



Halton Community Housing Corporation
Housing Services Division
Social & Community Services
1151 Bronte Road
Oakville ON L6M 3L1



October 23, 2023

RE: Request for Exemption from Parkland Dedication By-law No. 2022-108 for 265 Kerr Street (SP.1615.078/01) and 1258 Rebecca Street (formerly 263 Kerr Street) (Z.1723.002/01)

Dear Gabe Charles:

This letter formally requests an exemption from the Town of Oakville's Parkland Dedication By-law (No. 2022-108) for two Regional Municipality of Halton ("Halton Region") owned assisted housing projects located at 265 Kerr Street (former address: 263 Kerr Street) and 1258 Rebecca Street. Both sites will create much needed assisted and supportive housing options for low-income Halton seniors.

While Halton Region owns these sites, the developments, once complete, will be managed into perpetuity by the Halton Community Housing Corporation (HCHC) under a Master Purchased Services Agreement between the HCHC and Halton Region. Halton Region is the sole shareholder of HCHC. These units will be made available to Halton seniors on the Halton Access to Community Housing (HATCH) waitlist. Both developments will result in purpose-built senior's supportive housing in areas of high need in Oakville.

To assist with the implementation of these projects, Halton Region has been opportunistic and secured one-time, time sensitive senior government capital funding. This includes the federal government's Rapid Housing Initiative (RHI) Round 3, the Ministry of Municipal Affairs and Housing's Canada-Ontario Community Housing Initiative (COCHI) and, the Ontario Priorities Housing Initiative (OPHI) programs. While this funding is welcome, the prescriptive nature of senior level of government funding instruments present an operational challenge. They come with aggressive timelines to accept available funding and complete the assisted housing development(s). Accelerated timelines tied to RHI funding in particular have precipitated Halton Region to expedite the Kerr Street development.

The project at 265 Kerr Street received conditional Site Plan approval on September 15th, 2023, for a four storey, fifty-two unit residential building with ground floor space for a Community Wellness Hub. Development completion is required on or before November 15th, 2024, per federal government funding requirements. Support from the Town of Oakville to achieve this rigorous timeline is appreciated.

Similarly, a Site Plan application was submitted on August 9th, 2023, for the project at 1258 Rebecca Street for the development of fourteen semi-detached units.

Halton Region, as a designated Service Manager, is mandated under the *Housing Services Act, 2011* to deliver housing and homelessness prevention programs. These accountabilities are met through the Region's Comprehensive Housing Strategy (CHS) Update: 2014-2024. HCHC is a local housing corporation under the *Housing Services Act, 2011*, wholly owned by Halton Region that provides

various forms of social, assisted and affordable housing across Halton Region. It is the largest of the 25 community housing providers funded by Halton Region, in its capacity as Service Manager.

Further, HCHC is mandated, via a Shareholder Direction issued by Halton Region, to utilize its assets for the purposes of providing quality, assisted housing. HCHC's business activities are restricted to activities such as owning, operating, maintaining and constructing housing accommodation; administering programs providing affordable housing to households; and the provision of accommodations for persons having special needs.

Both properties listed above are owned by Halton Region and as such, they do not qualify for an exemption from the mandatory parkland conveyance or payment-in-lieu required by the *Planning Act* and Oakville's Parkland Dedication by-law.

HCHC is requesting the Town consider an exemption from the parkland dedication requirements for both the Kerr Street and Rebecca Street assisted housing projects. Although ownership of the properties will remain with Halton Region, these projects will be maintained and operated by HCHC into perpetuity. The developments at 265 Kerr and 1258 Rebecca Street will provide a much needed community benefit for the Town of Oakville through the provision of assisted seniors' housing and the proposed Seniors' Community Hub at Kerr Street. We believe that granting this exemption request will further support the goal of providing assisted housing and addressing the critical need for seniors assisted living in Oakville.

HCHC appreciates the ongoing commitment and continued support that the Town has provided throughout the development application process for both projects.

Sincerely,



Alex Sarchuk
General Manager
Halton Community Housing Corporation

cc: Matt Day, Finance, Town of Oakville
Jim Knighton, Realty Services, Town of Oakville
Riley McKnight, Planning Services, Town of Oakville
Colin Westerhof, Planning Services, Town of Oakville
Bob Gray, Commissioner, Corporate Services and Corporate Council, Region of Halton
Andrew Balahura, Director, Housing Services, Region of Halton
Garett Turcott, Director, Capital Construction and Realty, Region of Halton