



City Owned Lands Report 24-052(CD)

September 17, 2024





How did we get here?

- **August 2020 – Alternative Housing Proposal for Churchill Park Report 20-197(CD)**
- **April 2021 – Affordable Rental Housing – City Owned Land Report 21-018(CD)**
- **Short list of City Owned Land**
- **Property analysis**
- **July 4, 2024 Council Workshop**



Property Analysis

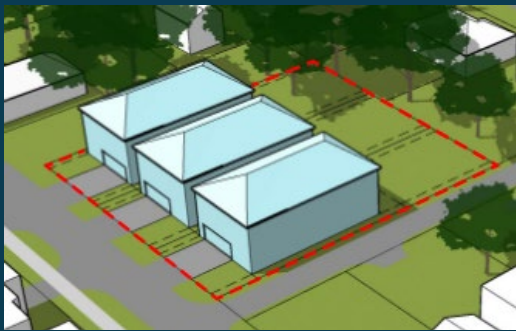


- **Identify Official Plan Designation and existing Zoning**
- **Identify options based on Low, Medium and High densities**
- **Refine options based on site constraints and current best practices**



Forming Recommendations

- **Assess viability of options for each site**
- **Review options in context:**
 - Surrounding land uses
 - Missing Middle
 - Housing Pledge
 - Access to transit/services
- **Formulate Planning Opinion**



2 storeys – 3 units



3 storeys – 7
Townhouse Units



4 storeys – 14
Stacked Townhouse
Units



3 storeys – 24
Apartment Units

10 Ethel Street

Justification

- A higher density is proposed in order to produce affordable housing faster.
- The character of the neighborhood is maintained by proposing stacked town houses.
- The proposed development can be up to 4 storeys tall which gently intensifies the neighborhood without hampering the low density – low rise character of the surrounding houses.
- The proposed development of town houses will have comparatively smaller unit sizes offering the missing middle houses for affordable rates and shrinking or aging family sizes.
- Franklin Boulevard is part of the future Regional transit network expansion and initiating gentle densification of this area will help to optimize transit usage in the future.



4 storeys – 16
Stacked Townhouse
Units



4 storeys – 16
Stacked Townhouse
Units



3 storeys – 24
Apartment Units

1580 Queenston Road

Justification

- The subject lands are surrounded by stacked town houses and multi-unit buildings.
- A three storey structure blends well with the surrounding characteristics of the neighborhood while gently intensifying the area.
- The site is located closer to the Regional transit route, proposing affordable housing will optimize the Region's resources, while offering affordable and connected housing.

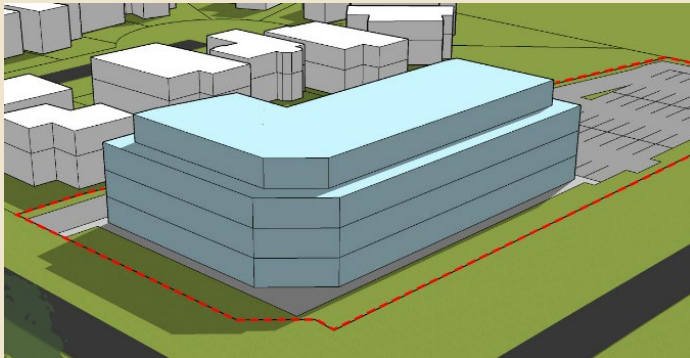
0 Grand Ridge Drive

Justification

- The subject lands surrounded by mostly one to two storey single detached units.
- The proposed low rise apartment building will offer a mix of unit sizes for different families and their changing requirements over time.
- The proposed structure will act as a buffer from the adjacent regional road.



3 storeys – 16
Townhouse Units



4 storeys – 48-50
Apartment Units



5 storeys – 190
Apartment Units



5 storeys – 253
Apartment Units



9 storeys – 276
Apartment Units

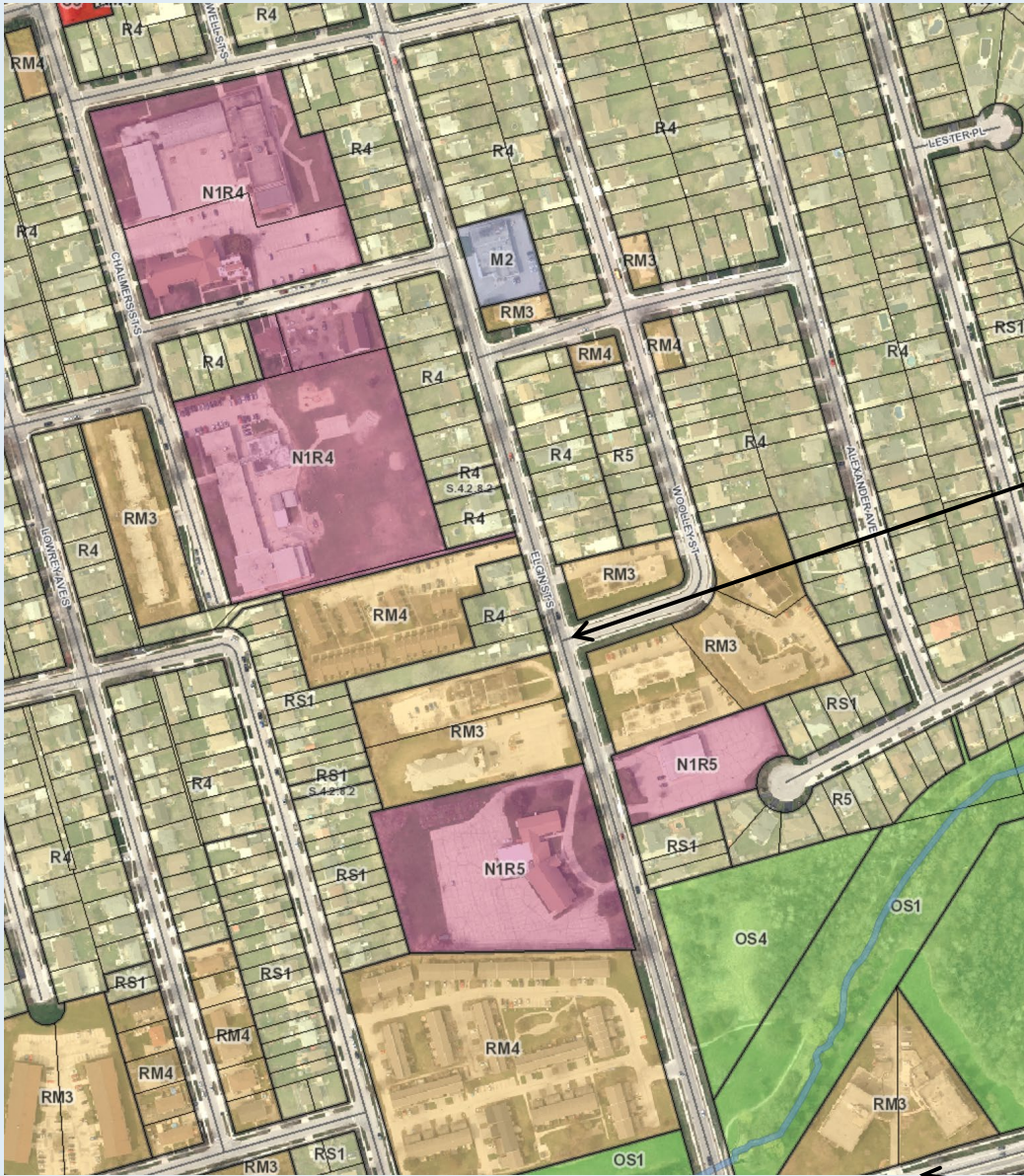


9 and 7 storeys –
360 Apartment Units

25 Chalmers Street

Justification

- This is the largest lot size in the considered municipal lands and has the highest potential to generate affordable housing.
- The existing community services and facilities make this site desirable for development of affordable housing units.
- A high-density development will be supported by the existing infrastructure and community facilities and in return support the sustenance of these facilities.
- Adjacent plots are zoned for moderate density developments (RM3 and RM4), which will act as transitioning structures for the high density proposed development here.

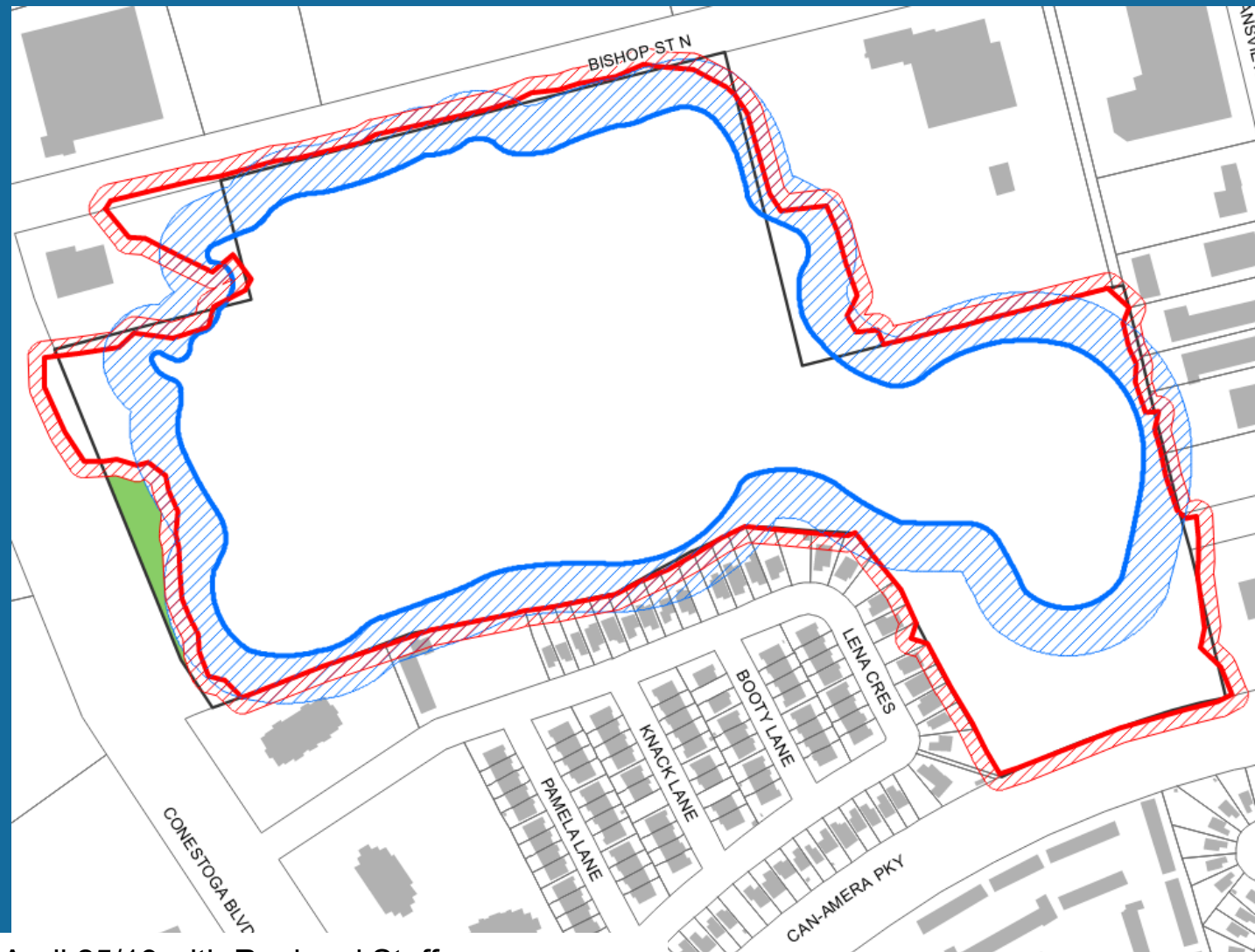







0 Dando Avenue

Area: 3,562 sq m (0.66 acres, 0.27 ha)
Zone: R4 (permits single detached houses)
Current Use: Vacant lot with trees, a nature trail passes through the site.



0 Bishop Street North



-  Regional Core Environmental Feature Woodlot – staked April 25/19 with Regional Staff
-  Approximate wetland limit based on presence/absence site walk with GRCA on May 6/19
-  10 metre buffer on Regional Core Environmental Feature Woodlot (Official Plan Policy)
-  30 metre buffer on approximate wetland limit (if determined to be a Provincially Significant Wetland)
-  Portion of the site outside of the Core Environmental Feature and associated buffers (0.15 ha)

Next Steps

Recommendation Report

1. Recommendation for which concepts on what properties
2. initiate OPAs ZBAs

Public meetings on proposed Official Plan and Zoning Bylaw amendments

Recommendation Report(s)

1. Summarize public feedback
2. Recommendations with final Official Plan and Zoning By-law amendments.

Council Decision on Next Steps for Land including:

1. Form of disposition of land (sale, lease, land lease etc.); and
2. Conditions on type of construction including amenities.



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