



REPORT

TO: Mayor Bonnette and Members of Council

FROM: John McMulkin, Senior Planner – Development Review

DATE: June 21, 2022

REPORT NO.: PD-2022-0036

SUBJECT: Recommendation Report 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-2022-0036, dated June 21, 2022, regarding a “Recommendation Report 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 Town of Halton Hills Official Plan Amendment No. 47, which amends the Town of Halton Hills Official Plan as generally shown on SCHEDULE 4 – OFFICIAL PLAN AMENDMENT, be adopted as an exempt Local Official Plan Amendment and the Zoning By-law Amendment, to amend the Town of Halton Hills Zoning By-law 2010-0050, as amended, as generally shown on SCHEDULE 5 – ZONING BY-LAW AMENDMENT, be approved on the basis that the amendments for the lands municipally known as 47 Maria Street (Acton) are consistent with the Provincial Policy Statement, conform or do not conflict with all applicable Provincial plans, conform with the Region of Halton Official Plan and satisfy the evaluation criteria contained in the Town of Halton Hills Official Plan, and represent good planning for the reasons outlined in Report No. PD-2022-0036, dated June 21, 2022;

AND FURTHER THAT in accordance with Section 34(17) of the Planning Act, no other notice is deemed to be necessary.

KEY POINTS:

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

- Support House (the Applicant) has proposed 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).
- The Statutory Public Meeting for the applications was held on July 5, 2021. Of the twelve residents that participated, one spoke in support of the proposal and seven raised concerns. One letter of support and six letters identifying concerns were also received from the public. In addition, a residents' petition in opposition to the proposal was received.
- The concerns raised by the public related to traffic, parking, construction impacts, over-saturation of similar uses in Acton, on-site and community supports for tenants, neighbourhood safety, scale of the development, etc. Staff responses to the identified questions and concerns are included in this report.
- Town and external agency staff have completed their review of the applications and development proposal.
- This report is recommending approval of the Official Plan and Zoning By-law Amendment applications.

BACKGROUND AND DISCUSSION:

Support House has submitted Official Plan and Zoning By-law Amendment applications to the Town 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” in the existing 1.5-storey dwelling at 47 Maria Street. The existing dwelling and accessory garden shed are intended to be demolished to accommodate the proposed affordable community housing building.

Support House has indicated that they plan to find temporary housing for the current residents while the proposed building is being constructed.

Surrounding land 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 community housing building; see SCHEDULE 2 – PROPOSED SITE PLAN & FLOOR PLANS and SCHEDULE 3 – CONCEPTUAL BUILDING ELEVATIONS & RENDERINGS.

Further details regarding the proposed development are outlined in the table below:

Design Elements	Application Proposal
Number of Units	12 residential apartment units (including 3 barrier-free)
Size of Units	44 to 48 m ² (~474 to 517 ft ²) and 1 bedroom
Height	2 storeys (9.5 metres)
Administration Office	15 m ² (~161 ft ²) in 1 st storey
Common Room	33 m ² (~355 ft ²) in 1 st storey
Multi-Purpose Rooms	14 m ² (~151 ft ²) in 1 st storey; 18 m ² (~194 ft ²) in 2 nd storey
Outdoor Amenity Area	Landscaped open space, terrace and rooftop patio
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 an updated site plan and 3D rendering of the proposed residential development for illustrative purposes; see Figure 1 and Figure 2 below:

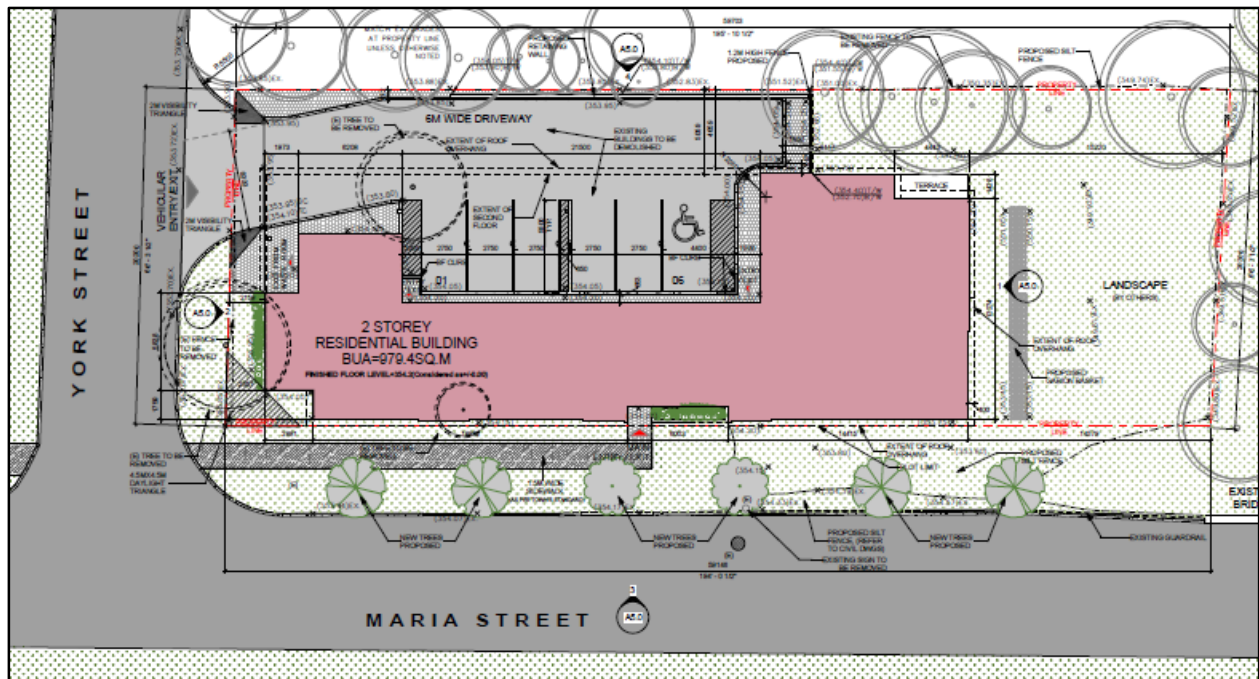


Figure 1



Figure 2

To facilitate the proposed residential building the Official Plan Amendment seeks to redesignate the site from Low Density Residential Area to a site-specific Medium Density Residential Area designation. The site-specific policy is required to alter the density range allowed under the Medium Density Residential Area designation (21 to 50 units per net residential hectare) to allow the proposed 12 units.

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.

The special provisions include:

- Limit the permitted uses to a supportive housing apartment dwelling (as defined);
- Limit the maximum number of dwelling units to 12;
- Limit the maximum height to 9.5 metres and 2 storeys;
- Reduce the minimum front yard setback from 4.5 metres to 2.0 metres (0 metres to the daylight triangle), interior side yard setback from 7.5 metres to 5.0 metres and exterior side yard setback from 6.0 metres to 0 metres;
- Reduce the minimum aisle width providing access to a parking space from 6.7 metres to 6.0 metres;
- Reduce the minimum setback for parking areas to the building from 1.2 metres to 0.6 metres; and
- Reduce the minimum number of parking spaces from 21 to 6.

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

3.0 Planning Context

The purpose of this section is to evaluate the proposed Official Plan and Zoning By-law Amendment applications against the relevant Provincial, Regional and Town policy framework to determine conformity with the applicable policies and guidelines.

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

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. Appropriate development standards should be promoted which facilitate intensification, redevelopment and compact form, while avoiding or mitigating risks to public health and safety.

As per Section 1.4.3, Planning authorities shall provide for an appropriate range and mix of housing options and densities to meet projected market-based and affordable housing needs of current and future residents, including special needs requirements. Municipalities should establish and implement minimum targets for the provision of housing which is affordable to low and moderate income households.

Planning staff is of the opinion that the proposed Official Plan and Zoning By-law Amendments are consistent with the policies of the 2020 PPS.

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

A major guiding principle of the Growth Plan is to prioritize intensification and higher densities, where appropriate, to make efficient use of land and infrastructure and support transit viability. The Growth Plan encourages intensification generally throughout the delineated built-up area. Section 2.2.2 of the Growth Plan also states that a minimum of 50 per cent of all residential development occurring annually will be within the delineated built-up area.

The Growth Plan also encourages municipalities to provide a diverse range and mix of housing options, including affordable housing and to establish targets for affordable ownership and rental housing (Section 2.2.6).

Planning staff is of the opinion that the proposed development is in conformity with the Growth Plan for the Greater Golden Horseshoe.

Region of Halton Official Plan

The subject lands are designated Urban Area (Acton) in the 2009 Regional Official Plan (ROP), as amended by ROPA 48 (2021). 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, affordable and special needs housing, as referenced in Section 85.

Regional staff has confirmed that the applications are in conformity with the ROP.

Town of Halton Hills Official Plan

The subject lands are designated Low Density Residential Area in the Town's Official Plan. 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 allow the proposed 2-storey residential building with a maximum 12 units, which represents a density of 102 units per net residential 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.

Planning staff is of the opinion that the proposed 12-unit residential development satisfies the intent of Section D1.4.4, as follows:

Criterion a) – Maria Street and York Street are identified as Local Roads, not Collector or Arterial, under the Town’s Official Plan. The intent of criterion a) is to limit traffic infiltration into stable lower density neighbourhoods by directing high traffic generating uses to the periphery of these neighbourhoods.

Town Transportation staff is satisfied, based on the Traffic Impact Brief and accompanying parking assessment submitted in support of the proposal, that the levels of traffic generated by the development are anticipated to be minimal. Additionally, two 5-storey apartment buildings are currently situated on and have vehicular access to Maria Street, directly across from the subject site. Therefore, staff is satisfied that the intent of criterion a) has been met and that the proposal will not result in a substantial amount of traffic being directed to the local road network in the area.

Criteria b) and c) – The valley abutting the subject lands provides natural separation of the site to existing residential homes to the south. The proposed 2-storey, 12-unit residential building represents a moderate transition in density and height between the 5-storey apartment buildings to the west and the 2-storey single and semi-detached

dwellings to the north and east, which also maintain healthy separation distances from the site.

By orienting the building at the northwest corner of the property it ensures that setbacks to abutting residential homes and landscaped open space are maximized while maintaining consistent setbacks with other properties in the neighbourhood. The building is also designed so that the main entrance fronts directly onto Maria Street to animate the streetscape. Finally, the proposed residential units should easily integrate into a neighbourhood that already contains a mix of dwelling types, including apartment buildings, townhouses, and single and semi-detached dwellings.

Therefore, the proposed development is considered compatible with surrounding development in the neighbourhood through appropriate density, height, massing, setbacks and building configuration.

Criteria d) and e) – The Applicant has submitted a Traffic Impact Brief that has been updated with additional information to address Transportation staff comments. The proposed site plan has also been updated with a 4.5m by 4.5m daylight triangle at the corner of Maria Street and York Street to maintain safe vehicular sightlines around that corner, as well as 2m by 2m sight triangles on both sides of the vehicular entrance to York Street. As such, staff is satisfied that the development should not contribute to traffic hazards or unacceptable congestion.

The subject site is located one block away from the Acton GO Station, which provides public transit through bus and train service connecting Acton to the GTA. The intended residents of the building would also be eligible to utilize the Town ActiVan service. Acton (and all of Halton Hills) is not currently serviced by public transit beyond the GO service and ActiVan service.

Criterion f) – The closest recreational facilities to the subject lands are Bovis Park (approximately 500 metres) and Sir Donald Mann Park (approximately 750 metres), both of which permit passive and active recreational uses. In addition, the proposed development will maintain ample landscaped open space. Therefore, staff is satisfied that the intent of this criterion has been met.

Criteria g), h) and i) – The proposed development has been designed to maximize separation from the abutting residential homes, maintain as much natural vegetation as possible around the site, allow for ample landscaped outdoor amenity area for its 12 residents and provide adequate on-site parking. Through the Site Plan approval process fencing and landscaping will be secured to provide screening and mitigate any privacy concerns. The proposed height of 2 storeys and 9.5 metres is consistent with surrounding low density development and is not considered to reflect a “tall building” pursuant to criterion g); therefore, no adverse shadowing impacts are expected.

Criterion j) – The Region of Halton is satisfied through their review of the Functional Servicing Report that adequate municipal water and wastewater services are available to service the proposed 12 units.

The Official Plan also states that all new development requiring Planning Act approval shall conform to the Urban Design policies of the Plan (Section F2). The objective of the urban design policies is to ensure that the urban areas of the Town evolve in a manner that enhances the quality and vibrancy of urban life. It is Council's desire to create and encourage a high quality of built form through good urban design. Staff is satisfied that the proposed height, massing and layout of the development generally comply with the urban design objectives of the Plan.

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). The proposed development is consistent with the intensification policies approved through Official Plan Amendment 9 (OPA 9) and contributes to meeting the planned intensification targets within the Built Boundary of Acton.

For the reasons outlined above, Planning staff is of the opinion that the proposed Official Plan Amendment will allow for the development of the subject lands in a manner consistent with the intent of the Town's Official Plan, including implementing many of its goals and policy objectives; see SCHEDULE 4 – OFFICIAL PLAN AMENDMENT.

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 than 10 persons (exclusive of staff) and require a minimum gross floor area of 23 m² per resident. The current dwelling at 47 Maria Street is operated consistent with a group home. However, it only accommodates 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.

The site-specific provisions would alter the MDR2 zone (and general parking provisions) as follows:

Provision	MDR2 Zone (Current)	MDR2 Zone (Site-Specific)
Permitted Uses	Multiple dwellings, long term care facilities, retirement homes, home occupations and private home daycares	Restricted to a maximum of 12, 1-bedroom supportive housing apartment dwelling units (as defined below)
Maximum Height	25.0 metres and 4 storeys	9.5 metres and 2 storeys
Minimum Front Yard Setback	4.5 metres	2.0 metres (0 metres to the daylight triangle)
Minimum Interior Side Yard Setback	7.5 metres	5.0 metres
Minimum Exterior Side Yard Setback	6.0 metres	0 metres
Minimum Drive Aisle Width	6.7 metres	6.0 metres
Minimum Setback for Parking Areas to the Building	1.2 metres	0.6 metres
Minimum Parking Requirement	Resident – 1.5 spaces/unit Visitor – 0.25 spaces/unit (21 parking spaces for a 12-unit building)	6 parking spaces

For the purpose of the site-specific MDR2 zone, “Supportive Housing Apartment Dwelling” is being defined as an apartment dwelling that is owned, operated or funded by the Region of Halton, or the Province of Ontario, that contains independent dwelling units and provides on-site support services for residents, including an administration office for support staff. This will ensure the building could not be converted to a traditional apartment building in the future without obtaining the necessary zoning approvals.

Staff considers the proposal to rezone the property from LDR1-2(MN) to a site-specific MDR2 zone appropriate given the proposed development satisfies the Official Plan policies to establish new medium density residential developments. The site-specific provisions will ensure the development of the property is restricted to a maximum of two storeys (9.5 metres) and twelve 1-bedroom units with the setbacks outlined above, which are consistent with low density development in the neighbourhood.

Staff views the proposed reductions to the minimum drive aisle width and setback for parking areas to the building to be technical in nature given the intent of these requirements (i.e., providing safe vehicular access to parking spaces and safe pedestrian access to the building) is being maintained. Additionally, the parking reduction has been considered by Transportation staff and determined to be sufficient for the proposed use.

In addition to the above provisions, Planning staff is recommending that home occupations be added as a permitted use (subject to standards such as no further parking being required) to allow residents the opportunity to work from home given this use is permitted for all dwelling types in the MDR2 zone. Halton Region staff is also requiring a Holding “H” Provision to be applied through the Zoning By-law Amendment to ensure water allocation (8 SDE) and an updated Environmental Site Assessment is provided as part of the Site Plan approval process.

For the reasons outlined above, Planning staff is recommending approval of the proposed site-specific Zoning By-law Amendment; see SCHEDULE 5 – ZONING BY-LAW AMENDMENT.

4.0 Department and Agency Circulation Comments

The proposed development was circulated to Town departments and external agencies for review and comment, with the most recent circulation occurring in May 2022. Staff from various departments and agencies have completed their review and have indicated that they have no concerns or objections to the proposed Official Plan and Zoning By-law Amendments.

Comments flagged in the June 22, 2021, Public Meeting Report pertaining to building encroachments into the Town’s right-of-way, verification of sufficient vehicular sightlines and access to the barrier-free parking space have been addressed to staff’s satisfaction. Planning and Transportation staff are also satisfied that the required information to support the proposed parking reduction, such as parking survey data and on-street parking activities for the five proxy sites, has been provided. In addition, Halton Region staff is satisfied that water allocation and an updated Environmental Site Assessment will be provided as part of the Site Plan approval process through the application of a Holding “H” Provision as part of the Zoning By-law Amendment.

5.0 Public Comments

The Statutory Public Meeting for the applications was held on July 5, 2021. Of the twelve residents that participated, one (1) spoke in support of the proposal and seven (7) raised concerns. One (1) letter of support and six (6) letters identifying concerns were also received from the public.

In addition, the Town has received a residents’ petition in opposition to the proposal. Of the 345 individuals who signed it, 228 indicated they are residents of Acton, 25 indicated they are residents of Halton Hills and 92 indicated they live elsewhere.

The following sections describe the specific public questions/concerns and provide staff responses:

5.1 Traffic, Parking and Vehicular/Pedestrian Safety

Concerns were raised regarding increased traffic, vehicular and pedestrian safety (e.g., lack of sidewalks) and lack of on-site parking being proposed.

Staff Response

Town Transportation staff has reviewed the Traffic Impact Brief and accompanying parking assessment submitted in support of the proposed parking reduction. Based on their review, staff is satisfied that the submitted survey data and on-street parking activities for the proxy sites demonstrate that the levels of traffic and parking generated by the proposed development are anticipated to be minimal given the majority of residents in the building are not expected to own vehicles and parking will likely only be required by support staff, community partners and visitors making periodic visits to the site.

The Applicant has also shown a 1.5m concrete sidewalk adjacent to the site within the Town's right-of-way along Maria Street to improve pedestrian connectivity, which would be required to be constructed by the Applicant to Town standards and secured through the Site Plan approval process.

5.2 Community Services and Infrastructure

Comments were made questioning whether Acton has sufficient community services and infrastructure (transit and employment opportunities) to support the intended residents of the community housing building.

Staff Response

Acton is a fully serviced urban area with a variety of community supports, amenities, employment opportunities, infrastructure, and other services to support the residents of the proposed community housing building. Given the proximity of the site to Downtown Acton and the Acton GO Station, these services and commuter transit opportunities are within walking distance of the site. In addition, Support House has noted that it works with local community partners and has access to a variety of opportunities for their residents.

For those residents that wish to work from home, staff has ensured that home occupations have been added as a permitted use to the Zoning By-law Amendment given this use is permitted within the Medium Density Residential Two zone (subject to certain standards being met such as no additional parking being required).

5.3 Community Need and Number of Related Facilities

Comments were made questioning the need for 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.

Staff Response

The Town is presently aware of 7 residential care facilities in Acton that provide housing for individuals with special needs (e.g., mental health, addictions, developmental or physical disabilities) in congregated living settings that may require some level of on-site care. This number includes the current Life House dwelling at 47 Maria Street, which

means that the current proposal would not result in the introduction of a new care facility.

Group homes are permitted throughout the Low Density Residential Area and under the property's current LDR1 zoning, which allows for up to 10 residents, exclusive of staff. The proposed development would allow for an additional 2 bedrooms for residents (12 total) beyond the current land use permissions (recognizing these bedrooms are proposed within independent dwelling units rather than traditional congregated living bedrooms provided under most group home operations).

The Applicant has noted that the 12-unit independent living housing model proposed for the site will support residents of various ages, aim to improve their health/wellness and will ensure that more Halton Hills residents will be able to access safe, affordable and supported housing. Support House has noted that their current transitional and congregated housing model has been challenged to meet the needs of some residents and that there is a need to change the model to self-contained units providing 7-day-a-week customized supports and permanent housing for their residents.

5.4 Neighbourhood Safety and Support Staff

Safety concerns were raised by existing residents living nearby the subject site and questions were asked regarding the type of staff support that will be provided by Support House for the intended residents of the building.

Staff Response

The Applicant has noted that the Support House staff team and other support agencies will be on site regularly to assist residents within the building by providing supportive counselling and offering education, service options and resource connections. The support offered to each resident varies based on their needs, and the floor plan submitted in consideration of the proposal includes a 15m² (~161ft²) administration office to facilitate this function.

The Applicant has also indicated that 1 of the 12 units would be occupied by a "key tenant", whose role will be to provide property management and oversight when support staff is not at the building. The key tenant's responsibilities will also include liaising with maintenance, support staff and (if necessary) police. In addition, Support House is working with a security consultant in the design of the building to ensure that it is secure and safe for its residents and the surrounding neighbourhood. The consultant will advise on the placement of interior/exterior cameras, exterior lighting, etc. for these purposes.

5.5 Scale and Compatibility of the Development

Concerns were raised regarding the proposed height, setbacks, lot size/coverage and number of units in the proposed building and how it would be in character with surrounding development in the neighbourhood.

Staff Response

As noted, the proposed 2-storey, 12-unit residential building represents a moderate transition in density between the 2-storey single and semi-detached dwellings to the north, south and east and the 5-storey apartment buildings to the west. The height of the building is being capped at 2 storeys and 9.5 metres in the Zoning By-law Amendment to ensure that the building does not exceed the maximum height permitted within the property's current Low Density Residential zoning and is consistent with the height of dwellings in the surrounding neighbourhood.

By orienting the building at the northwest corner of the property it ensures that setbacks to abutting residential properties and landscaped open space are maximized while maintaining setbacks consistent with other properties in the neighbourhood. The building is also designed so that the main entrance fronts directly onto Maria Street to animate the streetscape. Finally, the proposed residential units should easily integrate into a neighbourhood that already contains a mix of dwelling types, including apartment buildings, townhouses, and single and semi-detached dwellings.

5.6 Garbage and Snow Storage Areas

Concerns were raised by a resident regarding no garbage or snow storage areas being provided.

Staff Response

Garbage and snow storage will be addressed as part of the Site Plan application. However, Halton Region staff has noted that they will provide full cart collection services (i.e., black, blue and green carts) curbside for this site once construction is completed. An appropriate snow storage area for the hard surfaces (drive aisle, parking spaces, walkways, etc.) will need to be provided on the site plan to the satisfaction of Town Development Engineering staff. Given the amount of landscaped open space maintained on site, snow storage is not anticipated to be an issue.

5.7 Engineering Impacts

Concerns were raised by a resident regarding lot grading, drainage, stormwater management and site servicing impacts to surrounding properties.

Staff Response

Halton Region and Town Development Engineering staff have reviewed the Functional Servicing and Stormwater Management Report, Preliminary Grading Plan and Preliminary Servicing Plan submitted in consideration of the Official Plan and Zoning By-law Amendment applications and indicated no concerns from a lot grading, drainage, stormwater management or site servicing perspective. Detailed lot grading, drainage and site servicing plans also demonstrating no impacts to surrounding properties will be required for review as part of the Site Plan and Building Permit applications.

5.8 Construction Impacts

Concerns were raised regarding nuisance impacts from construction (noise, dust, etc.) and maintaining access over the Maria Street bridge to the Poplar Avenue/Crescent Street neighbourhood during construction.

Staff Response

Through the Construction Management Plan required to be submitted as part of the Site Plan approval process, Town Development Engineering staff will ensure matters such as erosion and sediment control fencing, dust mitigation measures, mud tracking avoidance and clean-up, etc. are implemented. All construction activities that include any heavy equipment can only occur during standard approved hours. In addition, access to the Maria Street bridge will be required to be maintained during construction.

5.9 Loss of Mature Trees

Concerns were raised by a resident that the proposed development would result in loss of mature trees on site.

Staff Response

In order to accommodate the proposed development, some on-site trees will need to be removed. To mitigate for the tree loss, tree plantings are required, and the conceptual landscaping indicated on the proposed site plan indicates that six (6) new trees will be planted at the front of the site along Maria Street. Recreation & Parks staff has noted that a detailed review of the Tree Preservation Plan and Report will be completed as part of the Site Plan approval process; however, based on a preliminary review staff is satisfied that the proposed approach will preserve as many trees as possible.

STRATEGIC PLAN ALIGNMENT:

This report aligns to the Town's Strategic plan recognizing the value to achieve sustainable growth to ensure that growth is managed so as to ensure a balanced, sustainable, well planned community infrastructure and services to meet the needs of its residents and businesses.

This report also identifies shaping growth as one of the Town's Strategic priorities.

RELATIONSHIP TO CLIMATE CHANGE:

This report impacts and/or helps address climate change and the Town's Net Zero target through climate mitigation.

Compliance with the Town's Green Development Standards will be addressed through the approval of the Site Plan application. The application of the Green Development Standards to this project will help achieve energy and water efficiencies along with other sustainable objectives.

PUBLIC ENGAGEMENT:

Public Engagement has been conducted as follows: a Statutory Public Meeting was held on July 5, 2021. This meeting fulfilled requirements for public participation under the Planning Act, and provided for Transparency, Notification and Participation, as defined in the Town's Public Engagement Charter.

In addition, the Applicant held a virtual Public Open House on June 8, 2021, to introduce the proposal to the community prior to the Statutory Public Meeting. Similar questions and concerns were raised by the residents in attendance and the Applicant posted responses to the input on the Support House website.

INTERNAL CONSULTATION:

Planning staff consulted with the appropriate Town departments and external agencies including the Region of Halton in the preparation of this report.

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, Chief Administrative Officer