	Sign posted on the subject lands explaining the purpose of the proposed applications
June 11, 2021:	Public Meeting notice mailed out to residents who requested notification and all properties on Poplar Ave., Crescent St. and Fariview Ave.
June 15, 2021:	Sign posted on the subject lands advertising the Public Meeting
June 17, 2021:	Notice of Public Meeting published in Independent & Free Press
July 1, 2021:	Courtesy Notice of Public Meeting published in Independent & Free Press

INTERNAL CONSULTATION:

The proposed Official Plan and Zoning By-law Amendments were considered at the June 11, 2020, Development Review Committee Pre-Consultation Meeting (File No. D00ENQ20.014). The Applicant was provided with preliminary comments from various Town departments and external agencies at the meeting.

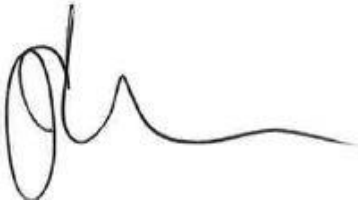
FINANCIAL IMPLICATIONS:

This report is administrative in nature and does not have any financial implications.

Reviewed and approved by,

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Jeff Markowiak, Director of Development Review

A handwritten signature in black ink, appearing to read "John Linhardt". The signature is fluid and cursive, with the first name "John" and last name "Linhardt" clearly distinguishable.

John Linhardt, Commissioner of Planning and Development

A handwritten signature in black ink, appearing to read "Chris Mills". The signature is fluid and cursive, with the first name "Chris" and last name "Mills" clearly distinguishable.

Chris Mills, Acting Chief Administrative Officer