



Social & Community Services  
Housing Services  
1151 Bronte Road

November 20, 2024

Dear Town of Oakville,

**RE: Minor Variance Application 750 Redwood Square**

Please accept this additional information on behalf of Halton Region and the Salvation Army with respect to our joint application for a minor variance on the lands of 750 Redwood Square in Oakville. As you may know, Halton Region owns the land at this location and Salvation Army owns the building.

In the last year, a collaborative project between the Salvation Army, the Region and the Town of Oakville was completed at 750 Redwood Square to add capacity for nine (9) additional emergency shelter rooms at this location with accompanying office space and washrooms. Thank you for your partnership to make this renovation possible, we are now serving forty (40) individuals on site and are at 100% capacity every day.

Further to Regional Council report SS-05-24 re: "Allocation of Provincial Homelessness Prevention Program Funding in 2024-2025 and Federal Reaching Home 2024-2028 Update" (attached) the Region is relying extensively on third party hotel rooms to move individuals from unsheltered homelessness (encampments) in Oakville into emergency accommodations due to capacity issues at the Salvation Army Lighthouse. While hotel accommodations are useful to move individuals inside on a temporary basis, they are not sustainable on a long term horizon for the provision of shelter for individual with higher support needs, such as those coming out of encampments.

Halton Region is committed to making offers of emergency shelter to individuals in Oakville sleeping in encampments within 48-hours of being identified. To do so, additional capacity at our primary men's emergency shelter location is required to be able to provide the kind of 'on-site' supports required to support this population and extend these offers of shelter in a timely manner.

As such, this application is respectfully requesting a minor variance to increase the maximum capacity of emergency shelter clients at the Salvation Army Lighthouse up to 60 beds. Since the completion of the renovation on site to add 9 additional rooms, the facility has up to 20 beds sitting empty each night, which are not being filled due to the existing zoning restrictions on site. These empty rooms create inefficiencies in our emergency shelter system and are not sustainable over the long term horizon.

If we are unable to increase capacity at the Lighthouse, the Region will need to look for other options to increase the emergency shelter footprint in Oakville. In our view, the current location of the Salvation Army Lighthouse is ideal from the perspective of providing high-quality housing support services until individuals can move into permanent housing elsewhere in the Region. For this population, the existing converted employment lands can be enhanced to provide up to 60 beds of emergency shelter without negatively impacting any neighbours or infrastructure.

**The Regional Municipality of Halton**

Thank you for considering our joint application for a minor variance on these lands. Please do not hesitate to reach out to me directly should you have any questions or require any further information from Halton Region related to the Salvation Army's application. I can be reached by e-mail at: Daryl.Kaytor@halton.ca or by telephone at: (289) 795-7509.

Sincerely,

**Daryl Kaytor**  
**Director of Housing Services**

Housing Services

Social & Community Services

**Halton Region**

905-825-6000, ext. 4445 | 1-866-442-5866



halton.ca ☎ 311

**GENERAL NOTES**

- CONSTRUCTION SHALL BE IN ACCORDANCE WITH THE LATEST STANDARDS OF THE REGIONAL MUNICIPALITY OF HALTON (INCLUDING REGION OF HALTON'S CONTRACTOR INFORMATION PACKAGE), TOWN OF OAKVILLE AND THE ONTARIO BUILDING CODE (PART 7), ONTARIO PROVINCIAL STANDARD SPECIFICATIONS AND DRAWINGS (OPSS & OPSD) SHALL BE USED IN ABSENCE OF LOCAL STANDARDS.
- THIS DRAWING SHALL BE READ IN CONJUNCTION WITH ALL ARCHITECTURAL, MECHANICAL AND LANDSCAPE DRAWINGS.
- ALL INFORMATION SHOWN REGARDING THE LOCATION AND SIZE OF EXISTING UTILITIES AND/OR SERVICES HAS NOT BEEN VERIFIED. THE CONTRACTOR IS RESPONSIBLE FOR VERIFYING LOCATION OF UTILITIES PRIOR TO CONSTRUCTION AND PROTECTING AND MAINTAINING DURING CONSTRUCTION.
- THE CONTRACTOR SHALL CHECK AND VERIFY ALL GIVEN GRADES AND ELEVATIONS PRIOR TO CONSTRUCTION AND REPORT ALL DISCREPANCIES TO THE ENGINEER.
- ALL GRADING CHANGES SHALL BE APPROVED BY THE ENGINEER AND TOWN OF OAKVILLE PRIOR TO IMPLEMENTATION.
- THE CONTRACTOR SHALL CLEAN ALL MUD TRACKED ON TO ADJACENT ROADWAYS.

**GRADING NOTES**

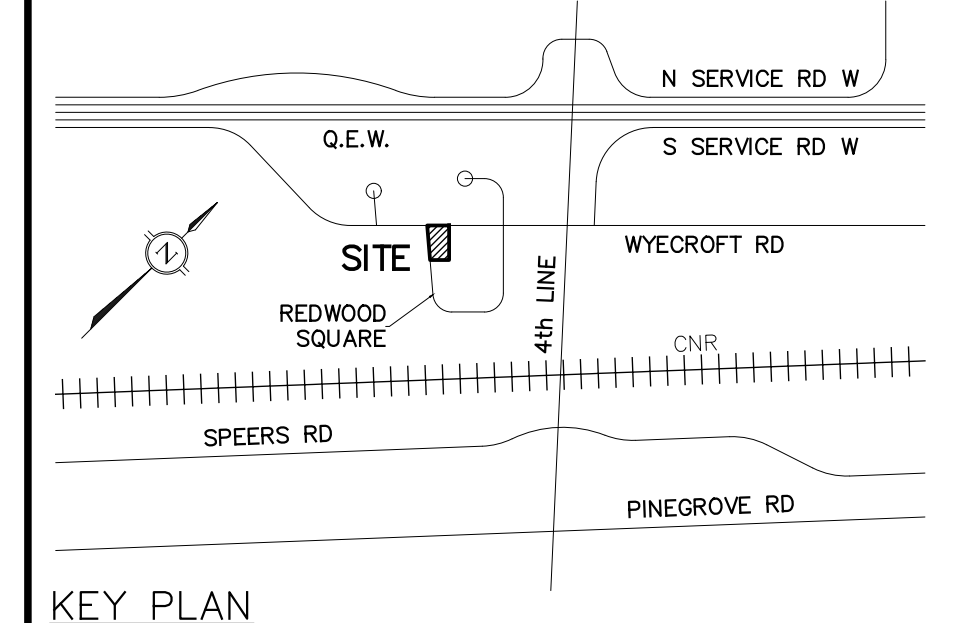
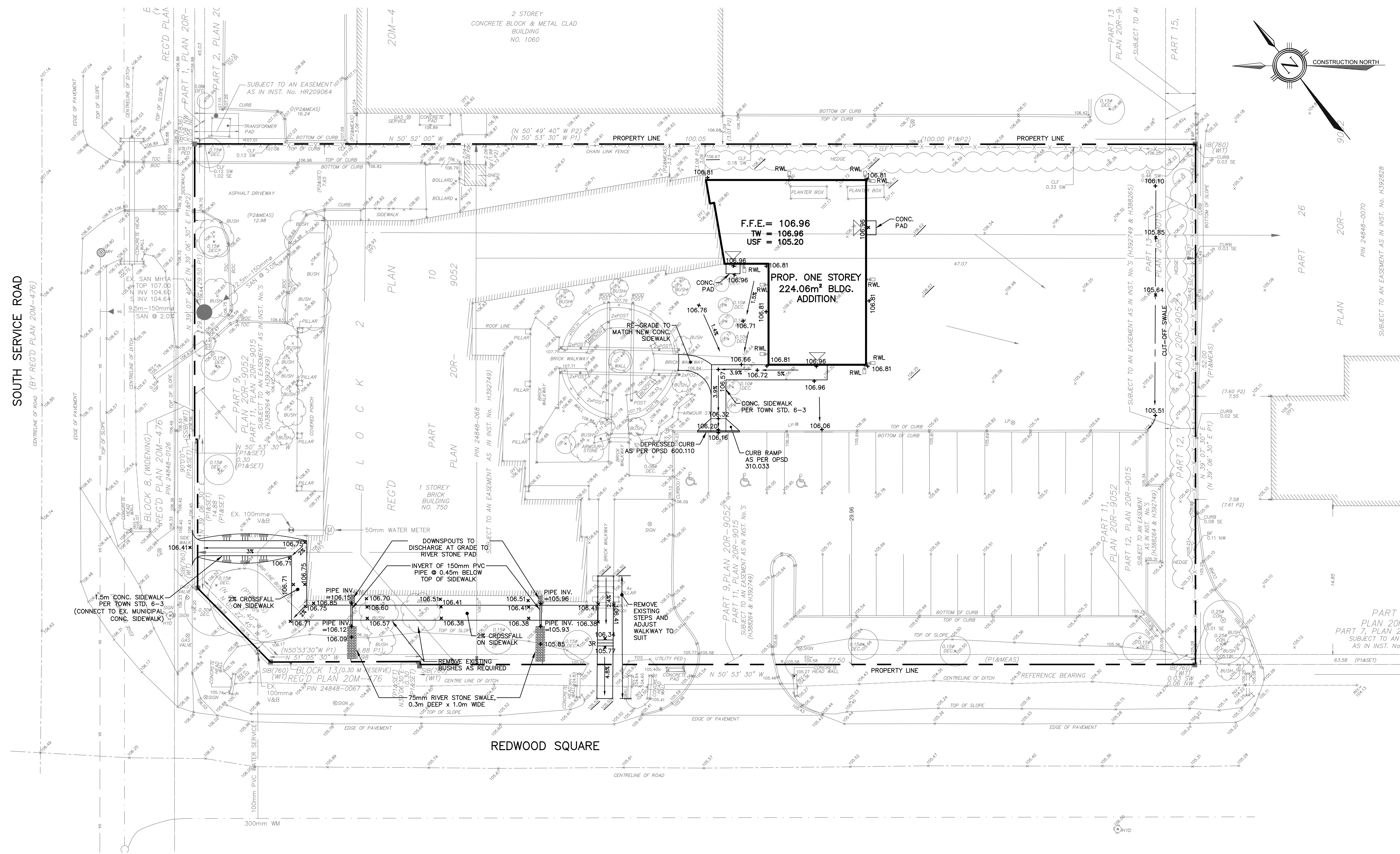
- SEDIMENT CONTROL MEASURES INCLUDING SILT FENCE AND MUD PAD ETC. SHALL BE INSTALLED PRIOR TO START OF CONSTRUCTION, CHECKED AND REPAIRED ON A REGULAR BASIS AND LEFT IN PLACE UNTIL PAVING AND LANDSCAPING IS COMPLETED. SEDIMENT CONTROL WHEN REMOVED SHALL BE DISPOSED OFF-SITE.
- ALL TOPSOIL SHALL BE STRIPPED PRIOR TO GRADING.
- ALL FILL PLACEMENT SHALL BE DONE IN ACCORDANCE WITH THE GEOTECHNICAL ENGINEER'S RECOMMENDATIONS.
- RETAINING WALLS WITH A HEIGHT GREATER THAN 0.6m ARE TO BE DESIGNED AND STAMPED BY A PROFESSIONAL ENGINEER.
- ALL DISTURBED AREAS TO BE RESTORED WITH 200mm UNCONSOLIDATED NATIVE TOPSOIL AND SOD.
- ALL DISTURBED AREAS WITH IN PUBLIC R.O.W TO BE REINSTATED TO THE SATISFACTION OF THE ENGINEERING & CONSTRUCTION DEPARTMENT. EXISTING BLVD. AREAS TO BE REINSTATED WITH 200mm TOPSOIL AND SOD.

**LOT GRADING CRITERIA**

- ALL YARD SURFACES SHALL HAVE A MINIMUM SLOPE OF 2.0%, UNLESS OTHERWISE INDICATED.
- REAR YARDS ARE TO HAVE A MAXIMUM GRADE OF 5.0% FOR A MINIMUM APRON LENGTH OF 5 METRE DISTANCE FROM THE REAR FACE OF THE DWELLING.
- THE MAXIMUM SLOPE ALLOWED ON ANY YARD SURFACE SIDE, FRONT AND REAR SHALL BE 3:1 (3 HORIZONTAL TO 1 VERTICAL).
- ALL SWALES SHALL HAVE A MINIMUM DEPTH OF 150mm AND A MINIMUM SLOPE OF 2.0% FOR A MAXIMUM LENGTH OF 60m BEFORE OUTFALL, UNLESS INDICATED OTHERWISE.
- ALL DOWNSPOUTS SHALL DISCHARGE ONTO SODDED AREAS USING SPLASH PADS FOR EROSION CONTROL. DIRECT CONNECTION OF THE DOWNSPOUTS TO THE STORM SYSTEM MUST HAVE PRIOR APPROVAL FROM THE TOWN OF OAKVILLE. THE LOCATION OF THE DISCHARGE IS NOT TO INTERFERE WITH ACCESS OR POSE A SAFETY HAZARD.

**ROADWORKS**

- ALL CONCRETE SIDEWALKS SHALL BE CONSTRUCTED AS PER TOWN STD. 6-3 TO THE SATISFACTION OF THE TOWN.
- THE CONCRETE CURB RAMP SHALL BE CONSTRUCTED AS PER OPSD 310.033 AND MODIFIED PER TOWN SPECIFICATIONS (2008 GUIDELINES FOR DESIGN OF ACCESSIBLE FACILITIES - FIG 4.1.10.5) TO THE SATISFACTION OF THE TOWN.
- MIN. AND MAX. CROSS-FALL FOR HARD SURFACE PEDESTRIAN AREAS SHALL BE 2% AND 5% RESPECTIVELY, EXCLUDING SIDEWALKS.



**LEGEND**

- +100.00 PROPOSED ELEVATION
- +100.00 INTERPOLATED ELEVATION TO REMAIN
- +105.18 EXISTING ELEVATION
- +105.18 EXISTING ELEVATION TO REMAIN
- PROPOSED SLOPE
- PROPOSED SWALE DIRECTION
- PROPOSED DRAINAGE DIRECTION
- PROPOSED OVERLAND FLOW
- PROPERTY BOUNDARY AS-CONSTRUCTED INFORMATION

**TOPOGRAPHIC LEGEND**

- Survey Monument Found
- Survey Monument Set
- Standard Iron Bar
- Iron Bar
- Round Iron Bar
- Origin Unknown
- McConnell, Maughan Ltd., O.L.S.
- Avanti Surveying Inc. O.L.S.
- Witness
- Plan 20R-9052
- Plan of Survey by Avanti Surveying Inc., O.L.S., dated July 29, 2013
- Finished Floor
- Established Grade
- Board Fence
- Utility Pole
- Deciduous
- Invert
- Hydrant
- Chain Link Fence
- Light Pole
- Metal Fence
- Top of Curb
- Bottom of Curb
- Top of Slope
- Corrugated Steel Pipe

NO.	DATE	BY/DRAWN	REVISIONS
4	22/10/06	AP/JC	AS-CONSTRUCTED
3	21/12/10	PC/MF	ISSUED FOR CONSTRUCTION
2	21/10/21	PC/MF	ISSUED FOR SECOND SITE PLAN SUBMISSION
1	21/07/09	PC/GRL	ISSUED FOR SITE PLAN APPLICATION

CAD FILE: 1747GS - AC.dwg | PLOT SCALE: 1:1 | PLOT DATE: Oct 06, 2022

**BENCHMARK**

- ELEVATIONS ARE GEODETIC AND ARE REFERRED TO THE TOWN OF OAKVILLE BENCHMARK No. 251, HAVING AN ELEVATION OF 118.29m.
- THE TOPOGRAPHIC DETAIL SHOWN HEREON WAS ACQUIRED ON MARCH 1, 2021 BY J.H. GELBLOOM SURVEYING LIMITED, ONTARIO LAND SURVEYOR. PROJECT NUMBER 21-016

**NOTE**

NOTE

**RECORD NOTE:**

THIS IS A COMPUTER GENERATED COPY OF AN ORIGINAL DRAWING BEARING THE PROFESSIONAL SEAL AND SIGNATURE OF P. CIFONI DATED JULY 9 2021. AMENDED TO REFLECT "AS-CONSTRUCTED" INFORMATION.

DESIGNED BY: \_\_\_\_\_ APPROVED BY: \_\_\_\_\_

**TRAFALGAR ENGINEERING**

81-481 MORDEN ROAD, OAKVILLE, ON, L6K 3W6  
www.trafalgareng.com

**PROJECT TITLE**

THE SALVATION ARMY HALTON LIGHTHOUSE BUILDING ADDITION SP.1624.045/01

**LOCATION**

750 REDWOOD SQUARE OAKVILLE, ON

**DRAWING TITLE**

SITE SERVICING AND GRADING PLAN

SCALE: 1:200	DESIGN BY: MF	PROJECT No: 1747
DRAWN BY: GRL	CHECKED BY: PC	PLAN No: G1-AC
DATE: 2021/06/11	SHEET: 1 OF 1	