



TOWN OF
HALTON HILLS
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REPORT

TO: Mayor Bonnette and Members of Council

FROM: Ruth Conard, Planner – Development Review

DATE: September 9, 2021

REPORT NO.: PD-2021-0056

SUBJECT: Public Meeting for proposed Official Plan and Zoning By-law Amendments to permit a 4-storey, 14-unit affordable housing/assisted living apartment building at 17 Guelph Street (Georgetown)

RECOMMENDATION:

THAT Report No. PD-2021-0056, dated September 9, 2021, regarding “Public Meeting for proposed Official Plan and Zoning By-law Amendments to permit a 4-storey, 14-unit affordable housing/assisted living apartment building at 17 Guelph Street (Georgetown)”, be received;

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

KEY POINTS:

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

- The Town of Halton Hills, as led by Economic Development, Innovation and Culture, has initiated Official Plan and Zoning By-law Amendments proposing the development of a 4-storey, 14-unit affordable housing/assisted living apartment building at 17 Guelph Street (Georgetown).
- Town and external agency staff have provided comments on the proposal regarding the provision of outdoor amenity space, potential site contamination and site servicing.
- Two (2) public inquiries have been received to date.
- The purpose of the Public Meeting is to obtain comments and feedback from the community. Any comments received will be thoroughly reviewed, evaluated, and included in the Final Recommendation Report to Council at a later date.

BACKGROUND AND DISCUSSION:

The Town, as led by the Economic Development, Innovation and Culture Department, has initiated Official Plan and Zoning By-law Amendment applications seeking to obtain the necessary approvals to permit the development of a 4-storey apartment building containing 14 affordable housing/assisted living units at 17 Guelph Street in Georgetown.

1.0 Location & Site Characteristics

The subject lands are located on the northeast corner of Guelph Street and Chapel Street in the Urban Area of Georgetown; see **SCHEDULE 1 – LOCATION MAP**. The lands have an approximate area of 0.08 hectares (0.2 acres) and contain 20.1 metres (66.0 feet) of frontage on Guelph Street and 40.5 metres (132.9 feet) of flankage on Chapel Street.

The property currently contains a 2-storey building that was previously used as a municipal ambulance building. In 2012 Town of Halton Hills Council declared the lands surplus to the Town's needs; currently the building is being used as storage by the Town and Lions Club. The building is intended to be demolished to accommodate the proposed affordable housing/assisted living apartment building.

Surrounding land uses to the subject lands include:

To the North:	Single detached dwellings and a 5-storey condominium known as Victoria Gardens further north
To the East:	Low density residential uses, Sacre-Coeur Catholic Church and the Amico re-development site currently under construction
To the South:	3-storey residential building and downtown Georgetown further south
To the West:	St. John's United Church, single detached dwellings and commercial uses

2.0 Development Proposal

In June 2019 Council authorized the disposition of the subject property to provide affordable housing/assisted living opportunities in Georgetown. In August 2020 Council directed staff to undertake the pre-development work required to possibly develop the site for this purpose and identify potential partnership opportunities.

Through this initial work Town and Halton Region staff have been collaborating on the project by way of a joint public call to identify potential third-party partners interested in developing, operating and maintaining the property for affordable housing purposes. Under the intended partnership the Town would make the lands available for the use, the Region would provide capital funding for the assisted living units and the third-party partner would build, operate and maintain the building. The proposed development has received a SEED funding contribution from Canada Mortgage Housing Corporation (CMHC); it is also anticipated that the third-party development partner will apply for

On July 29, 2021, Town Planning deemed complete Official Plan and Zoning By-law Amendment applications (File Nos: D09OPA21.003 & D14ZBA21.015) initiated by the Town of Halton Hills (through the Economic Development, Innovation and Culture Department). These applications are required to obtain the necessary land use approvals to develop the proposed 4-storey, 14-unit affordable housing/assisted living building; see **SCHEDULE 2 – PROPOSED SITE PLAN & BUILDING ELEVATIONS**. Further details about the development are outlined below:

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:

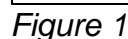




Figure 2

The proposed Official Plan amendment seeks to increase the density permitted under the applicable Medium Density Residential Area (MDRA) designation from 21-50 units per net residential hectare to 172 units per net residential hectare in order to allow the proposed 14 residential units; see **SCHEDULE 3 – DRAFT OFFICIAL PLAN AMENDMENT**.

The proposed Zoning By-law Amendment seeks to rezone the site from Institutional (I) to Medium Density Residential One (MDR1) with the following special provisions, as identified in **SCHEDULE 4 – DRAFT ZONING BY-LAW AMENDMENT**:

- To permit an apartment building (only existing apartment units are permitted);
- To reduce the rear yard setback from 7.5 m to 4.4 m;
- To reduce the interior side yard setback from 7.5 m to 0.7 m;
- To reduce the exterior side yard setback from 6.0 m to 2.7 m; and
- To reduce the minimum required parking spaces from 25 spaces to 21 spaces.

A list of reports and drawings submitted in support of the applications is attached as **SCHEDULE 5 – 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 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 Georgetown. 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 (Georgetown) 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.

The subject lands are also identified as being within an Intensification Area under the ROP. As per Section 81(1) of the ROP, it is the policy of the Region to direct development with higher densities and mixed uses to Intensification Areas.

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 property is included within the boundaries of the GO Station Secondary Plan, situated within the Mill Street Corridor Precinct and is designated Medium Density Residential Area. Lands designated Medium Density Residential Area shall develop in accordance with Section D1.3.2 of the Official Plan, which permits townhouses, low-rise apartment buildings and long-term care facilities, subject to a maximum height of 4-storeys and a maximum density range of 21-50 units per net residential hectare.

The proposal represents a density of 172 units per net residential hectares; therefore, an Official Plan Amendment is required to address the proposed density request.

Section H3.6.1 of the Secondary Plan outlines the objectives for the Mill Street Corridor Precinct, which includes encouraging the redevelopment of lots on Guelph Street for medium density residential uses.

Further, in evaluating new medium density development through the site plan process, the proposal should demonstrate that the design:

- a) minimizes height and massing impacts on existing, adjacent low density residential areas;
- b) contributes to the creation of a streetscape on Guelph Street which reflects its role as an Intensification Corridor and major access route through the community, as well as to the GO Station and Downtown by:
 - i. requiring a substantial building façade fronting on Guelph Street to define the street edge;
 - ii. encouraging design that promotes a pedestrian oriented streetscape, including variations in the building envelope for entrances, forecourts and other features;
 - iii. prohibiting parking between the building and Guelph Street;
 - iv. prohibiting blank walls on any street; and,
 - v. requiring provision of high-quality landscaping, including the protection, where feasible, of existing shade trees on the site, and the planting of new shade trees on the site and in the public right-of-way as directed by the Town.
- d) incorporating measures which enhance sustainability in particular construction to an ENERGY STAR standard at minimum, or an equivalent alternative.

Table D5.1 of the Town's Official Plan also identifies the subject lands as being located within the GO Station/Mill Street Area. The intensification targets establish a minimum of 1,540 units within the GO Station/Mill Street Area between 2015 and 2031.

Town of Halton Hills Zoning By-law

The subject property is zoned Institutional (I) under Zoning By-law 2010-0050, as amended; the I zone does not permit apartment buildings. The Applicant is proposing to rezone the property from Institutional (I) to a site-specific Medium Density Residential One (MDR1) 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 departments and external agencies for review. The below sections outline the comments, issues and concerns identified by staff to date.

Heritage

- Renderings and/or 3D modelling should be prepared that illustrate the relationship and view from Guelph Street between the proposed new building and existing St. John's United Church, which is listed on the Town's Heritage Register.

Recreation & Parks

- Recreation & Parks staff have identified that outdoor amenity space has not been provided. Further discussion is required regarding this matter.

Planning

- Opportunities for additional soft landscaping along Guelph Street, which serves as the front elevation, should be explored.
- Staff continue to evaluate the proposed massing and architectural design of the building to ensure it satisfies the urban design objectives of the GO Station Secondary Plan and Town's Official Plan.

Region of Halton

- The Region has identified that there may be potential contamination on the subject property. While an Environmental Site Screening Questionnaire and Phase One and Two Environmental Site Assessments were submitted, a Record of Site Condition will also be required.
- Eight (8) SDE of water allocation must be obtained for the project prior to site plan approval being granted.

5.0 Public Comments

As of the date of this report, Planning staff have received one (1) phone call from a resident who inquired about the location of the property and details of the proposed development. Planning staff also received one (1) email from a resident requesting information about the Public Meeting.

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 November 4, 2021.

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:

August 4, 2021:	Sign posted on the subject lands explaining the purpose of the proposed applications
August 12, 2021:	Notice of Received Application was mailed out to all property owners within 120 m of the subject lands
September 9, 2021:	Notice of Public Meeting published in the Independent & Free Press
September 9, 2021:	Public Meeting Notice mailed out to property owners within 120 m of the subject lands
September 23, 2021:	Courtesy Notice of Public Meeting to be published in the Independent & Free Press

INTERNAL CONSULTATION:

The proposed Official Plan and Zoning By-law Amendments were considered at the October 1, 2020, Development Review Committee Pre-Consultation Meeting (File No. D00ENQ20.032). The Town's Economic Development, Innovation and Culture Department 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,

Jeff Markowiak, Director of Development Review

John Linhardt, Commissioner of Planning and Development

Chris Mills, Acting Chief Administrative Officer