



Halton Community Housing Corporation

Report To:	President and Members of the Board of Directors
From:	Alex Sarchuk, General Manager
Date:	February 19, 2025
Report No.:	HC-01-25
Re:	Proposed Pre-development Activities at 284-320 Maurice Drive, Oakville

Recommendation

1. THAT the Halton Community Housing Corporation supports Halton Region undertaking all pre-development work to position the vacant portion of 284 - 320 Maurice Drive, Oakville, as construction ready for new assisted rental housing as outlined in Report HC-01-25 re: "Proposed Pre-Development Activities at 284-320 Maurice Drive, Oakville.
2. THAT, the Secretary forward a copy of Report No. HC-01-25 to Halton Region for information.

Report

Executive Summary

- Halton Community Housing Corporation ("HCHC") owns 284 - 320 Maurice Drive, Oakville, which contains a vacant parcel of land identified as having near-term assisted rental housing development potential. (See Attachment #1 – Site Location Map).
- This report seeks support to permit Halton Region to undertake the pre-development work required to prepare the vacant parcel of land at 284 – 320 Maurice Drive, Oakville, for potential future assisted housing development and investment from senior levels of government.
- There are no costs to HCHC associated with proposed pre-development activities. These costs will be fully funded by Halton Region.

Background

HCHC owns and operates 284 - 320 Maurice Drive Oakville, which consists of 60 dwelling units comprising six single detached units, eight semi-detached units, 30 townhomes and 16 apartment units containing a range of two to five bedroom units.

Within the property there is a vacant parcel of land (the "site") which has been identified as suitable for assisted rental housing development purposes (refer to Attachment #1 – Site Location Map).

The site is currently vacant and has approximately 30 meters (100 feet) frontage along Maurice Drive. It abuts an access driveway to the north, surface parking lots and a basketball court to the west, six single-detached dwellings to the east and 14 townhouse units to the south, all of which are owned and operated by HCHC. The land is non-symmetrical in shape, with a total area of approximately 5,610 square meters (0.56 hectares) in size. The site is in an established residential neighbourhood adjacent to Saint-Marie Catholic elementary school. The property is zoned Residential Medium Density 1 with Special Provision 69 ("RM1 SP: 69") under the Town's Zoning By-law. This zoning permits the development of townhouses with only detached dwellings fronting onto Maurice Drive.

In 2024, Halton Region staff retained The Planning Partnership for consulting services to investigate a potential development concept for the site. Based on this work, and through Report No. CS-06-25 / SS-02-25, Halton Region staff recommend proceeding with pre-development activities for the vacant parcel at 284-320 Maurice Drive, in alignment with the development concept outlined in Attachment #2 (and as shown in Figure 1 below).

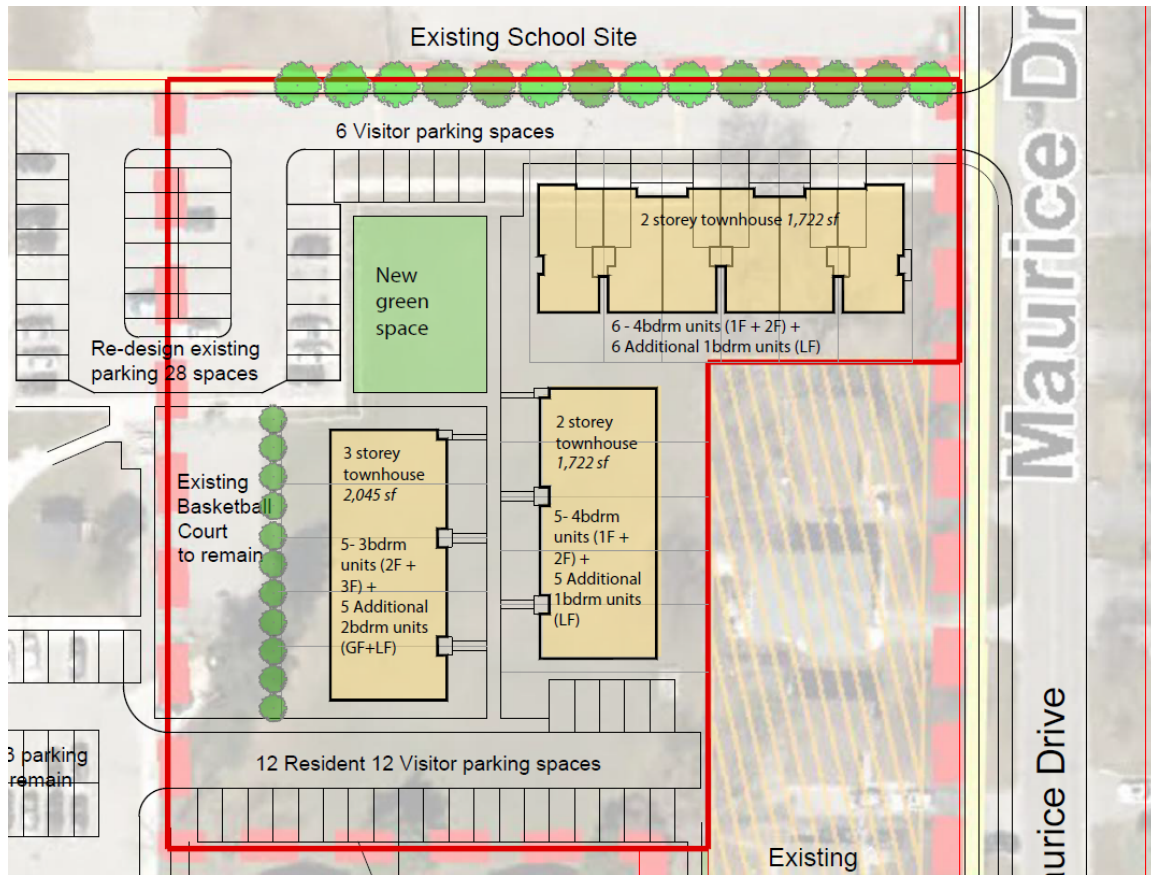
The development concept proposes townhomes with additional dwelling units (ADUs) for the site. Additional dwelling units were introduced by the province in 2024 allow as-of-right up to 2 additional units in a primary building on a lot where residential uses are permitted. This development option allows for the site to be developed within the Town's existing Zoning By-law requirements requiring only an application for site plan approval. This approach is beneficial as it would minimize the number of planning approvals required.

This proposed development concept could result in the potential for up to 16 townhouse units, each containing one ADU within for a total of approximately 32 units and 36 parking spaces. This option could provide for the following unit mix (depending on the final site layout and design, final number of units may vary slightly):

- 11 one-bedroom units
- 5 two-bedroom units
- 5 three-bedroom units
- 11 four-bedroom units

In addition to the residential units, opportunities to incorporate additional community space/programming area on the site or incorporated within one of the units, will be investigated during the detailed design and Site Plan stage.

Figure 1: Proposed Development Concept - As-of-Right Zoning + Additional Dwelling Units



Development on this site assumes continued ownership by HCHC. Exploratory supportive service partnership opportunities on the site will be initiated by engaging the Region's Housing and Homelessness Action Table which operates under the broader Halton Community Safety and Well-Being Plan.

The goal is to advance the vacant parcel of land at 284 – 320 Maurice Drive, Oakville, to construction readiness and position it for potential senior government investment consideration or other potential funding providers.

Discussion

This report seeks support from the HCHC Board of Directors to permit Halton Region to advance all pre-development work required to ready the vacant parcel of land at 284 – 320 Maurice Drive, for potential future rental housing development as well as investment from senior levels of government or other potential funding providers.

Specific work required to ready 284-320 Maurice Drive for future development includes:

- Due-diligence and feasibility studies or reports including those identified through pre-consultation with the Town of Oakville.
- Preparation of design drawings to support the submission of a site plan application.
- Design work leading to a Class A or B conceptual design costs estimate to inform project budget; and,
- Positioning of the project for procurement of construction quotes.

There is no cost to HCHC related to pre-development activities. Report No. CS-06-25 / SS-02-25, Re: “284 – 320 Maurice Drive, Oakville – Capital Budget Request for Professional Design Services for the Development of New Assisted Rental Housing Units” requests Regional Council approval for a Halton Region budget of \$2,500,000 for this work.

As this work progresses, consideration will be given to potential capital funding sources and leveraging senior levels of government funding for the development of the site. Any further activity related to the site beyond the pre-development activities captured in this report will be brought to Regional Council and the HCHC Board for approval before any action is taken.

Financial/Program Implications

There are no direct financial implications for HCHC associated with this report. All costs associated with pre-development activities for this Site will be funded by Halton Region.

Respectfully submitted by,

Garett Turcott
Chief Building Operating Officer, Construction

Approved by,

Alex Sarchuk
General Manager

If you have any questions about the content of this report, please contact:
Alissa Mahood, Senior Planner

Attachments:

Attachment #1 – Site Location Map – 284 - 320 Maurice Drive, Oakville

Attachment #2 – The Planning Partnership Site Scenario – 284 - 320 Margaret Drive, Oakville

Additional Information:

None