

COUNCIL MEETING

JULY 4, 2022

SUPPORT HOUSE RE-DEVELOPMENT

47 Maria Street
Community of Acton
Town of Halton Hills

Support
House



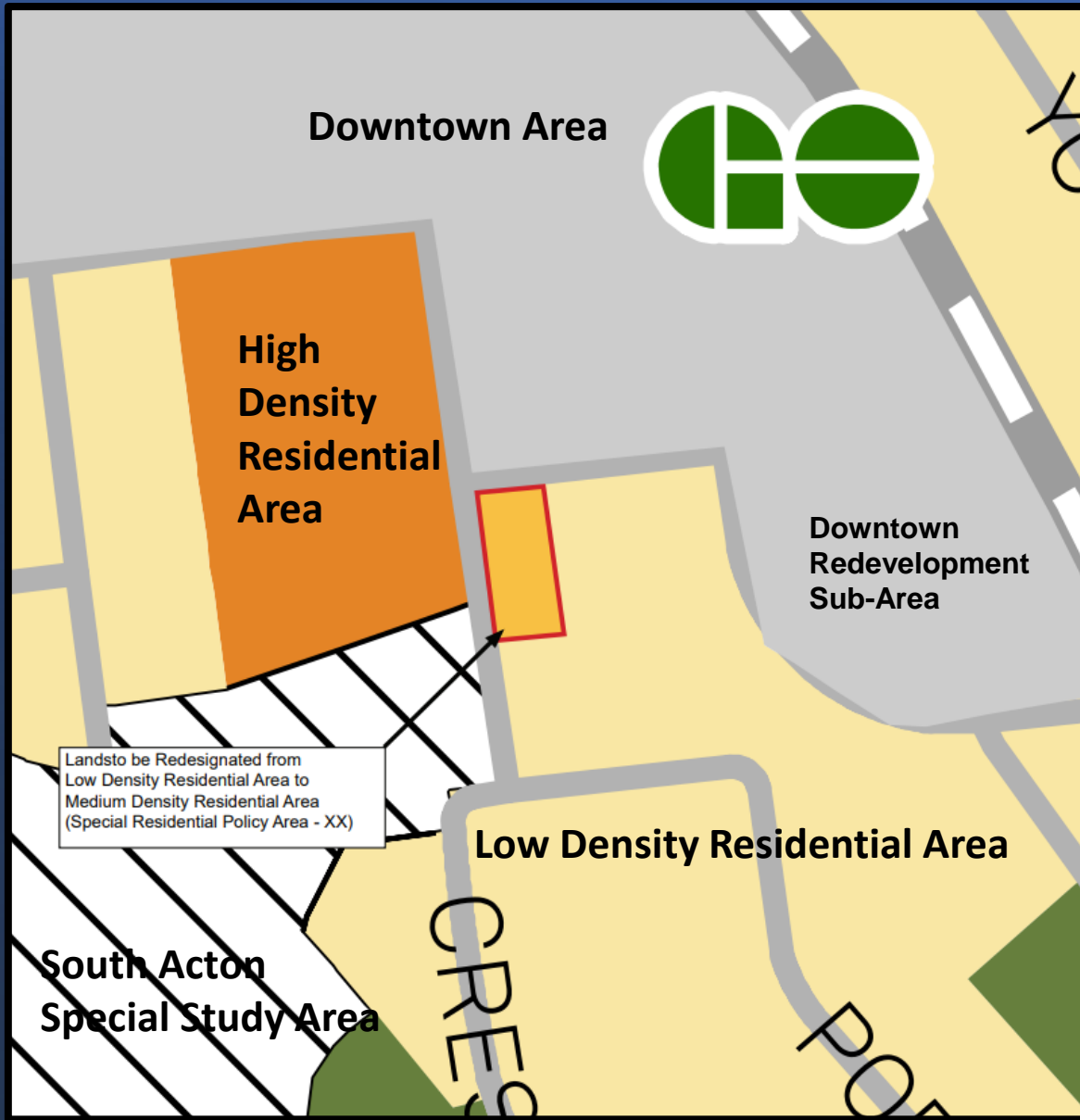




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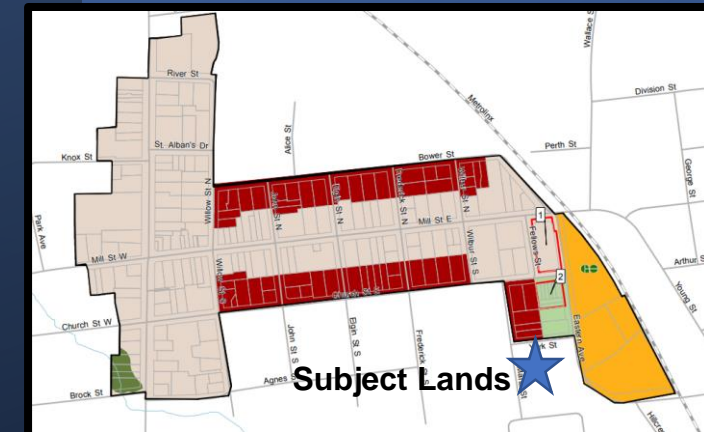
Re-designate 0.11 ha to Medium Density Residential Area – Special Policy Area 19 (OPA No. 47)

OPA is required to allow the low-rise apartment building form at the density proposed

Special Policy Area 19 permits a maximum of 12 affordable dwellings units within a building with a maximum height of 2 storeys

Compatible with mix of uses within the area, including 2, 5-storey apartment buildings

Downtown Land Use Plan



2 Storey, 12 Unit Residential Building

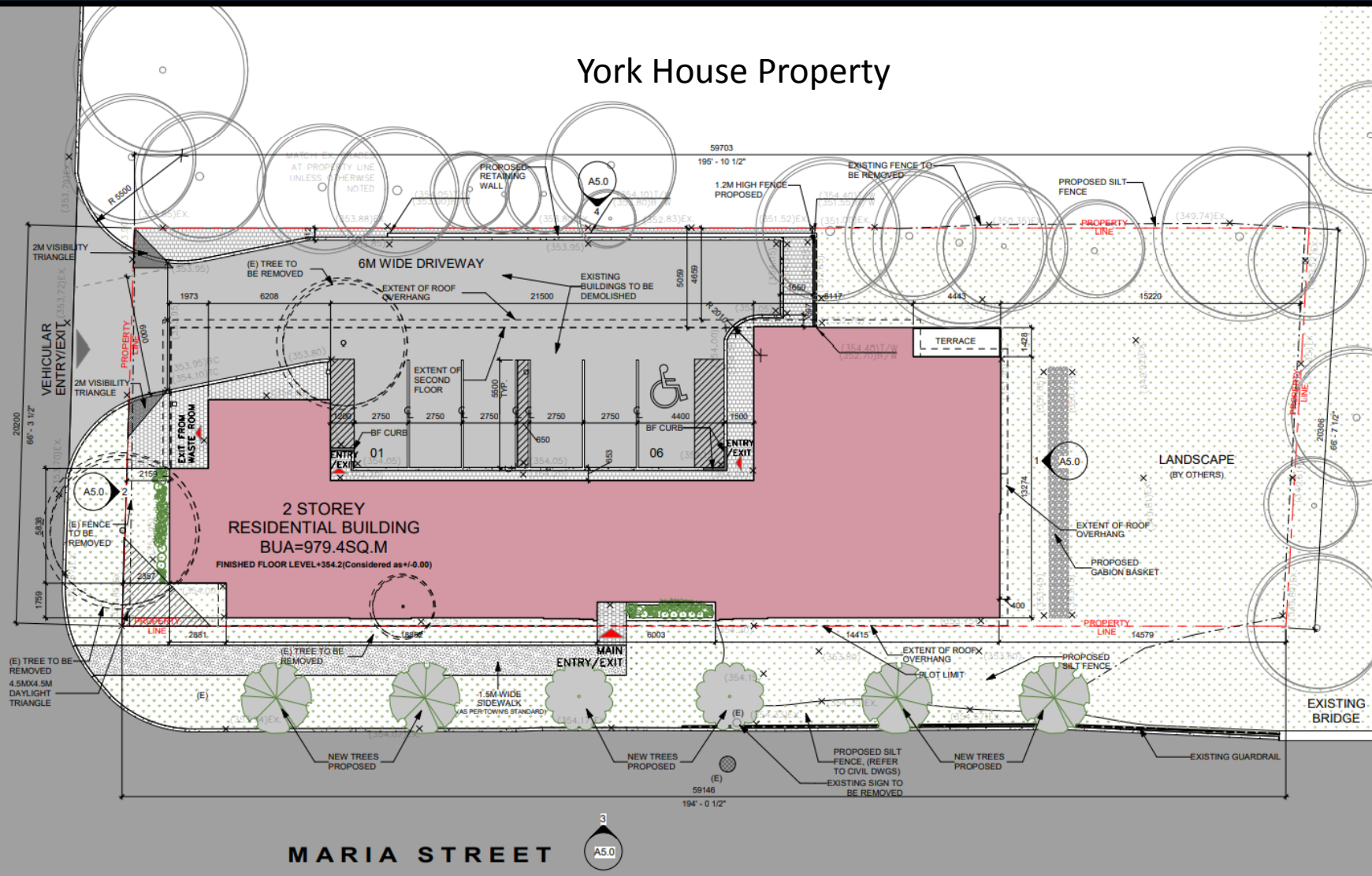
Six (6) parking spaces – residents are not expected to own vehicles

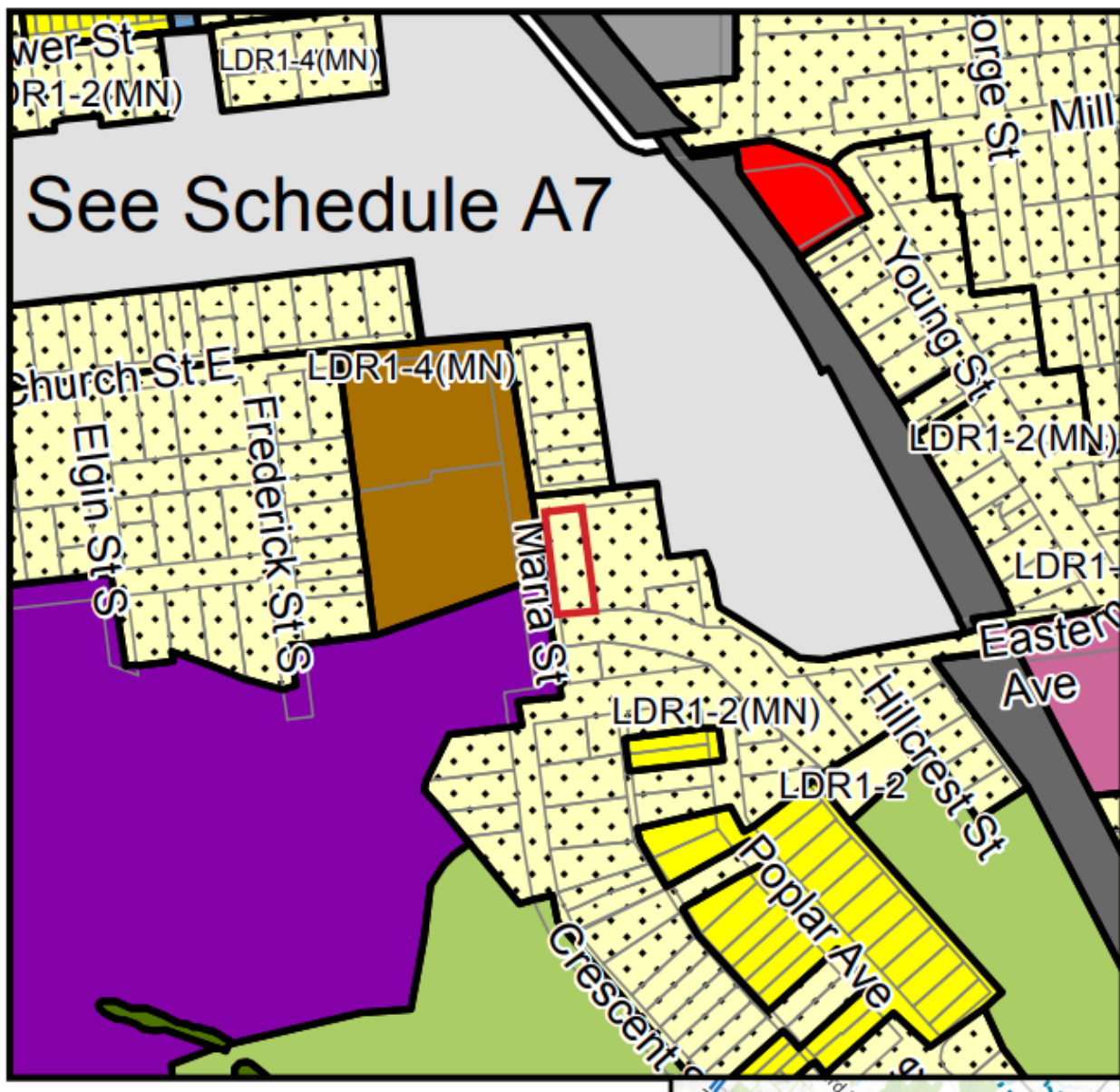
Building to the street line (Maria Street exterior side yard)

Retention of trees along east property line (York House)

Extension of municipal sidewalk from the north (along Maria Street)

York House Property





Rezone from the Low Density Residential One (LDR1) Mature Neighbourhood (MN) Zone to a Medium Density Residential Two (MDR2) Zone, Exception 111, and Holding Provision 27 (H27)

Exception 111 provides Special Provisions including a definition of “Supportive Housing Apartment Dwelling”

Other permitted use is Home Occupations

Special Provisions address maximum number of units (12), maximum height (9.5 m), minor yard reductions and number of parking spaces (6)

Holding Provision 27 may be lifted once servicing capacity is confirmed and Environmental Site Assessment is confirmed to meet standards

SUMMARY POINTS

- **Provides for much needed affordable and supportive housing in Acton and Halton**
- **Lands are close to the Acton Downtown Area and GO Station for services/transportation**
- **Provides self-contained one bedroom apartment units with indoor common areas and outdoor amenity areas**
- **Heritage Impact Assessment prepared to address built heritage in the area, including York House**
- **Worked with Town staff to address parking, building and driveway access and urban design matters**