

Report To:	Regional Chair and Members of Regional Council
From:	Garett Turcott, Acting Commissioner, Corporate Services Alex Sarchuk, Commissioner, Social and Community Services
Date:	February 19, 2025
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

## Recommendation

1. THAT the Commissioner of Corporate Services be authorized, subject to support from the Halton Community Housing Corporation Board of Directors, to undertake the necessary activities and execute any agreements and ancillary documents required, in a form satisfactory to Corporate Counsel, to advance the pre-development work required for the creation of new assisted rental housing units on the vacant piece of land at 284 – 320 Maurice Drive, Oakville, as outlined in Report No. CS-06-25/SS-02-25.
2. THAT a new capital project budget T7103AC Maurice Drive Redevelopment be created in the amount of \$2,500,000 and financed through capital project T7103B-CHS- Assisted Housing Development, as per Attachment #3 to Report No. CS-06-25/SS-02-25.
3. THAT the Commissioner of Social and Community Services be delegated the authority to execute funding agreements and other ancillary documents with senior levels of government or other potential funding providers, in a form satisfactory to the Director of Legal Services, for the purpose of creating new assisted rental housing units at 284 - 320 Maurice Drive, Oakville.
4. THAT the Regional Clerk forward a copy of Report No. CS-06-25/SS-02-25 to the Town of Oakville 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)

- A preliminary site opportunity study was carried out that identified a proposed development concept for this site that is permitted, as-of-right, under the Town's existing Zoning By-law. (See Attachment #2 – Development Concept – 284 - 320 Maurice Drive, Oakville).
- This report seeks Council authorization for the Commissioner, Corporate Services, to undertake pre-development work on the vacant parcel of the HCHC owned lands at 284 - 320 Maurice Drive in Oakville and as identified in Attachment #2 - Development Concept – 284 - 320 Maurice Drive, Oakville, subject to support from the HCHC Board of Directors.
- This report seeks approval for a budget of \$2,500,000, to advance pre-development of the site, including developing the design and construction drawings required for a future construction procurement tender under a proposed Design-bid-build development approach.
- This pre-development work will position the site for the creation of new assisted rental housing units and advance the site's viability for potential funding from senior levels of government or other potential funding providers.
- This report also seeks approval for the Commissioner, Social and Community Services, to execute funding agreements with senior levels of government and/or other potential funding providers, for the purpose of creating new assisted rental housing units at 284-320 Maurice Drive, Oakville.
- On behalf of HCHC, Halton Region would provide support for the development and apply to senior levels of government for potential funding sources and/or other potential funding providers, that may be available for this project.
- Staff will continue to explore partnership opportunities for this project and will report back to Regional Council for authorization and budget to proceed to Stage 4: Construction.

## **Background**

Report No. SS-19-19/LPS86-19 – “re: Comprehensive Housing Strategy Update 2014-2024 - Five Year Review” directed staff to investigate opportunities to redevelop, revitalize and intensify existing Regional assets, leverage publicly owned land well positioned for assisted housing purposes, and investigate other opportunities to support the creation of new assisted housing opportunities in Halton Region and across HCHC owned sites. The final year of Halton Region's 10-year Comprehensive Housing Strategy (2014-2024) was 2024.

On October 23, 2024, staff presented an update to Regional Council on the new 10-year Comprehensive Housing Strategy for Halton Region (2025-2035). The update outlines a proposed 10-year outlook for new housing opportunities in Halton including the following:

- To maintain opportunity pace of the previous 2014-2024 Strategy, the Region must create approximately 1,350 housing opportunities over the next ten years.
- The Region's proposed funding model can create 450 new housing opportunities.
- Partnerships with other levels of government can support reaching higher targets.

The 2025-2035 approach for the new Comprehensive Housing Strategy will be brought forward for Council's consideration in 2025 following community engagement sessions.

The creation of new rental housing units at Maurice Drive will further enhance the Region's development portfolio by providing additional assisted and supportive housing in Halton.

## **Discussion**

### Property Description

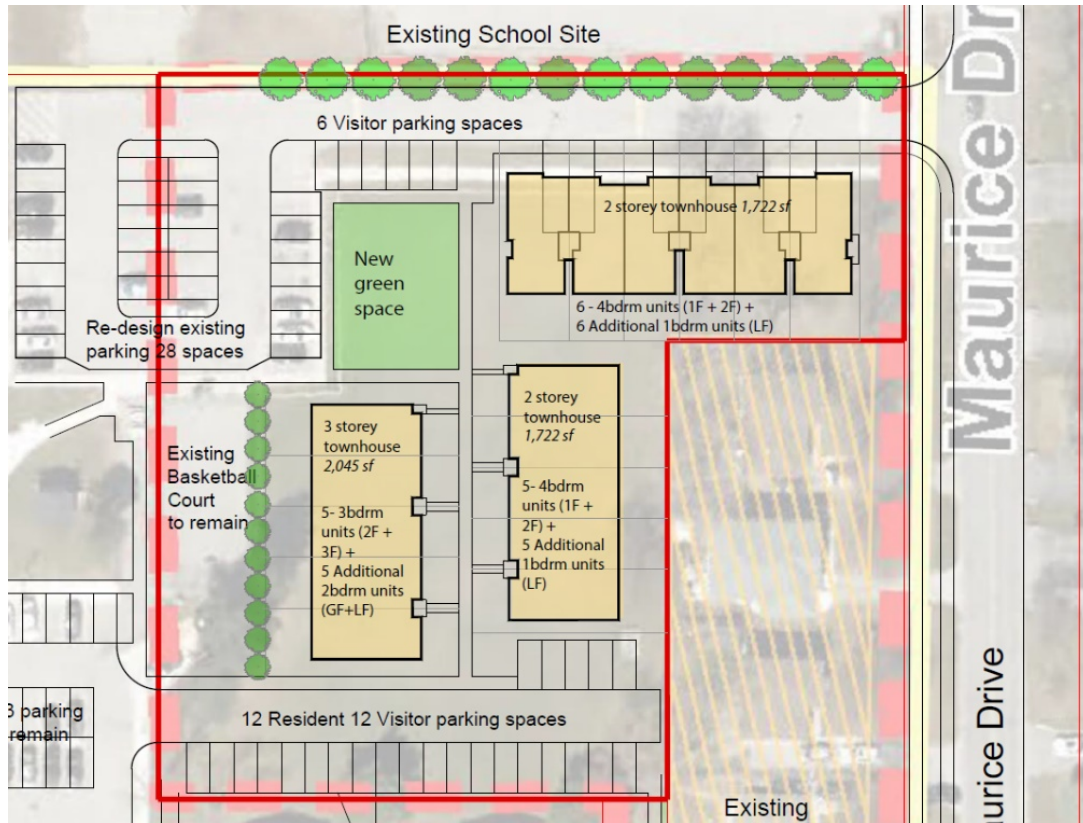
HCHC owns and operates 284 - 320 Maurice Drive Oakville, which consists of 60 dwelling units comprising six single detached units, eight semi-detached units, 30 townhomes and 16 apartment units containing a range of two-to-five-bedroom units. Within the property there is an undeveloped parcel of land (the "site") which has been identified as suitable for 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 prepare a site opportunity study to investigate a potential development concept for the site. Upon approval by Regional Council, 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).

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



The development concept proposes townhomes with additional dwelling units (ADUs) for the site. Additional dwelling units were introduced by the province in 2024 and 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.

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.

To position this site for funding and partnership opportunities, staff are recommending a capital budget of \$2,500,000 to source consultants, through a competitive procurement process, utilizing a Design-bid-build development approach, to complete all reports and studies required to advance the project to site plan approval and to create full construction drawings for a future construction procurement. Completion of these activities will provide more firm estimates of construction costs and position the site to be ready for funding from potential senior levels of government and other funding providers.

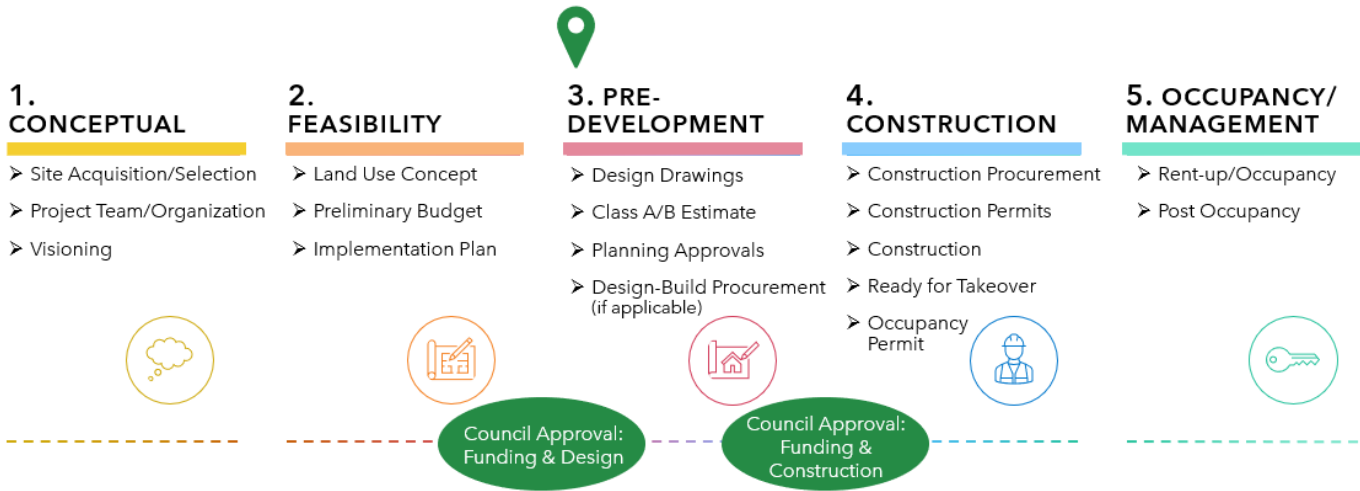
Through this process, community consultations will follow the policies established in Halton Region's Public Engagement Framework and any applicable policies or procedures of the Town of Oakville as well as collaboration with HCHC and other Halton Region departments as needed.

Report No. LPS84-21/SS-25-21 re: "Portfolio Approach to Achieving Comprehensive Housing Strategy Objectives" introduced five capital housing development project milestones as identified in Figure 2 (below).

Halton Region staff would, on behalf of HCHC, advance this project through Stage 1: Conceptual to the end of Stage 3: Pre-Development including the following:

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

**Figure 2: Capital Housing Development Project Milestones**



Progressing to the end of Stage 3 will help leverage current and/or future senior levels of government funding and other potential funding providers and assist staff to prepare a capital budget for Regional Council by the end of Q1 of 2026 at the earliest.

Halton Region staff will also consider development timeliness, accessibility, as well as building design including high energy performance and green house gas reduction features.

**Conclusion**

Report No. CS-06-25/SS-02-25 seeks Regional Council’s approval to authorize the Commissioner, Corporate services, to advance 284 - 320 Maurice Drive, to the end of Stage 3 (pre-development) obtaining Site Plan approval and a Class A or B cost estimate to position the site well consideration for funding from senior levels of government and/or other potential funding providers. This report also seeks approval for the Commissioner, Social and Community Services, to execute funding agreements with senior levels of government and/or other potential funding providers, for the purpose of creating new rental housing units at the site.

Staff will report back to Regional Council with a recommended Site Plan and confirmed community partners, along with any subsequent requests of Regional Council, such as authorization and budget to proceed to Stage 4 and next steps.

## Financial/Program Implications

As outlined above, a total of \$2,500,000 is estimated to be required to complete the work described in this Report. Capital project T7103AC – Maurice Drive Redevelopment will be set-up for this scope of work with an initial budget of \$2,500,000. This will be financed through phasing from capital project T7103B – CHS – Assisted Housing Development (Attachment #3).

There are no operating budget implications related to this report.

Respectfully submitted by,

Garett Turcott  
Acting Commissioner,  
Corporate Services

Alex Sarchuk  
Commissioner,  
Social and Community Services

Approved by,

Bob Gray  
Acting Chief Administrative Officer

If you have any questions about the content of this report, please contact:  
Garett Turcott, Acting Commissioner, Corporate Services  
Alex Sarchuk, Commissioner, Social and Community Services

### Attachments:

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

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

Attachment #3 – Capital Budget and Financing Plan

### Additional Information:

The sources listed below are for supplemental information and reference only. Halton Region is not responsible for the currency, accuracy, or legality of the content from any external links.

None