

# Assisted Rental Housing for Older Adults – 1258 Rebecca Street, Oakville: Virtual Public Information Centre – Questions and Answers

Below is a list of questions asked during and following the virtual Public Information Centre held February 23, 2022 from 7 to 8 pm.

## Questions and Answers

### 1. Since we need more housing for seniors, why not have more, instead of the single dwellings?

The Region has a Council approved Comprehensive Housing Strategy 2014-2024 and new units created through this site and others within the Region's assisted rental housing development portfolio will support advancing assisted housing on this site and others.

### 2. Can you please speak more about the 3 proposed houses on Rebecca? Will those lots be available for sale to any developer? What type of housing will be permitted (e.g. affordable housing)? Will any variances be permitted for those houses (e.g. house size)?

Through the rezoning process, various regulations will be established to regulate matters such as size and location of the future homes on the proposed three single-detached lots along Rebecca St. Details regarding these regulations will be confirmed through the rezoning process in consultation with Town of Oakville Planning Staff. If the proposed zoning is approved, any future owner will be required to adhere to the Town's zoning policies. Timing for the sale of these lots is uncertain, but any future sale will be in accordance with Halton Region's surplus land policies.

If the future owner of a given lot wishes to change the approved zoning regulations, they may be permitted to do so through a formal application to the Town of Oakville. This application would be subject to further public consultation, review by Town Staff, and review by Town Council. Any further changes to the zoning would require approval from Town Council or the Committee of Adjustment.

### 3. What will be done to protect the existing mature trees on the lot?

Existing mature trees will be identified on a Tree Inventory Plan & Protection (TIPP) plan. The TIPP will identify the existing trees, identify if any trees need to be removed to accommodate the proposed development and which trees which can be retained. Prior to construction, the retained trees will be protected with fencing to ensure that the critical roots are not damaged by construction activities.

### 4. How will the residents be selected for this future development?

Housing access is administered through the Halton Access to Community Housing (HATCH) waitlist, as set out in Halton Region's Comprehensive Housing Strategy. To learn more about HATCH please visit:

<https://www.halton.ca/For-Residents/Housing-Supports-and-Services/Assisted-Housing>

**5. Assuming the approval comes in Q1 2023, what is the expected lead time to have the units available for occupation?**

Advancing this project into the construction phase will require Regional Council approval, and there are a number of steps required before the units can be occupied. These include securing zoning approval from Town Council, detailed design, tender, construction, etc. Currently, construction is planned to take place between 2023 and 2024. This timing is however subject to Town and Regional approvals.

**6. Those lot sizes do not comply with the other lots in the area. Why are we having three and not two? Lots here are standard 75 ft x 150 ft.**

The proposed development seeks to implement a plan which fits with the character of the existing neighbourhood, but which also represents an efficient use of land and infrastructure. Given the ongoing housing crisis in Ontario (both in terms of quantity and affordability), it is critical that new development make efficient use of available land to increase the available housing stock. Provincial and municipal planning policies encourage compact infill development within existing neighbourhoods to accommodate more housing opportunities while respecting the character of the existing neighbourhood.

The proposed single-detached lots fronting along Rebecca St. are intended to be 18 metres in width, whereas existing lots in the neighbourhood are (on average) roughly 22.5 metres in width. The proposed 18-metre-wide lots are not anticipated to impact the overall character of the neighbourhood.

**7. As proposed, the single lots along Rebecca would not meet similar lot sizes compared to the neighboring property. If other homeowners in the area applied to sever (split) their properties, would the City allow it?**

Any homeowner has the right to apply to the Town of Oakville to sever (split) their lands. Each application would be reviewed on its own merits by Town Staff. We cannot confirm whether or not the Town would approve a severance on another property site.

**8. Existing homes back onto your subject property. Although there is support for seniors housing in our community, the concept indicates homes are placed three metres from the property line. This would change existing sight lines dramatically as they sit well above fence lines.**

The development of the site will change existing sight lines for any homes which have views of the subject property. Details regarding setbacks are preliminary at this time and are still to be confirmed through consultation with Town Staff and public stakeholders. The proposed semi-detached units, which would abut existing homes to the rear, will be a maximum of one-storey in height so they will not have direct or clear sight lines into neighbours' yards. The development also features a proposed 1.8-metre-high wooden fence around the perimeter of the site, in addition to, plantings of various trees, bushes, and other vegetation.

**9. The area has various issues with ground water and drainage issues. How would the 14 additional units impact that?**

Through the planning approvals process, various engineering plans are required to be prepared. These plans will address matters such as servicing, grading and stormwater management. The standard requirement is to ensure that all post-development stormwater flows away from neighbouring properties and either enters the Town's stormwater sewers or is captured/released into the ground. Details regarding the stormwater management strategy are not available at this time but will be reviewed in detail with Town Engineering Staff at the appropriate juncture in the approvals process. Once complete, the existing ground water and drainage issues will remain neutral or be improved on this site.

**10. Various services such as above ground cable, Cogeco and Bell services have long created easements in the area that are directly through the site. How will this be addressed?**

Existing easements for utilities and municipal services are common, particularly in older neighbourhoods. These services will be identified and (if necessary) plans will be prepared which show how they may be relocated or adjusted to avoid disruption of services to neighbouring properties. Details regarding these easements and any existing services will be confirmed through the detailed site plan process.

**11. Will the site line up with the existing traffic lights at the intersection of Rebecca Street and Warminster Drive?**

Yes, the current intent is to align the private driveway (leading to the older adults housing units) with the existing lights at the intersection of Rebecca Street and Warminster Drive.

**12. Why doesn't the municipality plan senior housing in a lower density area, and provide opportunities for more families at this location?**

Provincial and municipal planning policies encourage the creation of complete communities which feature a diversity of housing options and densities to meet the needs of a wide range of residents. Complete communities feature housing opportunities which allow people of all ages to live and thrive in the same area and enable residents to "age-in-place", meaning that there are appropriate housing opportunities for individuals throughout their lifespan.

**13. Is this housing strictly for seniors 65+?**

While no final eligibility decisions have yet been approved by Regional Council for 1258 Rebecca Street, individuals are generally eligible to be on the Halton Access to Community Housing (HATCH) older adults' waitlist at 60 years of age, and are eligible to receive a housing offer when they turn 65. Individuals with supportive housing needs can be placed at the age of 60.

**14. What are the next steps from here?**

The next steps will be to submit applications for Zoning By-law Amendment and subsequently for Site Plan Control to the Town of Oakville. We anticipate the Zoning By-law Amendment application to be submitted in Q1 2022, with a final decision by Town Council in Q1/Q2 2023. For the Site Plan Control application, we anticipate a submission in Q2 2022 and final approval by the Town in Q2 2023 (pending zoning approval).

**15. What is the height of the proposed units?**

The semi-detached units (older adults housing) will be a maximum of one-storey in height. The height of the single-detached dwellings has not yet been determined but will likely be a maximum of two or three storeys consistent with typical building heights in the surrounding neighbourhood. These details will be confirmed in consultation with Town Planning Staff.

**16. What is the setback of the semi-detached units to the fence?**

The plans currently show a three-metre rear yard setback for all semi-detached units to the fence line. Details regarding setbacks are preliminary at this time and are still to be confirmed through consultation with Town Staff and public stakeholders.

**17. Will the new units result in a loss of privacy for neighboring properties?**

We do not anticipate any significant loss of privacy for neighbouring properties and residents. The proposed semi-detached units, which would abut existing homes to the rear, will be a maximum of one-storey in height so they will not have direct or clear sight lines into neighbours' yards. The development also features a

proposed 1.8-metre-high wooden fence around the perimeter of the site. The fence will obscure most, if not all, views into neighbouring yards. This will be enhanced by plantings of various trees, bushes, and other vegetation, which will further obscure views between properties.

**18. Can some of the semi-detached units be relocated to the courtyard/parkette? The courtyard/parkette could then be moved to the fence line to improve privacy for adjacent land owners.**

The project team has explored a variety of layouts and configurations for the site. In 2015, Regional Council endorsed a plan which closely resembles the current iteration of the plan. Although further changes to the plan are anticipated through the review process, the intent is to maintain the general layout and configuration as endorsed by Regional Council.

**19. What escalation can members of the public take before the zoning application takes place?**

At this time, we encourage all members of the public with an interest in this project to send their comments and questions to the individuals listed on the project webpage by March 31, 2022. The public will also have an opportunity to comment after the application has been submitted to the Town. There will be a notice of the application and another public meeting in 2022 where residents can express any additional concerns. To view the project webpage, please visit: <https://www.halton.ca/The-Region/Events/2022/Future-development-of-1258-Rebecca-Street>