



VIA EMAIL

October 26, 2020

Legislative & Planning Services
Department
Office of the Regional Clerk
1151 Bronte Road
Oakville ON L6M 3L1

Town of Oakville, Vicki Tytaneck

Please be advised that at its meeting held Wednesday, October 21, 2020, the Council of the Regional Municipality of Halton adopted the following resolution:

RESOLUTION: LPS91-20/SS-28-20/FN-45-20 1258 Rebecca Street, Oakville – Due Diligence & Implementation Plan

1. THAT the 1258 Rebecca Street, Oakville – Due Diligence & Implementation Plan be approved by Regional Council as outlined in Report No. LPS91-20/SS-28-20/FN-45-20.
2. THAT the Commissioner of Legislative and Planning Services and Corporate Counsel be authorized to advance the Implementation Plan, as outlined in this Report.
3. THAT the Commissioner of Legislative and Planning Services and Corporate Counsel be authorized to advance the due diligence, technical, feasibility and/or preliminary site design studies, to position the site for future development opportunities in alignment with the approved land use concept 1258 Rebecca Street, Oakville, as outlined in this Report.
4. THAT capital project T7103S – Rebecca Street Development be opened and financed as per Attachment #2 to Report No. LPS91-20/SS-28-20/FN-45-20.
5. THAT the Commissioner of Legislative and Planning Services and Corporate Counsel be delegated the authority to execute funding agreements and other ancillary documents with senior levels of government such as the Canada Mortgage and Housing Corporation, the Federation of Canadian Municipalities or other potential funding providers for the purpose of creating assisted and affordable rental housing units at 1258 Rebecca Street, Oakville.
6. THAT the Regional Clerk forward a copy of Report No. LPS91-20/SS-28-20/FN-45-20 to the Town of Oakville for their information.

Regional Municipality of Halton

HEAD OFFICE: 1151 Bronte Rd, Oakville, ON L6M 3L1

905-825-6000 | Toll free: 1-866-442-5866

Included please find a copy of Report No. LPS91-20/SS-28-20/FN-45-20 for your information.

If you have any questions please contact me at extension 7110 or the e-mail address below.

Sincerely,

A handwritten signature in blue ink, appearing to read 'G. Milne', enclosed within a blue oval shape.

Graham Milne
Regional Clerk
graham.milne@halton.ca



The Regional Municipality of Halton

Report To:	Regional Chair and Members of Regional Council
From:	Bob Gray, Commissioner, Legislative and Planning Services and Corporate Counsel Alex Sarchuk, Commissioner, Social and Community Services, Keshwer Patel, Commissioner, Finance and Regional Treasurer
Date:	October 21, 2020
Report No. - Re:	LPS91-20/SS-28-20/FN-45-20 – 1258 Rebecca Street, Oakville – Due Diligence & Implementation Plan

RECOMMENDATION

1. THAT the 1258 Rebecca Street, Oakville – Due Diligence & Implementation Plan be approved by Regional Council as outlined in Report No. LPS91-20/SS-28-20/FN-45-20.
2. THAT the Commissioner of Legislative and Planning Services and Corporate Counsel be authorized to advance the Implementation Plan, as outlined in this Report.
3. THAT the Commissioner of Legislative and Planning Services and Corporate Counsel be authorized to advance the due diligence, technical, feasibility and/or preliminary site design studies, to position the site for future development opportunities in alignment with the approved land use concept 1258 Rebecca Street, Oakville, as outlined in this Report.
4. THAT capital project T7103S – Rebecca Street Development be opened and financed as per Attachment #2 to Report No. LPS91-20/SS-28-20/FN-45-20.
5. THAT the Commissioner of Legislative and Planning Services and Corporate Counsel be delegated the authority to execute funding agreements and other ancillary documents with senior levels of government such as the Canada Mortgage and Housing Corporation, the Federation of Canadian Municipalities or other potential funding providers for the purpose of creating assisted and affordable rental housing units at 1258 Rebecca Street, Oakville.
6. THAT the Regional Clerk forward a copy of Report No. LPS91-20/SS-28-20/FN-45-20 to the Town of Oakville for their information.

REPORT

Executive Summary

- Regional Council endorsed Report No. LPS107-15 - Land Use Concept for the Southwest Oakville Paramedic Station which identified a Phase 2 development opportunity to create assisted living for seniors and the potential for three (3) detached lots for single dwellings on the remaining lands at 1258 Rebecca Street in Oakville.
- Report No. LPS91-20/SS-28-20/FN-45-20 seeks Council approval to advance Phase 2 of the Land Use Concept of the remaining lands at 1258 Rebecca Street in Oakville towards construction readiness to permit future development at an estimated cost of \$450,000 through the proposed scope of work:
 - complete all necessary due diligence activities related to technical, feasibility and/or refined site plan feasibility design studies; and,
 - hire the necessary consulting services to prepare an Implementation Plan that addresses phasing of the site for both assisted housing development on the larger interior land, individual lots fronting onto Rebecca Street and zoning bylaw amendment application.
- To support Regional funding associated with due diligence and required Implementation Plan activities, other potential sources of funding will be sought. Regional staff propose to apply to the Canada Mortgage and Housing Corporation (CMHC), Federation of Canadian Municipalities (FCM) and/or other potential funding partners for funding or financing to offset these capital project expenses.
- Staff will report back through subsequent Reports to Regional Council for approvals for any new budget, any new scope of work, to provide updates on funding secured from other sources, and as key developmental milestones are achieved.

Background

In June 2013, Regional Council authorized the purchase of the former St. Hilda's Church property at 1258 Rebecca Street in Oakville (Report No. LPS50-13 – Property Matter, Town of Oakville). In offering the property for sale, the Anglican Diocese of Niagara noted their preference that the lands be redeveloped in a manner that would provide a long term benefit to the Oakville community. The property is approximately 2 acres in size and is located on Rebecca Street between Third Line and Fourth Line as shown in Attachment #1.

The land use concept for 1258 Rebecca Street was endorsed by Regional Council in October 2015 through Report No. LPS107-15 as shown in Attachment #1. Development of the site was proposed in two phases:

1. Phase 1: Land Exchange and Paramedic Station Site Plan
2. Phase 2: Remaining Lands at 1258 Rebecca Street
 - Planning applications to facilitate the development of the remaining lands for single detached and an assisted living development
 - Application(s) submitted to the Town's Committee of Adjustment to facilitate the creation of 3 lots for single detached homes fronting onto Rebecca

With the completion of the new Paramedic Station in 2020 on the Phase 1 portion of the lands, steps can now be taken to prepare the remaining lands to permit the development of the assisted living units and detached lots.

Discussion

The land use concept approved by Regional Council through Report No. LPS107-15 provides direction for the site including the initial site plan layout, anticipated number of units, scale, general design and identified client target group – seniors who require assisted housing support services.

To advance this project direction, staff are recommending that the Implementation Plan include two phases for the work as follows:

1. Phase 2(a) – development of up to fourteen (14) new semi-detached assisted living units for seniors on the larger, interior lands; and,
2. Phase 2(b) – creation of three (3) lots for single detached dwellings fronting onto Rebecca Street.

This approach is recommended to permit the necessary construction staging required for the larger development and easier access to the site.

There are several activities required to prepare the site for construction readiness. Estimated costs associated with pre-development and due diligence activities including the Implementation Plan are projected at \$450,000.

For example, the proposed scope of due diligence work includes but not limited to:

- legal, boundary, and topographic survey
- utility locates investigation
- environmental site assessment 1, 2, record of site condition
- preliminary geotechnical report
- site plan feasibility study

To permit the approved land use concept, the Implementation Plan will include the Region filing a Zoning By-Law Amendment application as the land is currently zoned RL2-0 by Town of Oakville Zoning By-Law 2014-014, which currently only permits the development of detached dwellings. The approved Land Use Concept illustrates the development of three detached dwellings fronting Rebecca Street and fourteen (14) single storey semi-detached units internal to the site and development within this zoning does not support semi-detached units. Town of Oakville staff have been engaged throughout the development of the approved land use concept and are supportive of the concept pending further review detailed design, etc.

The Implementation Plan will consider how to best leverage the potential detached lots in the most efficient way to realize any revenue generating opportunities that the lots may offer to reduce the overall project expense.

Pending Council's approval of this report, staff are proposing to retain professional services to complete these activities and to prepare the Implementation Plan. Staff anticipate a report back to Regional Council in Q3 2021 on the progress of these activities.

Concurrently, while the pre-development due-diligence activities are undertaken, staff will start engaging with the non-profit community partners Q1 2021 through Halton's Community Safety and Well Being Plan to determine interest and capacity of the supportive housing sector to provide assisted living support services for seniors on the site. Subsequent report back to Council in Q3 2021 will provide updates on this process with any recommendations to include in the Implementation Plan.

Staff will investigate other potential funding sources starting in Q4 2020 to off-set any eligible project expenses. Specifically, potential funding from senior levels of government, Federation of Canadian Municipalities and other potential entities will be explored. Any funding received will help to offset due diligence project expenses. Regional Council will be kept updated. Approval is sought for the Commissioner of Legislative and Planning Services to enter into any funding agreements with potential funding partners related to this site.

CONCLUSION

This report advances existing Council approval as identified in Report No. LPS107-15 on the remaining Phase 2 lands for 1258 Rebecca Street in Oakville to position the property for development of new assisted living units for seniors.

The pre-development due diligence activities and studies position the site for construction start and will provide staff with information needed to develop a site specific project work and Implementation Plan for Council approval.

Staff will report back to Regional Council as additional information and project details are known with any subsequent requests to Regional Council for decisions.

FINANCIAL/PROGRAM IMPLICATIONS

As outlined above, a total of \$450,000 is estimated to be required to complete the work described in Report No. LPS91-20/SS-28-20/FN-45-20. Capital project T7103S – Rebecca Street Development will be set-up for the phase with an initial budget of \$450,000. This will be financed by capital project T7103B – CHS – Assisted Housing Development. (See Attachment #2)

Any pre-development grant applications made to Canada Mortgage and Housing Corporation and/or the Federation of Canadian municipalities or other funding agencies will be applied to the project capital account and used to offset any eligible pre-development expenses.

Respectfully submitted,



Curt Benson
Director, Planning Services and Chief
Planning Official



Bob Gray
Commissioner, Legislative and Planning
Services and Corporate Counsel



Andrew Balahura
Director, Housing Services



Alex Sarchuk
Commissioner, Social and Community
Services



Matthew Buist
Director, Capital and Development
Financing



Keshwer Patel
Commissioner, Finance and Regional
Treasurer

Approved by



Jane MacCaskill
Chief Administrative Officer

If you have any questions on the content of this report,
please contact:

Curt Benson Tel. # 7181

Attachments: Attachment #1 – Council endorsed – Land Use Concept (Report No. LPS107-15 Land Use Concept for the Southwest Oakville Paramedic Station and surrounding lands at 1258 Rebecca Street in Oakville)
Attachment #2 – Revised Capital Budget and Financing Plan

Existing Site



Council Approved Land Use Concept (LPS107-15)



Halton Region**Revised Capital Budget & Financing Plan****Project No:** T7103S**Project IDs:** N/A**Project Description:** Rebecca Street Development**Section "A" - Revised Budget**

Description	Gross Costs	CHS - Assisted Housing Development
Approved Budget & Financing:		
Total	\$ -	\$ -
Budget Increase/(Decrease) as per (LPS91-20/SS-28-20/FN-43-20)	450,000	
Total Revised Budget	\$ 450,000	

Section "B" - Financing Plan

Revised Financing Plan	\$ 450,000	\$ 450,000
Funding Increase/(Redeployed)	\$ 450,000	\$ 450,000
Reserve/Reserve Fund Account Number		T7103B