



Municipality of Port Hope

Staff Report

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Report Title: Potential Attainable Housing Development on 41 Young Street - Community Engagement

Report to: Committee of the Whole

Date of meeting: November 12, 2024

Report Author:

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Planner II

Department responsible:

Development Services

Report Number: DS-29-24

Recommended Action:

- 1) That Report DS-29-24 be received; and,
- 2) That Council direct Staff to continue the preparation of a public engagement process for a potential attainable housing initiative for a portion of the lands known as Young Street park located at 41 Young Street.

Highlights:

- Weston Consulting has been retained to provide project management for a potential attainable housing initiative on lands municipally addressed 41 Young Street (“subject lands”).
- Weston Consulting is currently preparing a presentation on attainable housing constraints within the Municipality, including concepts of a potential attainable housing development on the subject lands.
- A public open house will be held to provide concepts of what an attainable housing development could look like on the subject property and provide plans on a path forward to consider this possibility.
- Park amenities would be maintained and potentially even enhanced on the on subject lands should a development proceed in the future.

Background:

41 Young Street is the site of Young Street Park, owned and operated by the Municipality. Recently the parkland has undergone remediation through the PHAI project. The lands are designated “Park” in the Official Plan and zoned Open Space by Zoning By-law 20/2010, as amended.

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Council has identified the need to address housing shortages in the Municipality and has provided initial direction regarding the potential for this development at a previous closed session of Council. As Council considers the potential development of attainable housing on the subject lands, it is imperative that adequate and fulsome community engagement activities be undertaken to ensure that members of the public have an opportunity to provide input and have questions or concerns answered.

Discussion:

As previously outlined to Council, a third-party planner was required to act as a project manager for this initiative considering current staff capacity and the unique opportunity. Weston Consulting was retained by the Municipality to commence public engagement work on the potential development.

Weston Consulting, in consultation with staff, is currently preparing a presentation on attainable housing opportunities within the Municipality, including concepts of a housing development on the subject property. The presentation is intended to occur at a public open house. Further, Weston Consulting will assist the Municipality with an ongoing fulsome public engagement process.

An Official Plan amendment (OPA) and Zoning By-law amendment (ZBA) would be required to permit a residential development on the subject property. Both applications would be submitted under the *Planning Act* and would proceed through a statutory public process. This public process requires notices, a minimum of one (1) public meeting, and consideration of comments from the public. It should be noted that the planned public open house will occur prior to the processing of any OPA / ZBA applications.

The public open house is anticipated to occur following the recruitment and onboarding of the currently vacant Director of Development Services position. Notices for the open house will be sent out to all adjacent landowners within 120 metres of the subject property. A notice will also be posted on the Municipality's website in an accessible manner for further outreach throughout the Municipality.

Financial Considerations:

Staff time from Parks, Recreation and Culture (Parks), Development Services (Planning), Corporate Services (Communications), including time from the Directors of from each of these divisions will be required for this project to move forward.

The cost breakdown as it relates to public engagement is anticipated to be as follows:

- Communications associated costs estimated at \$1,500
- Project Management / Consultants (Weston Consulting) \$25,000 – \$30,000.

As this is simply the initial step towards a potential attainable housing development, costs associated with future planning processes have not been contemplated or identified.

Communication and Public Engagement:

The public engagement process related to this potential opportunity has not yet been initiated. As identified above, a fulsome public engagement process will occur prior to any submission of OPA / ZBA applications required to permit residential development on the subject property. Additionally, statutory public notices and a meeting for the OPA / ZBA under the *Planning Act* will be required as part of the planning process.

Feedback received from the public will be summarized and provided to Council for future decision making purposes related to this opportunity.

The Parks and Recreation Advisory Committee will be consulted prior to the public meeting to ensure that the members have an opportunity to comment related to the future park elements to be included on any residential proposal for the site.

Conclusion:

Weston Consulting is actively preparing presentation materials on attainable housing options for the site at 41 Young Street known as Young Street Park. This is to support potential forthcoming planning applications to propose a change to the land use designation for this parcel of land as defined in the Official Plan and the Zoning Bylaw. The presentation will include development concepts for the subject property to assist the public with visualizing the potential future use of the site. The public open house will commence the public engagement process for the potential attainable housing initiative on the subject lands.

Attachments:

None.