



## Statutory Public Meeting

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

236 First Street, Orangeville

October 4, 2021



ELECTRICAL



**Collins Engineering Group Inc.**  
1060 Guelph Street Kitchener, Ontario N2B 2E3  
T: 519-745-9338 F: 519-745-2251 wecollins@golden.net

MECHANICAL



# PROJECT TEAM

**Thomas Di Carlo**, *SHIP*

**Lesley Nagoda**, *SHIP*

**Wesley Gowing**, *Dickinson + Hicks Architects Inc*

**Nolan Bentley**, *Dickinson + Hicks Architects Inc.*

**Andrea Sinclair**, *MHBC Planning*

**Juliane von Westerholt**, *MHBC Planning*

**Bulent Uslu, P. Eng.** *S. Burnett & Associates*

**Steve Adema** *Tacoma Engineers*

**Mike Jepson** *Mighton Engineers*

**Craig Waller** *Collins Engineering Group*

**Luke G. Wilcox** *Van Harten Surveying Inc.*

**Daniel Fish**, *Lotus Construction Management Advisors Inc*

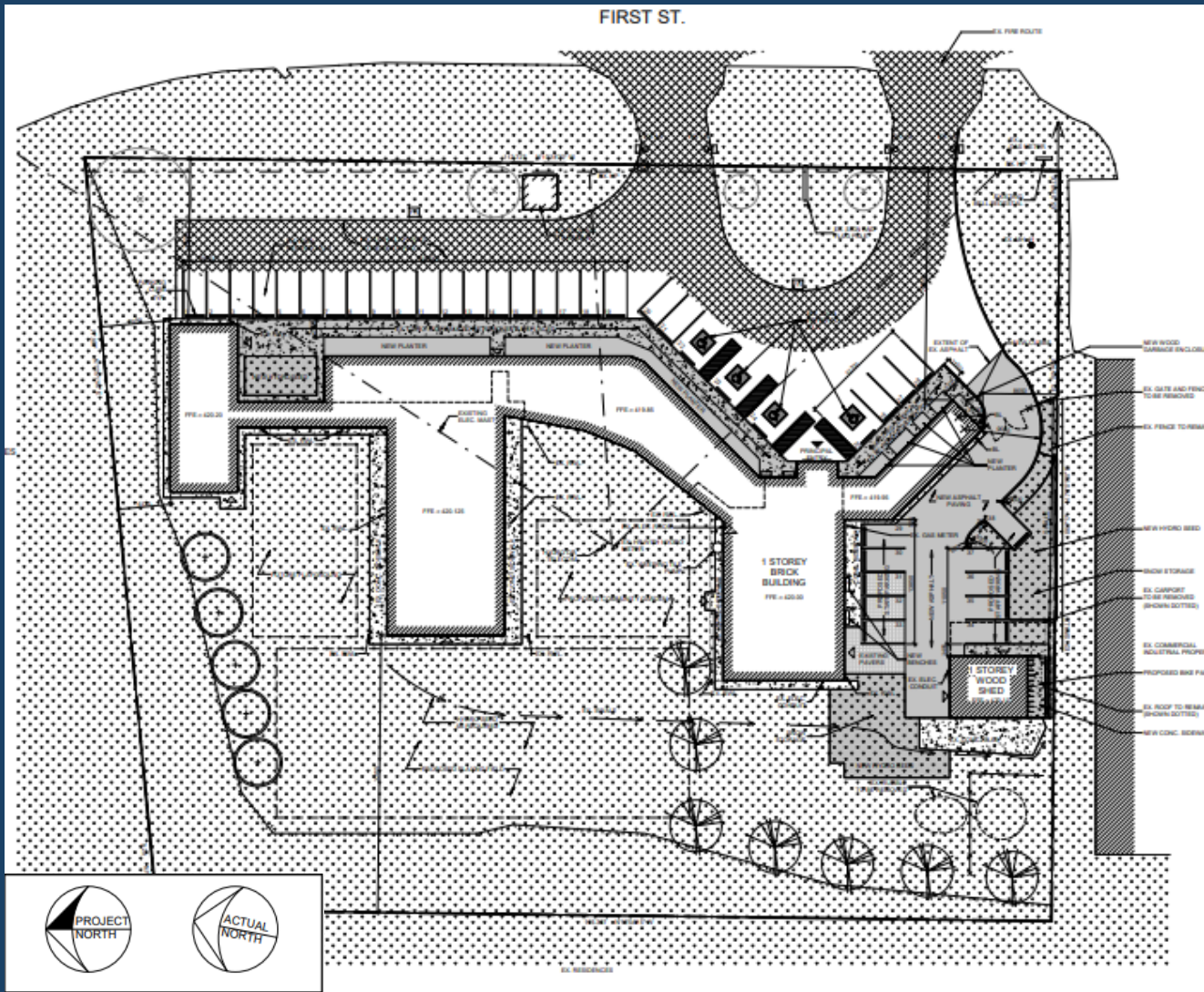
**Don Hutchinson**, *J.D. Strachan*



# 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**