



Statutory Public Meeting

Proposed Supportive Housing Development
Services and Housing in the Province (SHIP)

236 First Street, Orangeville

October 4, 2021





PROJECT TEAM

Thomas Di Carlo, *SHIP*

Lesley Nagoda, *SHIP*



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SURVEY

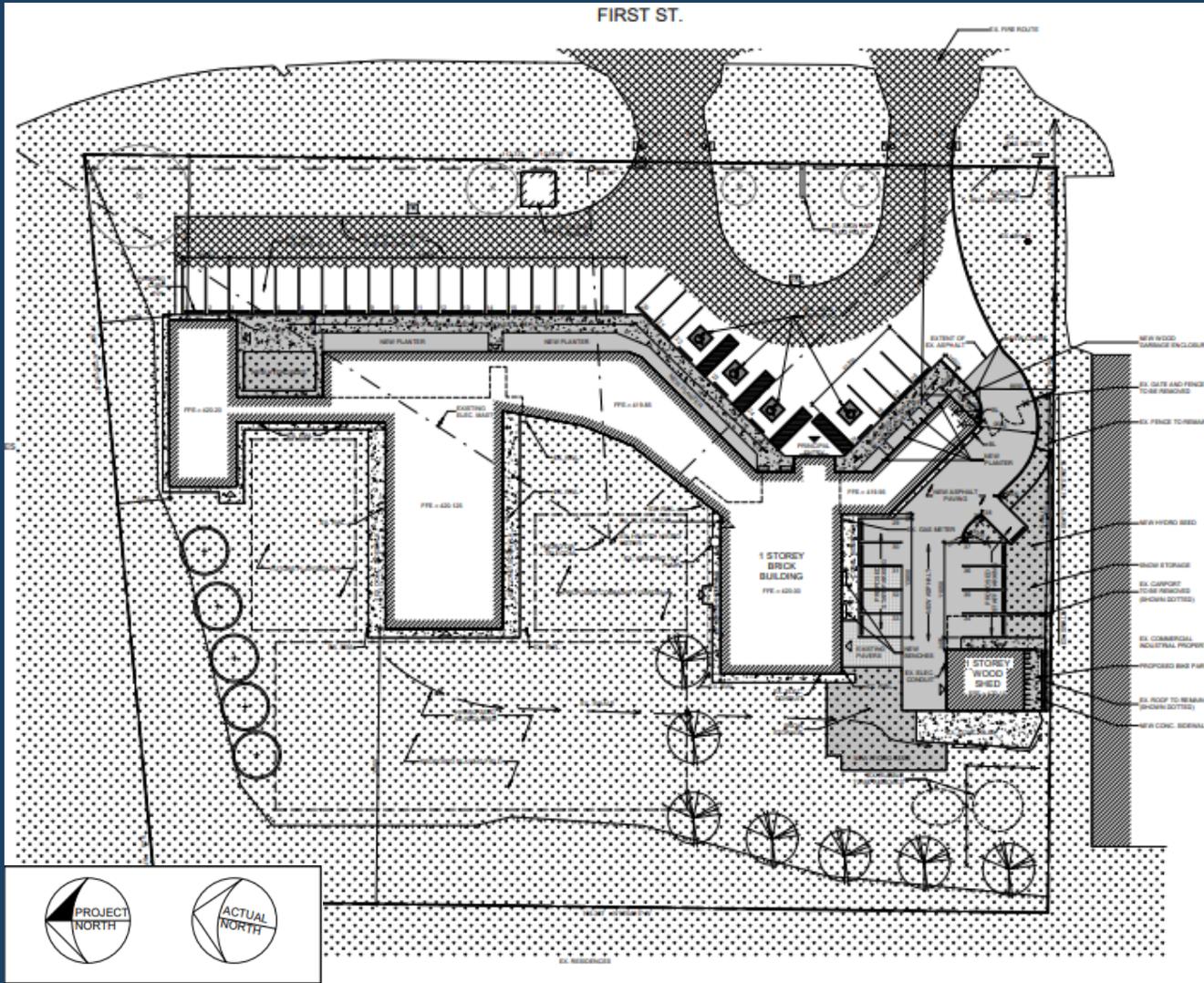
Daniel Fish, *Lotus Construction Management Advisors Inc*

Don Hutchinson, *J.D. Strachan*

SHIP | SITE LOCATION



SHIP | PROPOSAL



- 25 studio apartments – small, self-contained units suited for one-person households
- 2 two-bedroom apartments
- Common space for shared activities, programs and support services
- Offices for staff and meeting rooms
- Tenants governed by landlord-tenant legislation
- Long-term supportive housing option for people experiencing homelessness
- 24/7 staffing (when required)
- Will be professionally operated and managed by SHIP



PLANNING APPLICATIONS

- Pre-Submission Meeting: January 26, 2021
- Official Plan and Zoning By-law Amendments Submitted August 31, 2021
- Application included all required technical reports
- Application deemed 'Complete' on September 2, 2021
- Notice signs posted on the property
- Statutory Public Meeting held October 4, 2021

PLANNING APPLICATIONS

PURPOSE OF PLANNING APPLICATIONS

Adaptive reuse project to convert the existing motel into 27 supportive housing units.

EXISTING DESIGNATION:

Service Commercial with Special Policy E8.11.

The existing parent designation of Service Commercial remains unchanged while the Specialized Policy E8.11 permits a Residential Care Facility in addition to Service Commercial Uses



PROPOSED DESIGNATION :

Special Policy E8.11 would be slightly modified to also include "supportive housing" as a permitted use.

The proposed designation continues to apply the underlying Service Commercial designation which meets the policy direction set out in the Official Plan.

PLANNING APPLICATIONS

PURPOSE OF PLANNING APPLICATIONS

Adaptive reuse project to convert the existing motel/overflow shelter into 27 supportive housing units.

EXISTING ZONE:

Specialized Provision 24.41 and Service Commercial (C3) Zone

The existing specialized provision zone permitted Residential Care Uses in addition to Service Commercial



PROPOSED ZONE:

Specialized Provision 24.41 Zone would be revised to also include "supportive housing" as a permitted use with specialized regulations defining the use and reductions in parking for a total of 38 spaces required for the supportive housing use.

The proposed zone continues to have the underlying C3 zone which is consistent with the abutting property to the south.

PROPOSED IMPROVEMENTS



Besides exterior façade improvements there are plans to improve the exterior outdoor area to include a play ground as well as a community garden and playing field. New trees are proposed around the playing field and south-west corner of the property. Continuous planting beds are proposed for the street elevation.

PROPOSED IMPROVEMENTS



The trees will remain as a buffer to adjacent residential lands to the west and a portion of the grassed area will be changed to playing fields.

PROPOSED IMPROVEMENTS



The future staff parking area will be located in behind this portion of the existing building.
Exterior and interior renovations are planned.

IN CONCLUSION

- The proposed Official Plan and Zoning By-law Amendments are consistent with the PPS and conforms to the Provincial Growth Plan. The proposed zone change conforms with the Town's Official Plan.
- The proposed use will be **permitted** by the Official Plan and zoning by-law through a Special Policy/Provision and will not compromise the parent 'Service Commercial' designation.
- The proposed zoning requests reduced parking which is appropriate given the supportive housing use and supported by a Parking Study submitted in support of the applications.
- The location for the proposed use is appropriate and considers Official Plan direction to locate affordable housing in proximity to transit and services.
- The property will be a place that supports the City's most vulnerable population by providing a more permanent supportive housing solution with on-site supports.
- Improvements are proposed to the building and site . These include improvements to landscaping and lighting, the provision of a community garden, playing fields and a playground as part of the outdoor amenity areas.
- **On behalf of the SHIP, we thank Council and Planning staff for the continued support and all of the efforts to process this application efficiently.**

THANK YOU