

Statutory Public Meeting

**Proposed Amendments to the Town's Official Plan
and Zoning By-law 2010-0050**

Applicant: Support House

**47 Maria Street
Town of Halton Hills (Acton)**

File Nos.: D09OPA21.001 and D14ZBA21.007



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March 22, 2021

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"> • Provide information including advising on applicable legislation that dictates process. • Share final decision 	<ul style="list-style-type: none"> • Provide information • Provide opportunity for public to share views, values and priorities. • Consider how recommendations could be incorporated • Share final decision • Report back on final decision 	<ul style="list-style-type: none"> • Provide information • Provide opportunity for public to share views, values and priorities. • Provide opportunity to influence where there are alternatives within a project that have been identified for discussion and fall within the scope of legislation. • Consider how recommendations could be incorporated • Share final decision • Report back on final decision
Public's responsibility	Learn	Participate	Partner



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Levels of Engagement:



INFORM



CONSULT



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On the Agenda



1. Site Location & Context
2. Development Proposal
3. Planning Policy Context
4. Comments
5. Next Steps



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Site Location & Context



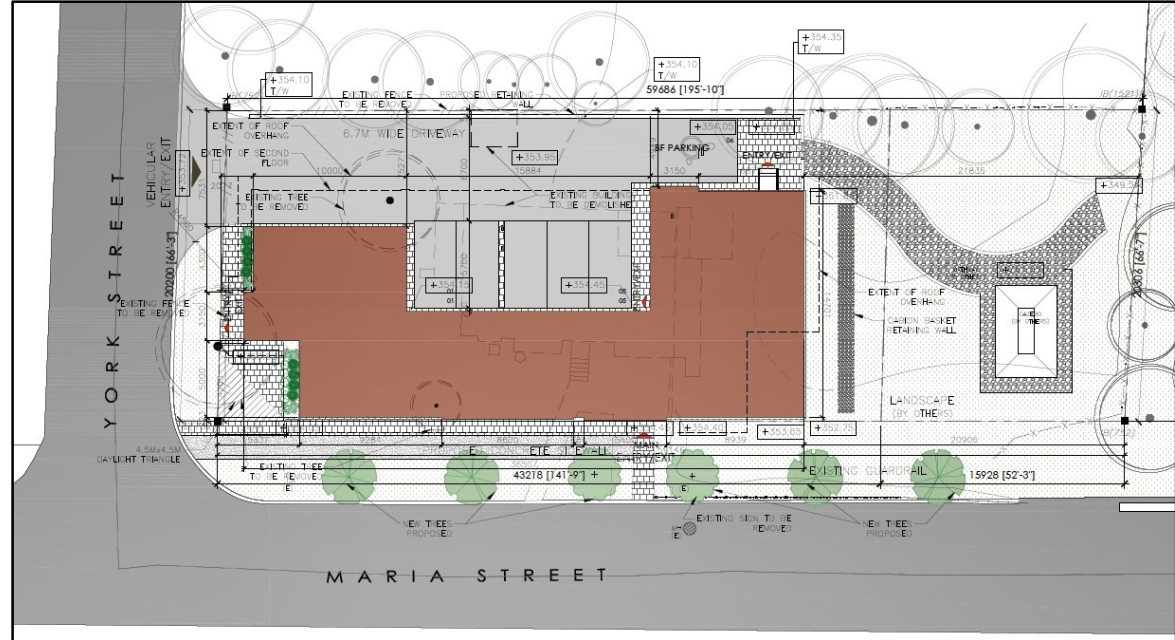
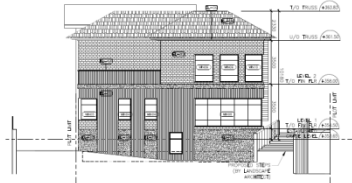
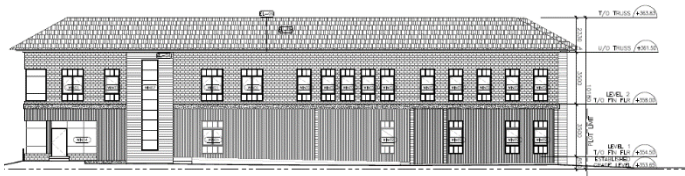
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Site Location & Context



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Development Proposal



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)

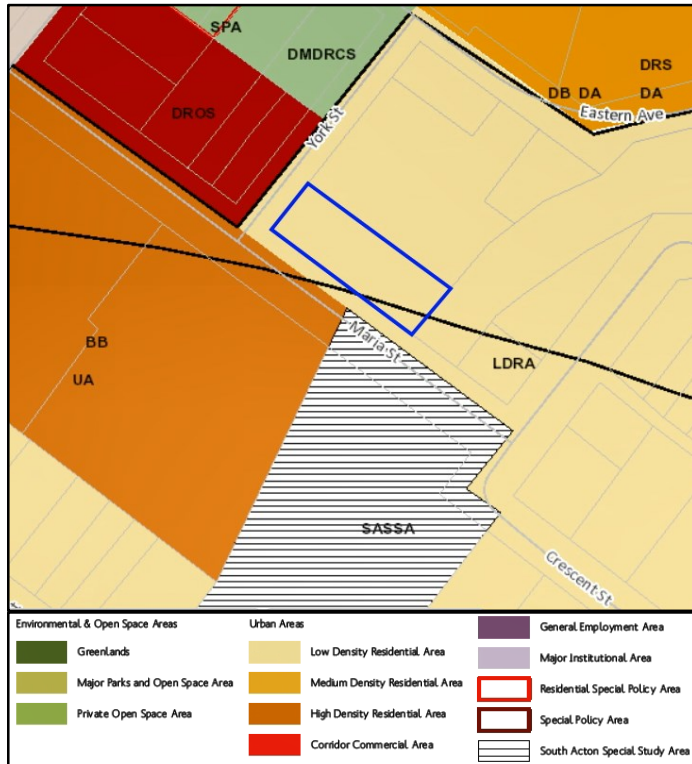


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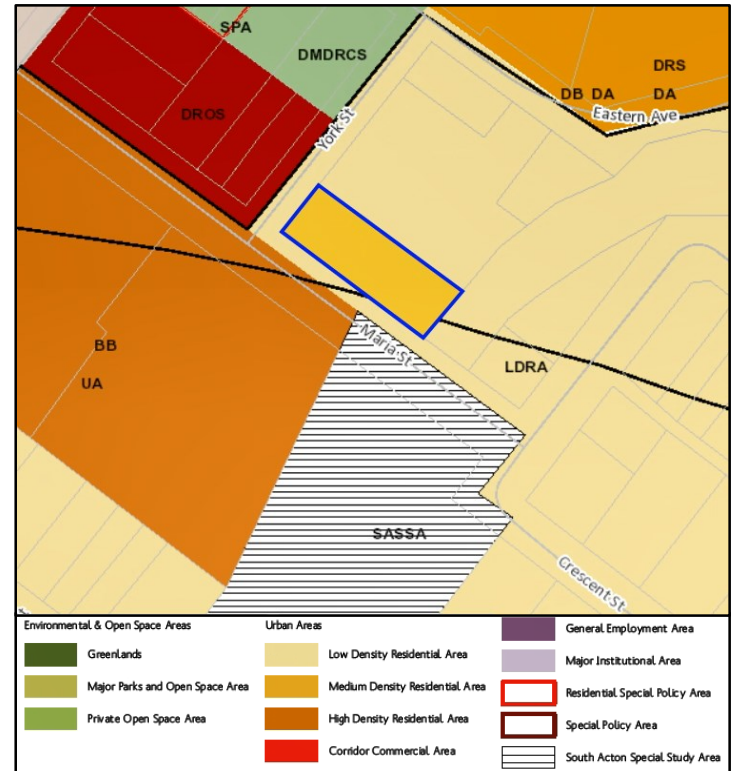
Planning Policy Context

Halton Hills Official Plan Designation

Existing Designation



Proposed Designation

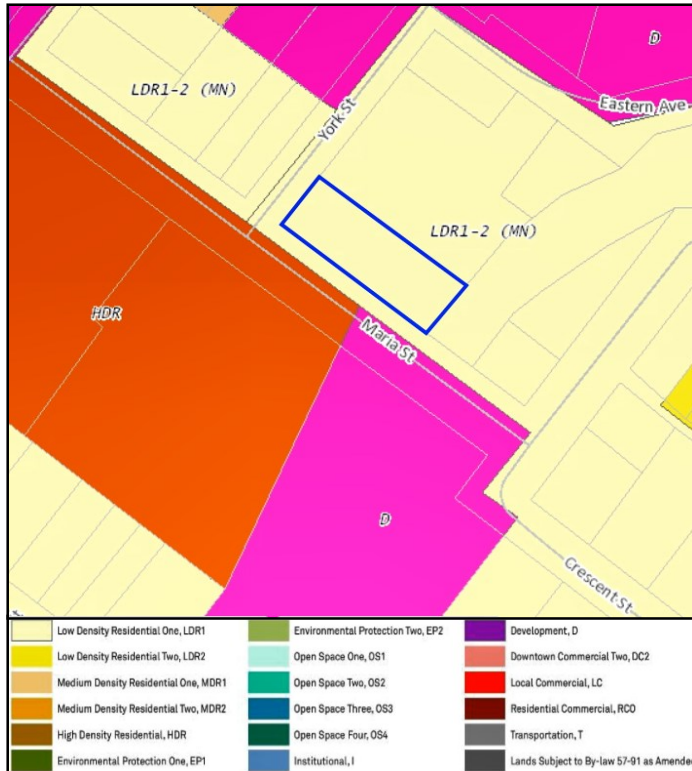


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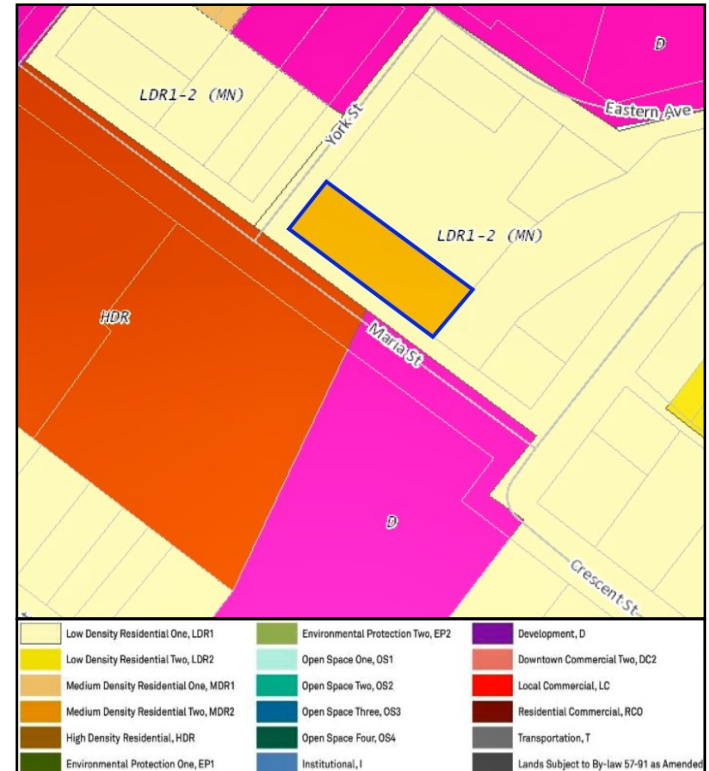
Planning Policy Context

Halton Hills Zoning By-law 2010-0050

Existing Zoning



Proposed Zoning



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[illegible]

- 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.

Comments

Agency/Department Comments

Planning

- Additional information requested regarding the residents intended to occupy the building and type of on-site staffing resources offered by Support House

Transportation

- Concerns identified with the parking assessment provided in support of the proposed parking reduction and access to the barrier-free parking space
- Additional information required to evaluate proposed parking reduction

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, which is not permitted

Comments

Agency/Department Comments

Development Engineering

- Site plan drawing must demonstrate that sufficient vehicular sightlines are being provided for the proposed driveway off York Street

Urban Design and Recreation & Parks

- 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

- A Phase II Environmental Site Assessment (ESA) will be required for review
- Eight (8) SDE of water allocation will be required from the Town of Halton Hills prior to site plan approval being granted

Comments

Public Comments

One (1) letter of support and five (5) letters of objection have been received from residents in the neighbourhood. The identified concerns relate to:

- Increased traffic, vehicular and pedestrian safety, and lack of on-site parking;
- 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 residents;
- Building height, setbacks, lot size/coverage and number of units;
- Garage and snow storage areas being provided; and
- Lot grading, drainage, stormwater management and site servicing.

Next Steps

- Review Second Submission upon receipt
- Await additional comments from the public
 - Deadline to provide comments for consideration is August 6th, 2021
- Final report to Council on the disposition of this matter



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THANK YOU



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