



**Agenda**  
**Council - Public Meeting**

**Monday, March 1, 2021, 7:00 p.m.**

**Electronic Meeting**

**The Corporation of the Town of Orangeville**  
**(Mayor and Clerk at Town Hall - 87 Broadway)**  
**Orangeville, Ontario**

**NOTICE**

Due to efforts to contain the spread of COVID-19 and to protect all individuals, the Council Chambers at Town Hall will not be open to the public to attend Council meetings until further notice.

Members of the public who have an interest in a matter listed on the agenda may, up until 10:00 a.m. on the day of a scheduled Council meeting: Email [councilagenda@orangeville.ca](mailto:councilagenda@orangeville.ca) indicating your request to speak to a matter listed on the agenda. A phone number and conference ID code will be provided to you so that you may join the virtual meeting and provide your comments to Council.

Members of the public wishing to raise a question or voice comments may beginning at 7:00 p.m. on the evening of the Council meeting, call +1 289-801-5774 and enter Conference ID: 966 727 795#. Callers will be invited to provide their questions or comments following the conclusion of the meeting presentations.

Correspondence/emails submitted will be considered as public information and entered into the public record.

**Accessibility Accommodations**

If you require access to information in an alternate format, please contact the Clerk's division by phone at 519-941-0440 x 2256 or via email at [clerksdept@orangeville.ca](mailto:clerksdept@orangeville.ca)

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**Pages**

**1. Call To Order**

**2. Approval of Agenda**

Recommendations:

That the agenda and any addendums for the March 1, 2021 Council - Public Meeting, be approved.

**3. Disclosure of (Direct and Indirect) Pecuniary Interest**

**4. Singing of National Anthem**

**5. Land Acknowledgement**

We would like to acknowledge the traditional territory of the Anishinaabe people

including the Ojibway, Potawatomi and Odawa of the Three Fires Confederacy.

**6. Announcements by Chair**

This meeting is being aired on public television and/or streamed live and may be taped for later public broadcast or webcast.

Your name is part of the public record and will be included in the minutes of this meeting.

**7. Statutory Public Meetings**

7.1. **Brandon Ward, Manager, Planning, Presentation, 780 Broadway** 3 - 17

7.2. **Hesham Mohamed, Planner, Humphries Planning Group Inc., 780 Broadway** 18 - 33

7.3. **780 Broadway, Public Meeting Information Report, OPZ-2020-03, INS-2021-012** 34 - 52

Recommendations:

That report INS-2021-012, 780 Broadway, Public Meeting Information Report, OPZ-2020-03, be received.

**8. By-Laws**

Recommendations:

That the by-laws listed below be read three times and finally passed.

8.1. **A by-law to confirm the proceedings of the Council of The Corporation of the Town of Orangeville at its Council – Public Meeting held on March 1, 2021** 53 - 53

**9. Adjournment**

That the meeting be adjourned.



# Public Meeting: Staff Presentation

**Millwick Acquisitions Corp. c/o Humphries Planning Group Inc.**

780 Broadway

Town File No.: OPZ 2020-03 (related SPA-2020-10)

Monday March 1, 2021

7:00 pm



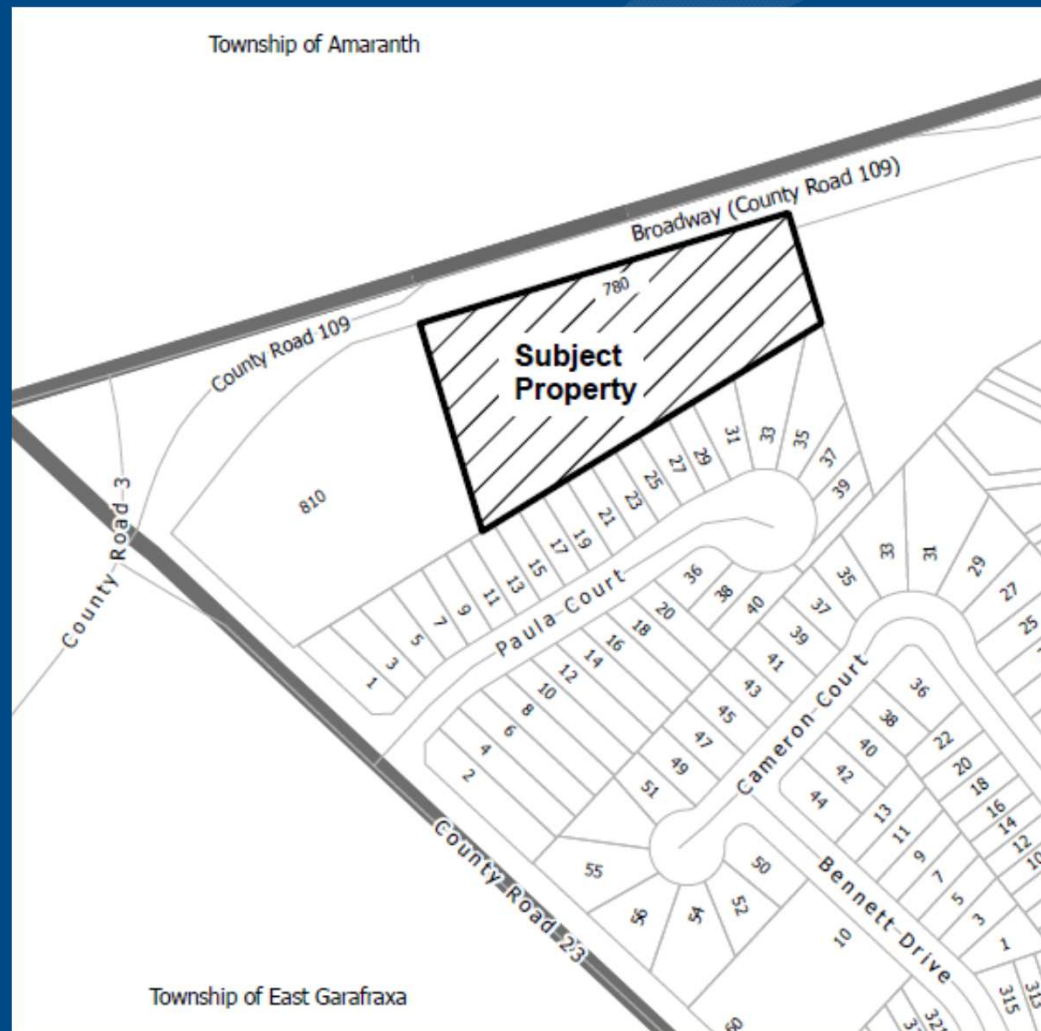
# Summary of Applications

<b>Applications:</b>	Official Plan and Zoning By-law Amendments and Site Plan Approval
<b>Submitted by:</b>	Millwick Acquisitions Corp (Owner) c/o Humphries Planning Group Inc. (Agent)
<b>Location:</b>	780 Broadway South side of Broadway (County Road 109), east of B Line (County Road 23), west of Riddell Road
<b>File Numbers:</b>	OPZ-2020-03 and SPA-2020-10
<b>Received:</b>	November 11, 2020
<b>Deemed complete:</b>	December 7, 2020
<b>Proposal:</b>	Mixed-use development featuring: <ul style="list-style-type: none"><li>• 54 three-storey back-to-back townhouse dwellings</li><li>• single-storey standalone commercial building (920 square-metres of total floor area)</li><li>• 154 parking spaces, including 108 residential (surface and underground) and 46 commercial (surface) spaces</li></ul>





# Site Location

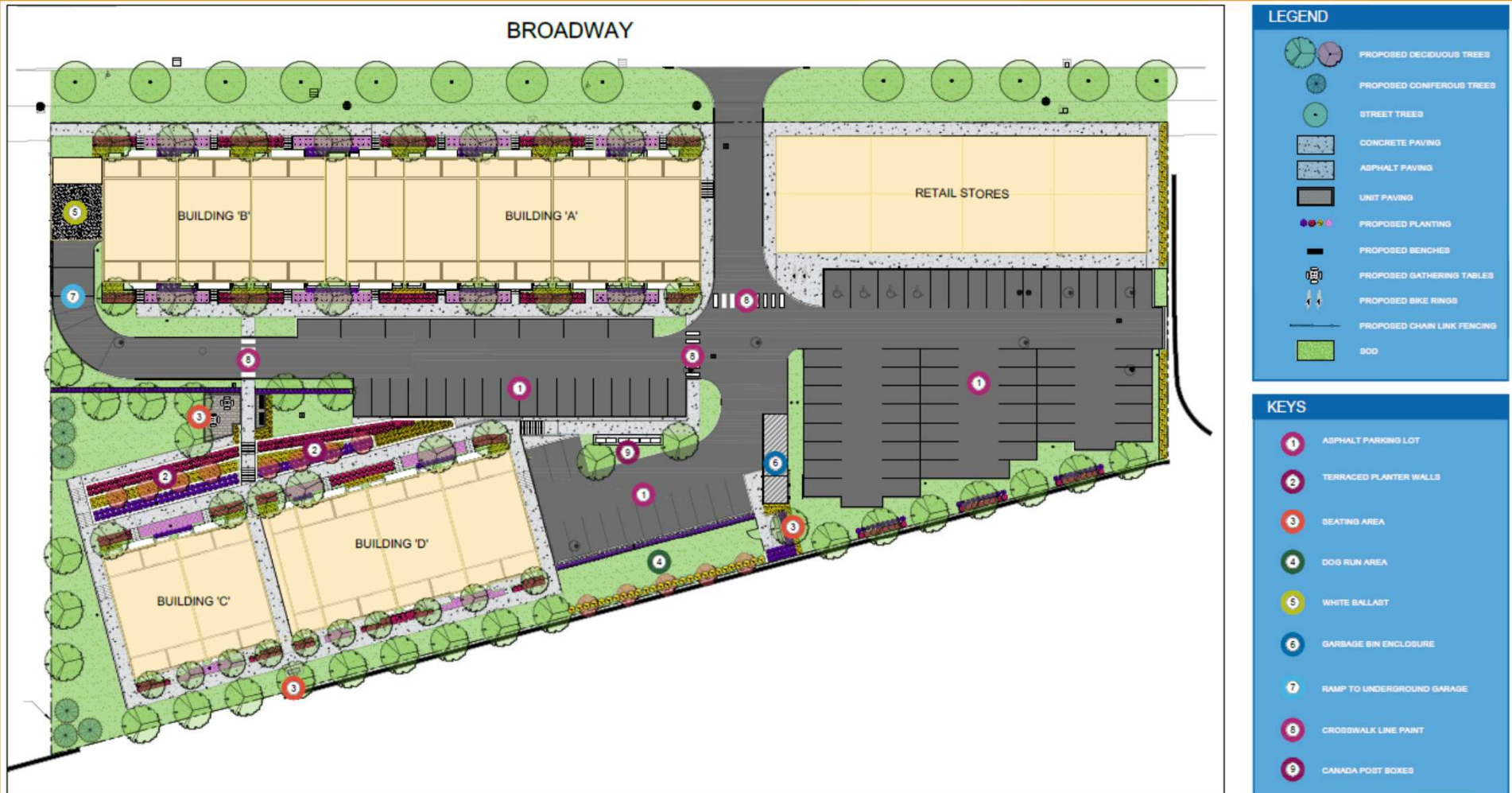


# On-site and Surrounding Uses

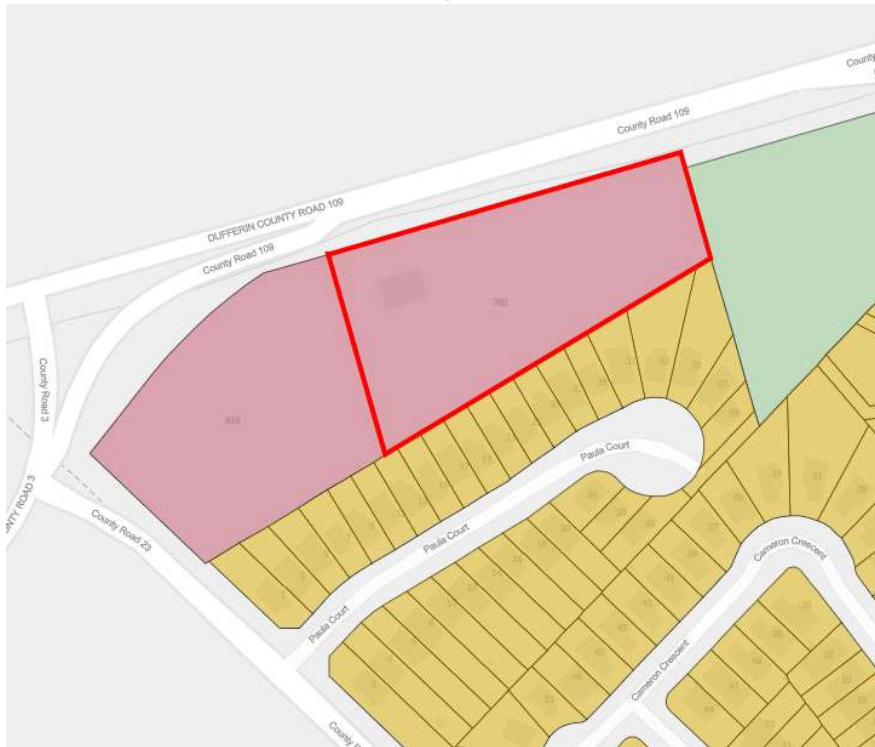




# Proposed Development



# OFFICIAL PLAN: Current Designation(s)

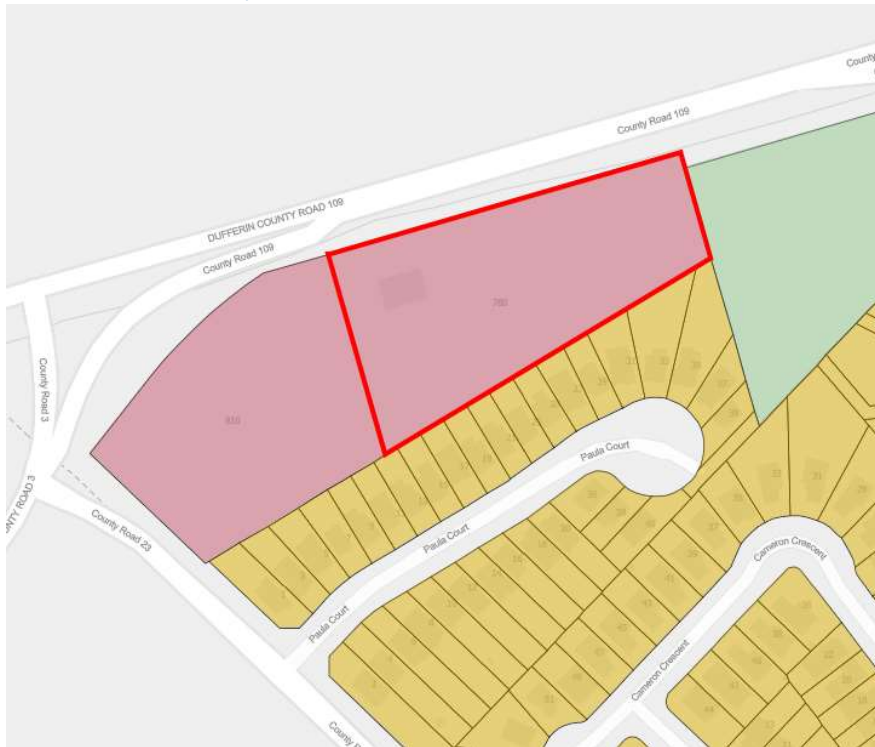


## Service Commercial (Schedule 'A')

- Areas along major transportation routes
- permits a range of uses that provide specialized products or services relying on exposure to travelling public
- Residential uses not permitted

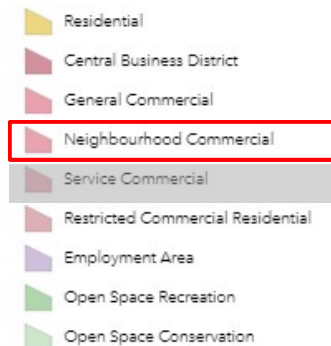


# OFFICIAL PLAN: Proposed Amendment



## Re-designate to “Neighbourhood Commercial” (Schedule ‘A’)

- Applies to localized commercial areas responding to nearby residential neighbourhoods
- Permits a range of retail and personal service uses – also permits residential on upper-floors
- Site-specific policy proposed – to permit maximum of 54 dwellings



# ZONING BY-LAW

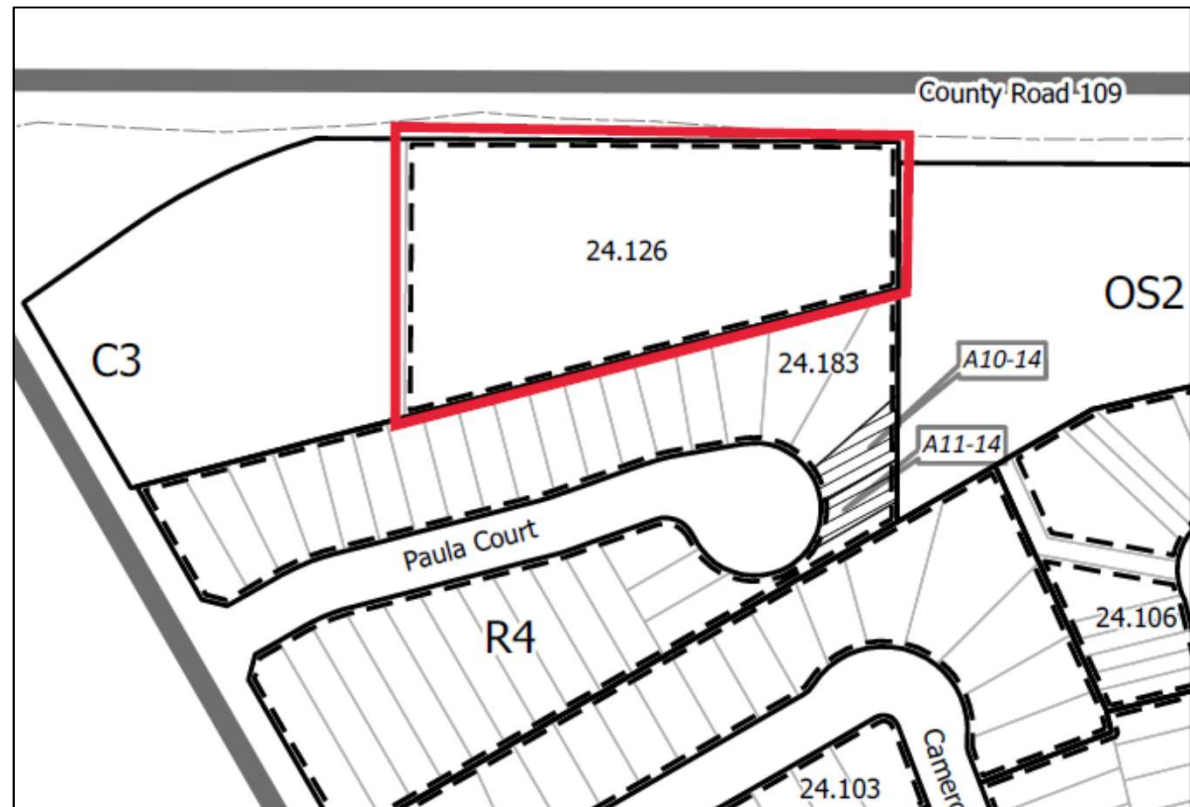
## Current Zoning:

### Service Commercial (C3) Zone

- Permits various retail and other service commercial uses that would cater to a broader market area

### Site-specific special provision 24.126:

- Permits an upper-floor dwelling
- Added to the site in 1999 (Town-wide commercial zoning review) to legalize a pre-existing dwelling





# ZONING BY-LAW

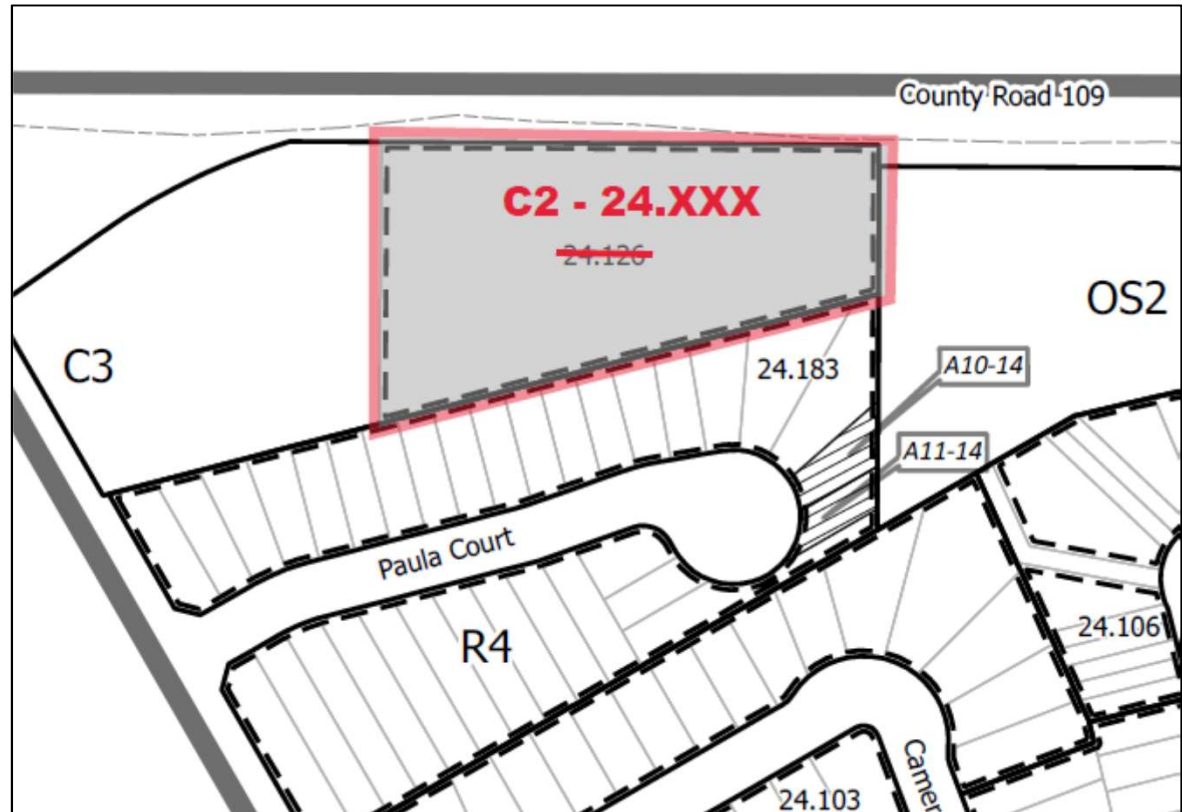
## Proposed Rezoning:

### Neighbourhood Commercial (C2) Zone

- Permits retail and personal service uses catering to local residential areas

### Site-specific special provision 24.XXX:

- To address specific details of the development, i.e.:
  - Building Height (11.0m)
  - 54 dwelling units (max)





# Agency and Public Comments

## Public Comments:

- Inquiries seeking more info about the proposed development

## Agency and Department Circulation:

NO concerns identified at this time:

- |                             |  |
|-----------------------------|--|
| • Bell Canada               | • Dufferin-Peel Catholic District School Board |
| • Conseil Scolaire Viamonde | • Township of Amaranth                         |
| • Canada Post               |  |

## Agency and Department Comments

- **Upper Grand District School Board** – emphasizes the importance of pedestrian connectivity and requests future sidewalk on Broadway to be connected to B Line.
- **Infrastructure Services, Environment Division** – technical review of submission studies to ensure Sourcewater Protection Plan policies are met (i.e. no impacts to drinking water resources and municipal wells):
  - Confirm water-taking requirements for any below-grade construction
  - Proposed infiltration methods to be confirmed to adhere to policy requirements
  - Additional snow storage areas needed
  - Site design measures requested to minimize need for winter salt application
  - Certain commercial uses (i.e. drycleaners, print shop, auto repair) should be restricted due to source protection policies.

## Agency and Department Comments

- **Infrastructure Services, Transportation and Development** – ongoing technical review and comment on the proposed site servicing and stormwater management:
  - Further info needed to understand how water servicing will be extended to this site
  - Stormwater and sanitary services were extended to serve this property as part of the adjacent Paula Court subdivision development:
    - The capacity of this infrastructure needs to be confirmed to accommodate the proposed mixed-use development
    - Cost recovery arrangements need to be determined between the landowner and subdivision developer
  - Input from Dufferin County is needed regarding the proposed site access and any servicing to be located in the County right-of-way(s)

## Agency and Department Comments

- **Infrastructure Services, Planning Division:**
  - Seeking confirmation that pertinent agency and division comments are satisfactorily addressed.
  - Reviewing applications to ensure:
    - Compatibility is maintained with surrounding uses.
    - Changing the commercial function of this location (i.e. from service commercial to mixed-use neighbourhood commercial format) is appropriate
    - Proposed development would maintain compatibility with commercial intent for neighbouring property (810 Broadway)
    - Site development would not preclude future development access and service arrangements for 810 Broadway

# Next Steps

1. Statutory public meeting & information report to Council (Today)
2. Planning Division staff review of comments received through public consultation and circulation review - for applicant to address to satisfaction of Town and agency staff
3. Planning Division staff to prepare a recommendation report for a Council decision
4. Applicant to pursue further required planning approvals, pending a decision on the Official Plan and Zoning By-law Amendments

# Thank You

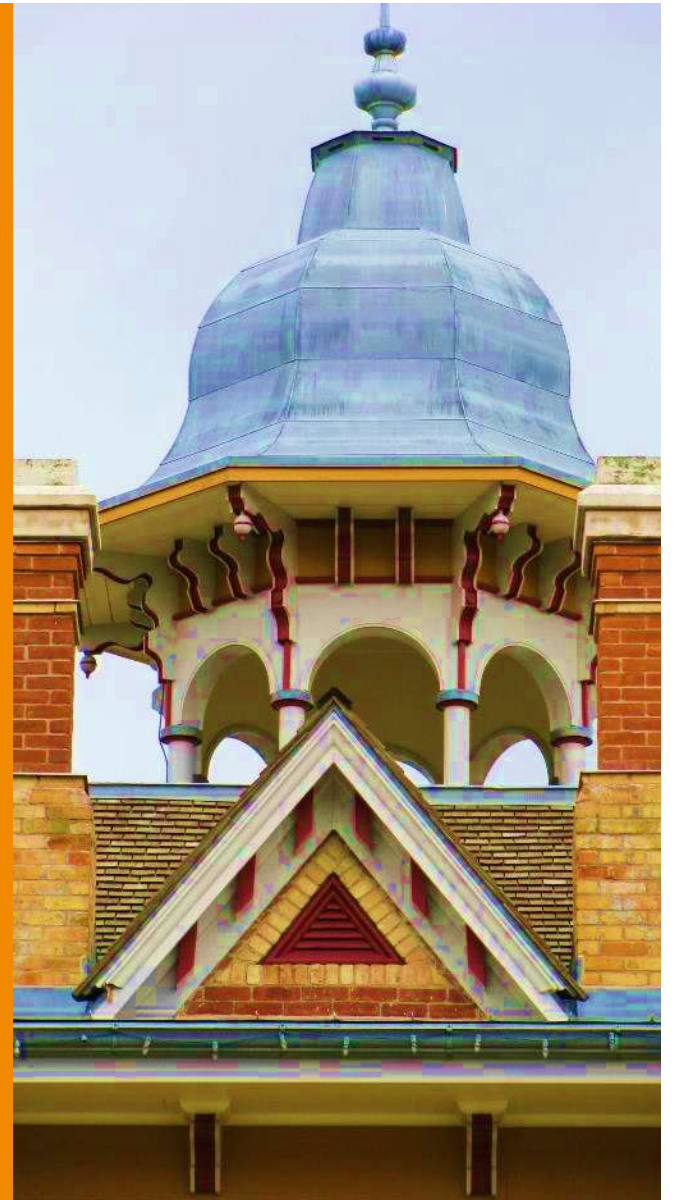
For further information, please contact:

**Brandon Ward, MCIP, RPP**

Manager, Planning, Infrastructure Services

519-941-0440 Ext. 2249

[bward@orangeville.ca](mailto:bward@orangeville.ca)





# 780 Broadway

Millwick Acquisitions Corp



PUBLIC MEETING - March 1<sup>st</sup> 2021

**HUMPHRIES PLANNING GROUP INC.**  
TOWN FILE NO. OPZ-2020-03, SPA-2020-10



# SITE LOCATION & AREA CONTEXT



**SUBJECT SITE**

**Broadway/County Rd 109**

**Dutch Lane**

**B Line**

**Riddell Road**



# IMMEDIATE LAND USES

1. NORTH: EMPLOYMENT LANDS
2. WEST: VACANT LAND

3. SOUTH: LOW-RISE RESIDENTIAL  
LAND (SINGLE-DETACHED, SEMI-  
DETACHED & TOWNHOUSE UNITS)

4. EAST: STORMWATER  
MANAGEMENT POND



# EXISTING CONTEXT

## Legal Description:

Part of Lot 5 Concession C, Geographic Township of East Garafraxa

## Municipal Address:

780 Broadway

## Site Area:


1.15 Hectares (2.84 acres)

## Lot Frontage:

163.68m (537 ft) – Broadway (County Rd 109)

## Existing Use:

Temporary Sales Office

 subject land

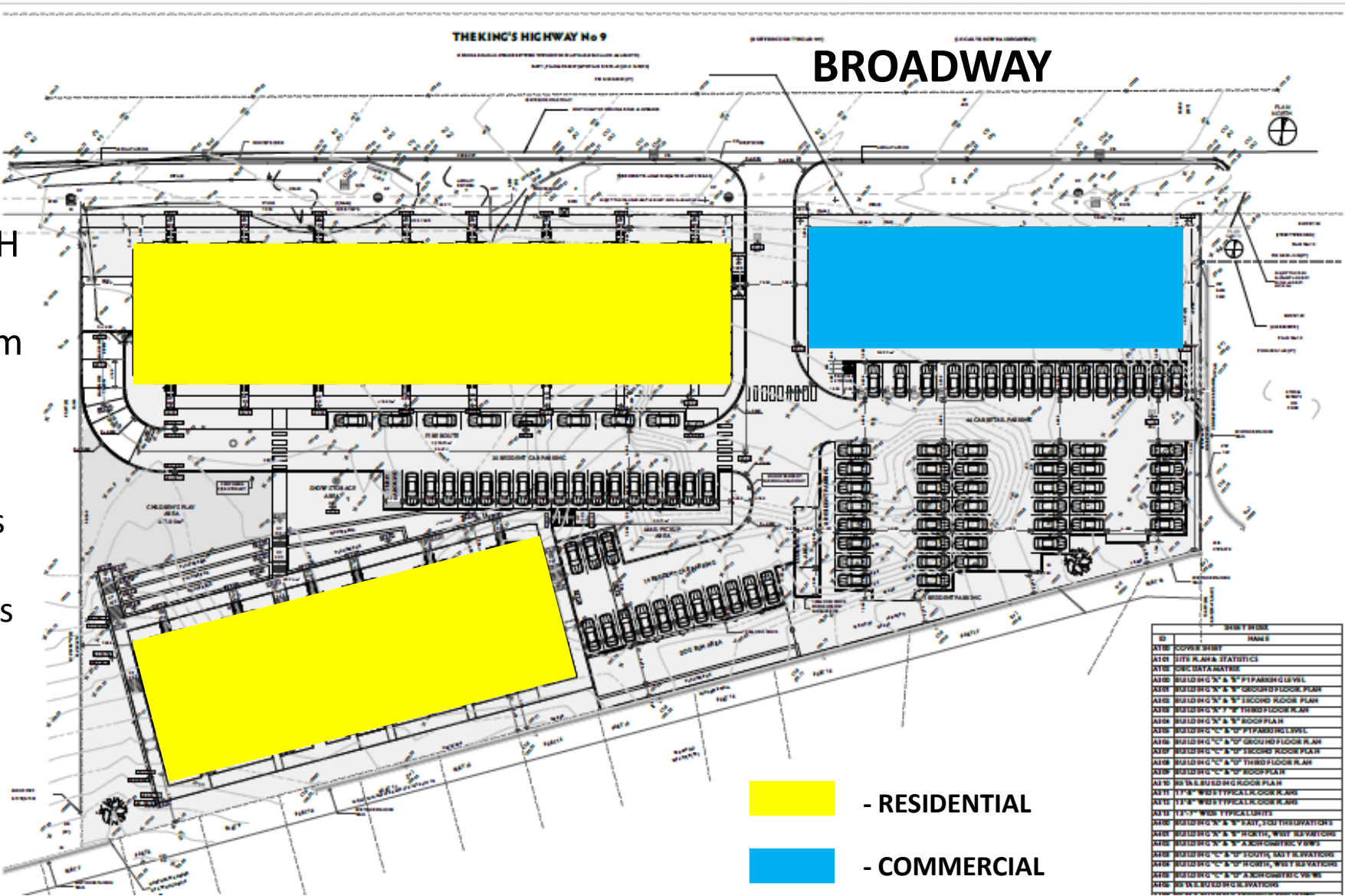




# DEVELOPMENT PROPOSAL

- 1. 54 Townhouse Dwelling Units
- 2. Retail Building (920.55m<sup>2</sup>)

- Development Density: 46.95 UPH
- Building Heights:
  - Townhouse Dwellings: 11.0m
  - Retail Building: 10.0m
- 154 Total Parking Spaces
  - Residential Parking: 108 spaces
  - Surface Parking: 48 spaces
  - Underground Parking: 60 spaces
  - Retail Parking: 46 spaces
- Shared access from Broadway



## **POLICY FRAMEWORK**

- **Provincial Policy Statement Review (2020)**
  - Subject Lands are located within “**Settlement Areas**”, as described in Section 1.1.3
- **A Place to Grow – Growth Plan (2020)**
  - The Subject Lands are located within the “**Built-Up Area**”, per Schedule 2 – A Place to Grow Concept.
- **County of Dufferin Official Plan (2017)**
  - Subject Lands are located within an “**Urban Settlement Area**” per Schedule B1 – Community Structure.
- **Town of Orangeville Official Plan (2009)**
  - The subject lands are located within the “**Service Commercial**” Designation per Schedule A – Land Use Plan.

# POLICY FRAMEWORK

## ■ Town of Orangeville Official Plan

- Subject Lands are designated “**Service Commercial**” per Schedule ‘A’ – Land Use Plan
- The purpose of the OPA is to re-designate the lands from “Service Commercial” to “Neighbourhood Commercial” in order to permit residential uses on the subject lands
- The OPA seeks to recognize a broader potential for the Subject Land and expand upon the permitted uses which already includes commercial uses
- \* Please note that residential uses are permitted in the zoning bylaw



★ SUBJECT LANDS



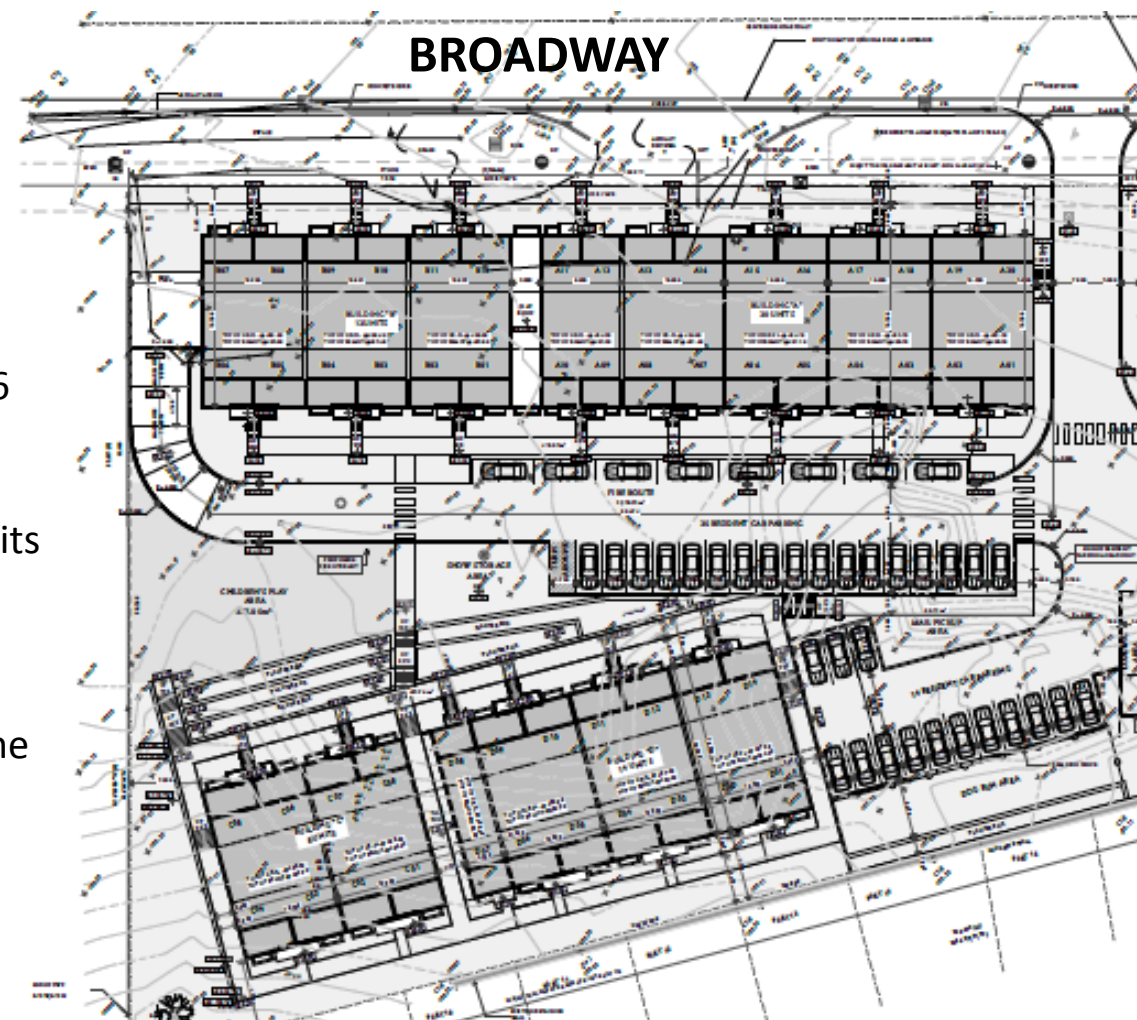
# **POLICY FRAMEWORK**

## ■ **Town of Orangeville Zoning By-law 22-90 – Residential Development**

- The Subject Land is currently zoned **Service Commercial ‘C3’** and subject to Special Provision 24.126 per By-law 22-90
- The current ‘C3 – Service Commercial’ Zone **currently allows for residential units above commercial uses**, per Special Provision 24.126
- The purpose of the Zoning By-law Amendment is to allow for **ground-oriented residential dwelling units**, whereas the current zoning permits residential dwellings above other permitted uses.
- The rezoning will replace the current **C3 – Service Commercial Zone** and replace it to the “**C2 – Neighbourhood Commercial Zone**” with the following site specific exceptions:

### **EXCEPTIONS:**

1. **Minimum Front Yard Setback – 2.0m**
2. **Minimum Exterior Side Yard Setback – 3.0m**

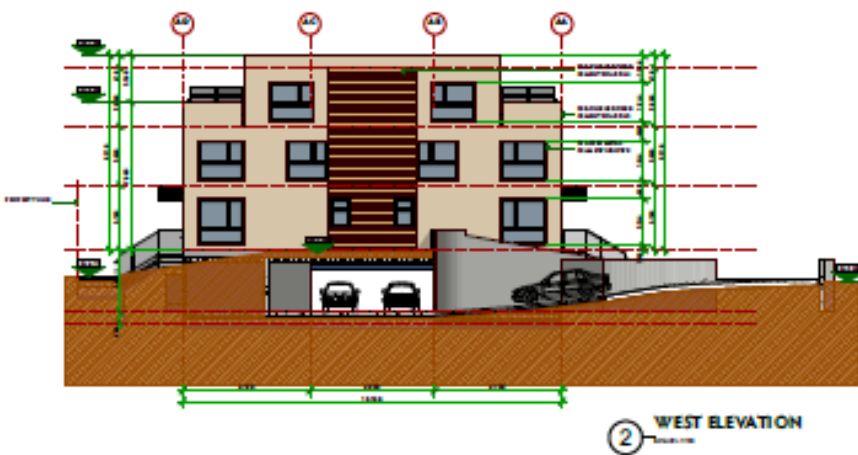




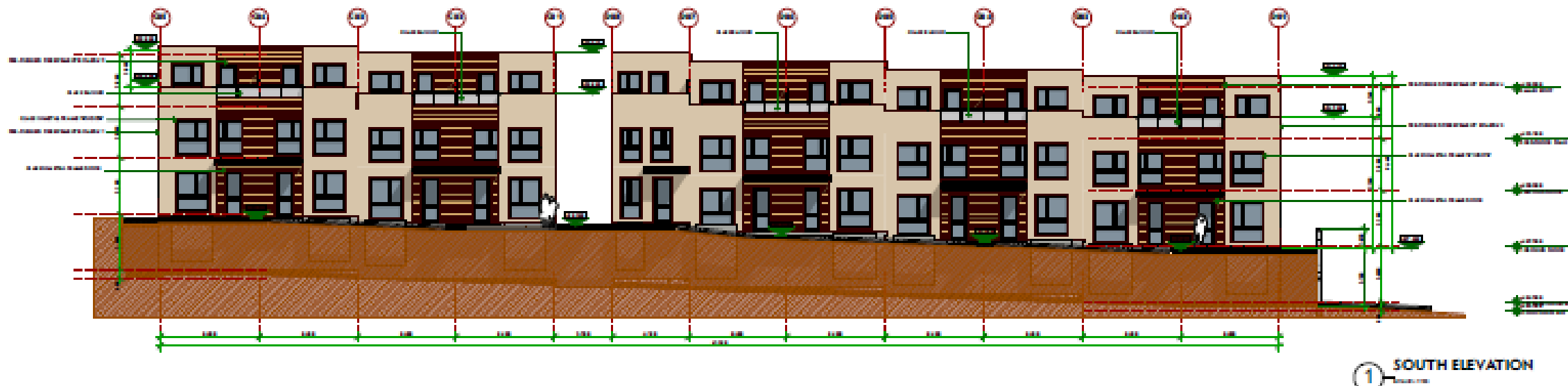
# RESIDENTIAL DEVELOPMENT – 54 TOWNHOUSE UNITS



③ BUILDING A & B BROADWAY VIEW



# RESIDENTIAL BUILDING ELEVATIONS

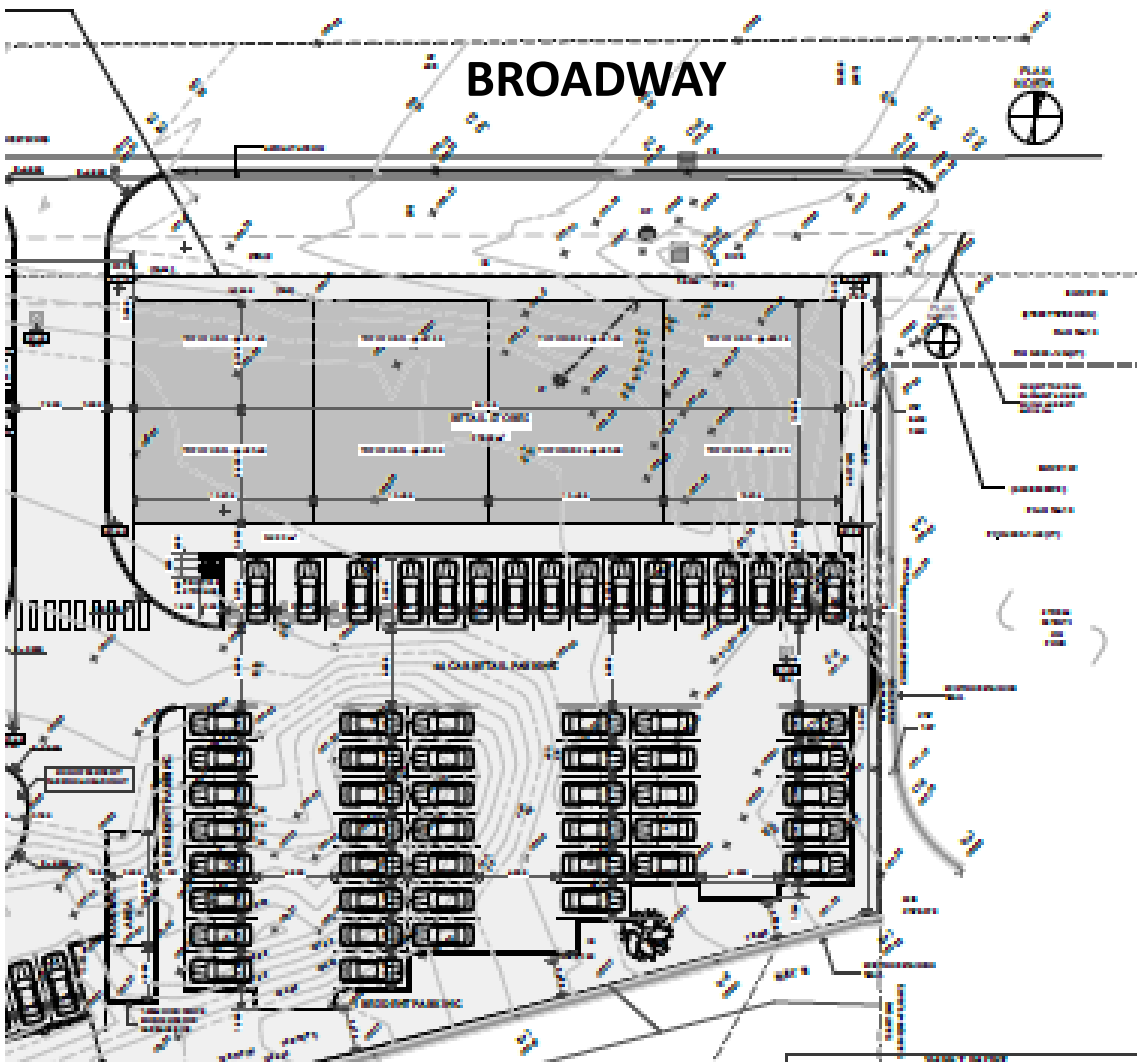


# POLICY FRAMEWORK

## ■ Town of Orangeville Zoning By-law 22-90 – Commercial/Retail Development

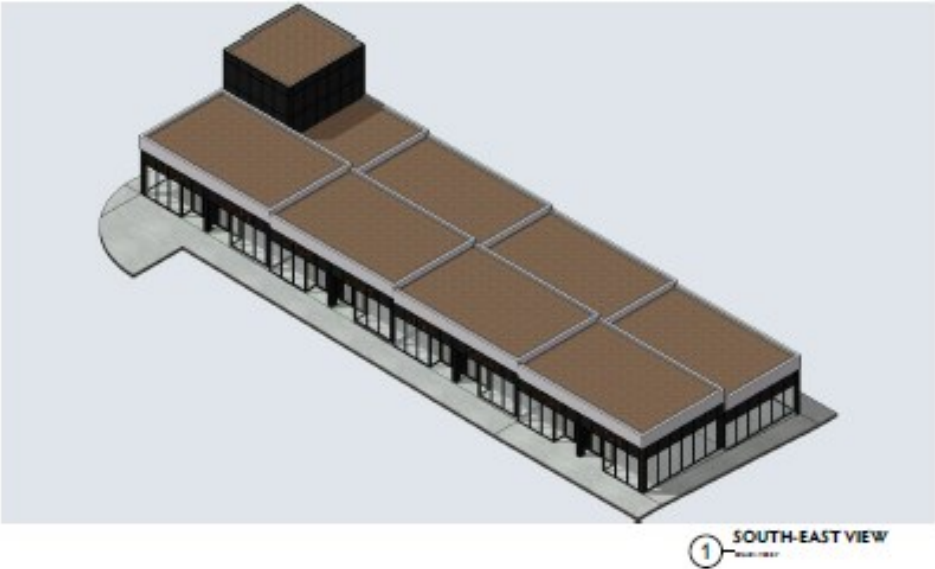
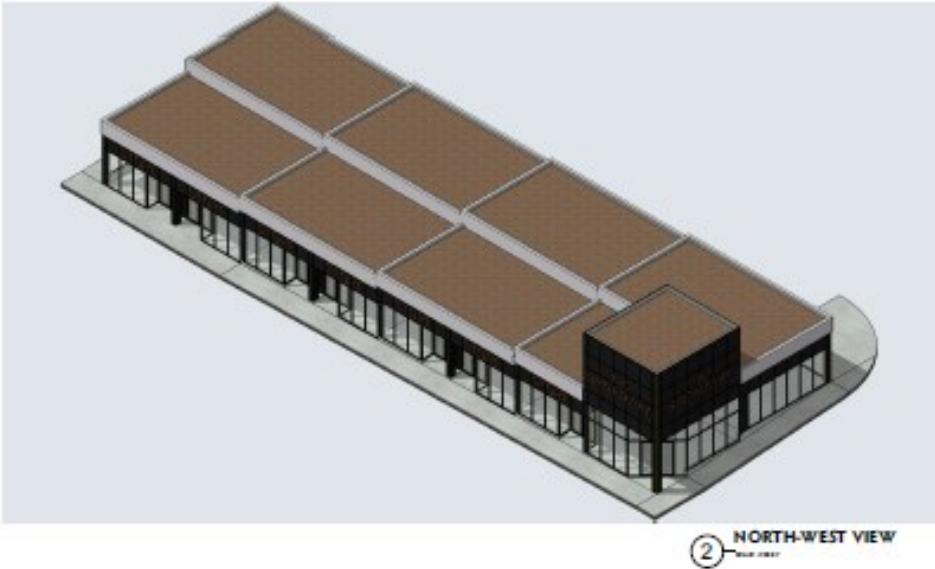
- The current “C3 – Service Commercial” Zone Category allows for commercial & retail and residential uses
- The purpose of the Zoning By-law Amendment is to include additional permitted uses for the retail building.
- The following uses shall be permitted on the subject land, and form part of the Draft Zoning By-law Amendment:

1. Dwelling, Row House	8. Dental Office
2. Animal Hospital/Veterinary Clinic	9. Hair & Beauty Salon
3. Bakery	10. Laundromat
4. Bank	11. Medical Clinic
5. Coffee Shop/Café	12. Business or Professional Office
6. Convenience Store	13. Restaurant
7. Day Care Centre/Nursery	14. Retail Store
	15. Personal Service Shop

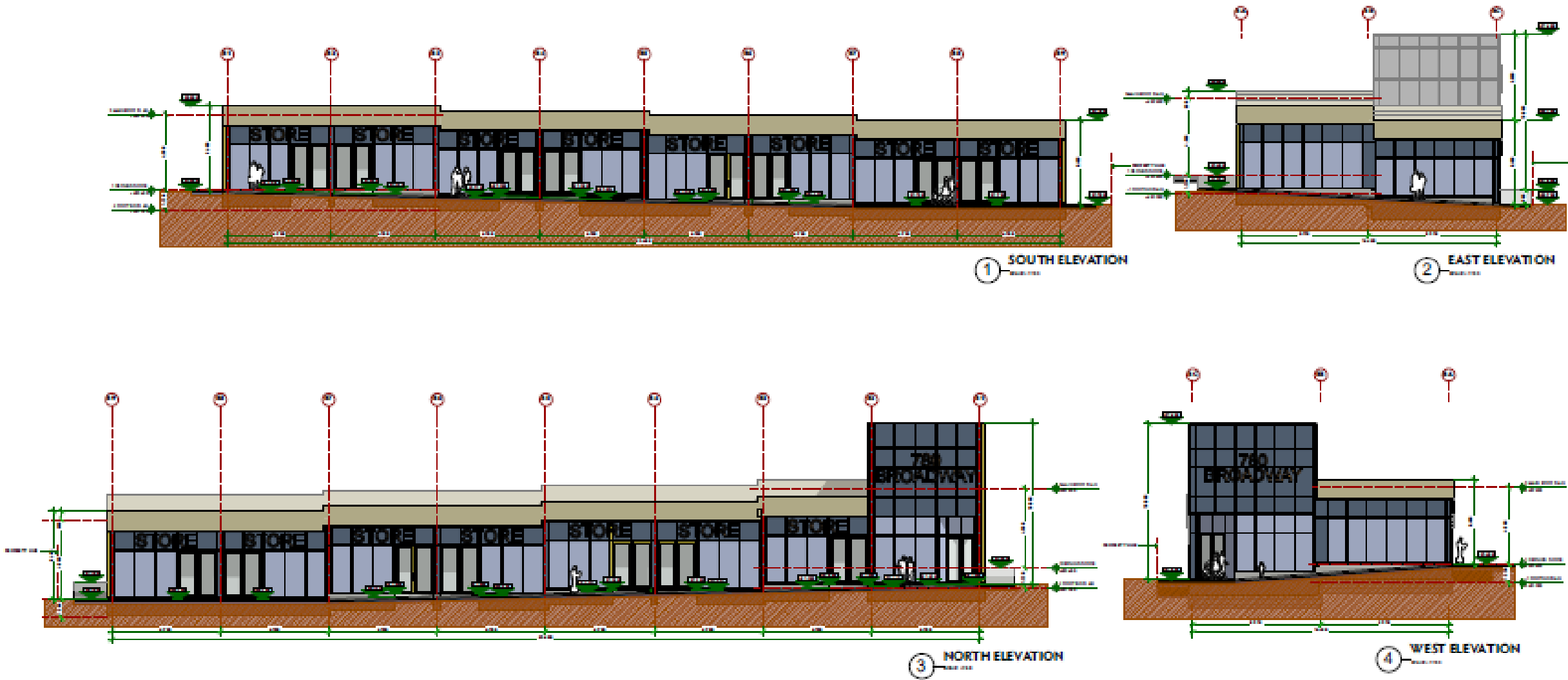




**COMMERCIAL/RETAIL DEVELOPMENT (920.55 SQ.M)**



**COMMERCIAL/RETAIL BUILDING ELEVATIONS**







## **STUDIES COMPLETED**

- Planning Justification Report, prepared by HPGI dated August 2020;
- Urban Design Brief, prepared by Waremalcomb, dated April 2020;
- Functional Servicing & SWM Report prepared by Lithos Group Inc, dated June 2020;
- Noise & Vibration Study, prepared by Valcoustics Canada Ltd, dated March 2020;
- Hydrogeological Assessment, inclusive of the Water Balance Report, prepared by R.J. Burnside & Associates, dated February 2020;
- Market Feasibility Study, prepared by Urbanmetrics Inc, dated June 2020;
- Tree Declaration Letter, prepared by Landscape Planning Limited, dated July 2020;  
and,
- Traffic Impact Study, prepared by R.J. Burnside & Associates Ltd, dated July 2020.



# THANK YOU

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**Subject:** 780 Broadway, Public Meeting Information Report, OPZ-2020-03

**Department:** Infrastructure Services

**Division:** Planning

**Report #:** INS-2021-012

**Meeting Date:** 2021-03-01

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## Recommendations

That report INS-2021-012, 780 Broadway, Public Meeting Information Report, OPZ-2020-03, be received as information at the public meeting on March 1, 2021

## Background and Analysis

### Purpose of a Public Meeting

The Town is required to hold public meetings for certain planning applications filed under the Planning Act. Public meetings provide an opportunity for applicants to present their applications to the public and Council, to receive comments, and answer questions that the public and members of Council may have about the proposed development or land use change.

Staff and Council do not make a recommendation, decision or take a position on the applications at a Public Meeting. Upon receipt of any comments following the public meeting and the response by the applicant to these comments, a future staff report with additional detail and analysis will be brought forward to Council for consideration.

### Existing Site Context

Site-specific applications to amend the Town's Official Plan and Zoning By-law were received from Humphries Planning Group Inc. on behalf of the owner (Millwick Acquisitions Corp.) of a property known municipally as 780 Broadway. The subject property is located on the south side of Broadway (County Road 109), west of Riddell Road and east of B Line (County Road 23). It has a frontage of approximately 163.68 metres (537 feet) along Broadway (County Road 109) and a total lot area of approximately 1.15 hectares (2.84 acres). The subject property is currently vacant and contains what was most recently used as a former sales office for home sales within

recently developed residential neighbourhoods nearby. Existing land uses surrounding the subject property include:

1. North: Vacant farmland (crop production) within the Township of Amaranth.
2. East: A stormwater management facility constructed as part of the adjacent residential development to the south (Paula Court).
3. South: Detached dwellings on Paula Court (Subdivision approved as Plan 7M-52 in 2012)
4. West: Vacant lands designated for service commercial uses (810 Broadway)

A location map of the subject lands is included as Attachment 1.

### **Development Proposal**

The applicant is proposing to create a mixed-use development featuring 54 three-storey “back-to-back” townhouse units and a standalone multi-unit commercial building containing approximately 922 square-metres of combined floor space. Vehicular access to the site would be provided through one entrance location on Broadway (County Road 109). A total of 108 resident parking spaces are proposed, consisting of both surface parking areas (48 spaces) and underground parking structures (60 spaces) beneath the townhouse units. 46 surface parking spaces are proposed for the commercial building.

A site plan, as well as building elevations and conceptual site illustrations are included in Attachment 2.

### **Approvals Required**

**Official Plan Amendment:** The subject lands are designated “Service Commercial” on Schedule ‘A’ (Land Use Plan) in the Town’s Official Plan (OP). Service Commercial areas are situated along major transportation routes and permit a range of uses intending to provide specialized products or services relying on greater exposure to the travelling public. Residential uses are not permitted in the Service Commercial designation.

To facilitate the proposed development, the amendment application seeks to re-designate the subject lands to “Neighbourhood Commercial”. This designation applies to various localized commercial areas that are situated in response to nearby residential areas. It permits a range of retail and service commercial uses, as well as residential uses only on upper floors. Because of this specific policy requirement for residential uses, the amendment also proposes to add a site-specific policy to permit low density multiple residential uses at a maximum of 54 dwelling units on this property.

**Zoning By-law Amendment:** To implement the OP policy and designation framework, the subject lands are zoned “Service Commercial (C3)” in the Town’s Zoning By-law No. 22-90, as amended. The C3 zone permits an extensive range of retail and general

service commercial uses that would cater to a broader market area. There is also a Special Provision (24.126) applied to this property, which permits “an upper floor dwelling unit” within the subject lands. This provision was added to the site as part of Town-wide commercial zone review undertaken in 1999. It was added to legalize an upper-level dwelling that existed on the property at that time, to prevent it from being deemed a legal non-conforming use.

To facilitate the proposed development, the amendment proposes to rezone the subject lands to “Neighbourhood Commercial (C2)”, which would have the effect of permitting both commercial and residential uses, either in standalone or multi-use buildings.

Some site-specific development standards are proposed to be incorporated in the rezoning of the property. These special standards intend to address specific details of the development concept, such as a maximum building height of 11 metres and a maximum of 54 dwelling units.

It is noted that the proposed development appears to meet the residential parking requirements of the By-law (2.0 spaces per unit). However, further information is required to confirm visitor parking arrangements as the current site layout does not meet this requirement (0.25 visitor parking spaces per unit).

A Holding (H) Symbol is typically implemented through the rezoning approval process to regulate servicing allocation to new developments. The servicing demands for a development proposal are typically confirmed through a detailed site plan approval process. The Town then formally allocates the associated servicing levels to the development as a prerequisite to removing the Holding (H) Symbol from the property, which then allows the development to proceed. A related application for Site Plan Approval (discussed below) has been submitted in conjunction with the subject OP and Zoning By-law amendment applications under consideration. The review of these applications will proceed concurrently, and it is expected that the servicing demand and allocation will be confirmed through this process, prior to considering approval of these amendments. A Holding (H) Symbol is therefore not anticipated to be applied in this situation; however this will be confirmed later in the process and will depend on the advancement of the site plan application.

**Site Plan Approval:** A related application for Site Plan Approval (File No. SPA-2020-10) has been submitted to implement this development proposal and is being reviewed concurrently with the OP and Zoning By-law amendment applications. The site plan application will address the site design details and technical aspects of the development, including grading, servicing, landscaping, exterior building appearance and site amenities.

**Draft Plan of Condominium:** A plan of condominium application will be required to facilitate the independent ownership of the individual townhouse dwellings and commercial units. It will also delineate the common areas that will remain under shared ownership of the unit owners within the development.

## Analysis

### County of Dufferin Official Plan

The subject lands are located within the “Built Boundary” of Orangeville’s “Urban Settlement Area” designation on Schedule ‘B1’ in the County of Dufferin Official Plan (County OP).

Urban Settlement Areas are to function as focal points for growth in the County OP, accommodating a broad range of uses. These are areas that have full municipal services (i.e. sewage, water and stormwater management) and therefore support a broad range of land uses and densities, including a mix of housing types, affordable housing options, commercial, institutional and employment uses.

The “Built Boundary” reflects the general extent of lands within the settlement area that are currently developed. These areas are expected to accommodate future growth through intensification and infill development opportunities. The County OP acknowledges that while there may be limited opportunities for intensification and infill development, there are advantages to facilitating growth in this manner, including efficient land consumption, and optimizing the use of existing infrastructure and public service facilities. The County OP therefore directs that a minimum of 50% of new residential development occurring annually within the Town is to be developed within the Built Boundary. Its policies encourage intensification developments that are of an appropriate scale and character relative to their surroundings and provide criteria to assist the County and local municipalities in evaluating future intensification developments.

### Town of Orangeville Official Plan

Schedule ‘A’ (Land Use Plan) to the Town of Orangeville Official Plan (“Orangeville OP”) designates the subject lands as “Service Commercial”. The lands are also located within the designated ‘Greenfield Area’ (Schedule ‘B1’: Built Boundary).

The land use policy permissions for the Service Commercial designation are described in the previous section of this report, as it relates to the basis of the proposed amendment.

The Implementation Section (I12.2) of the OP provides the following policy criteria to be considered when evaluating proposed amendments to the Plan:

- a) The conformity of the proposal to the goals and objectives of the Plan;
- b) the suitability of the site or area for the proposed use, especially in relation to other sites or areas of the Town;
- c) compatibility of the proposed use with adjacent land use designations;



- d) the need for the proposed use in light of the projected population and employment targets;
- e) the relationship of the application to the planned function of the site or district;
- f) the extent to which the existing areas of the Town designated for the proposed use are developed, or available for development;
- g) the impact of the proposed use on sewage and water systems, the transportation system, community facilities and the natural environment; and
- h) the fiscal implications of the proposed amendments to the Town.

A series of technical reports and plans have been submitted in support of the applications under consideration. This information is required to determine whether the development proposal satisfies the foregoing policy criteria of the Town's OP, as well as other applicable policies of the Plan. This documentation has been circulated to pertinent internal Town Divisions and external public agencies for their review and comment as part of the application review process. This review is relied upon to confirm whether the supporting information is acceptable, and that the conclusions and recommendations provided are appropriate. The following section provides a summary of the consultation comments received through the circulation process to-date.

## Consultation

### Internal Departments and External Agencies

The application submission materials were circulated to internal Town divisions and external public agencies for review and comment on January 12, 2021. Comments received to date are as follows:

**Infrastructure Services, Transportation and Development Division:** The nearest municipal water supply consists of a 300 mm diameter watermain located on B Line, which terminates near the Paula Court intersection. A 260.4m watermain extension is proposed to connect to this existing watermain and service this development. Further information is needed to determine how the watermain is proposed to be extended to serve this property, and how provisions may be included to serve the adjacent 810 Broadway property. This will require further consultation with the County of Dufferin Public Works Department to determine their acceptance and related requirements, should the watermain extension proceed along the B Line and Broadway right-of-ways, which are under the jurisdiction of the County.

An existing sanitary sewer connection is located at the southeast corner of the site, which this development proposes to utilize. Similarly, with respect to stormwater management, an existing storm sewer terminates at the eastern edge of the property, which drains to the existing stormwater management facility on the abutting lands.

The existing sanitary and storm sewer infrastructure located at the limits of the subject property was constructed as part of the adjacent Paula Court subdivision development to the south. It was intended to service the eventual future development of the subject

property and adjacent lands at 810 Broadway. Because the Paula Court subdivision developer was required to provide this additional servicing infrastructure to serve external lands outside of their plan, they have subsidized the costs of that infrastructure up-front. Therefore, there are provisions in the executed subdivision agreement for this subdivision stating that the Town will use its best efforts to recover costs for the storm and sanitary sewer connections at the time the benefitting lands are developed.

It is the Town's expectation that for the proposed development to proceed, cost-sharing arrangements are achieved between the subdivision developer and the subject lands with respect to this servicing infrastructure. Further information is also needed for this development to understand how servicing can be made available to serve the neighbouring property (810 Broadway) to facilitate future development on these lands. Staff are also relying on input from Dufferin County as it relates to any proposed servicing infrastructure to be constructed within the surrounding right-of-ways, as well as the access arrangements proposed for the site.

**Infrastructure Services, Planning Division:** In addition to seeking verification that the comments contained herein are satisfactorily addressed, staff are continuing to review this proposal to ensure that the following matters are satisfied:

- That the proposed development maintains compatibility with surrounding uses and reflects a design character appropriate for this location.
- That the proposed re-designation of the subject lands is an appropriate use for this site and represents suitable commercial mixed-use development at this location. Essentially, the appropriateness of changing the commercial function for this location, from the current service commercial intent to a neighbourhood commercial format, needs to be confirmed.
- That the proposed development can proceed in a manner that would maintain compatibility with the service commercial intent for the abutting property at 810 Broadway. The ability for the proposed development to proceed in a way that ensures appropriate servicing and site access can be afforded for future development at 810 Broadway also needs to be confirmed.

**County of Dufferin:** Comments received from the Waste Services Division requested more information on type of waste collection proposed for this site (i.e. private collection or utilize the County's collection system) and outlined the site design criteria to be met if the development intends to utilize their collection services. No further comments have been received from the County Planning Department or Public Works Department.

**Dufferin Peel Catholic District School Board:** Comments have confirmed the student yield expected to be generated by this development and the corresponding accommodation conditions of the receiving schools that operate within this catchment area. The Board has requested a series of standard conditions to be included in a development agreement to be executed for this proposal. These conditions outline

warning clauses to be included in any purchase and sale agreements for units within the development.

**Bell Canada and Canada Post:** Comments have requested conditions to be included in a development agreement for this proposal, which will obligate the developer to fulfill certain requirements regarding utility easements, mailbox locations, etc.

**Township of Amaranth and Conseil scolaire Viamonde** have indicated no concerns with this development proposal.

No further comments have been received at the time of preparing this report.

## Next Steps

As part of the application review process, comments received from this public meeting will be taken into consideration, along with the comments received from internal divisions and external public agencies. The applicant is expected to address the comments obtained through this review and consultation to the satisfaction of Town staff. Subsequent information submissions and/or revisions to the development concept are often needed to address the comments received through this process. This information is then subject to further review and comment, to confirm whether comments have been addressed to the satisfaction of staff. Once this review dialogue has reached a point where the development proposal and supporting submission materials are confirmed to be satisfactory, staff will then bring forward a recommendation report for a Council decision on the applications.

---

## Strategic Alignment

### Orangeville Forward – Strategic Plan

Priority Area: Sustainable Infrastructure

Objective: Plan for Growth

### Sustainable Neighbourhood Action Plan

Theme: Land Use and Planning

Strategy: Co-ordinate land use and infrastructure planning to promote healthy, liveable and safe communities.

---

## Notice Provisions

The applications were submitted on November 11<sup>th</sup>, 2020 and were deemed to be a complete submission on December 7<sup>th</sup>, 2020. As per the requirements of the Planning Act, on December 17<sup>th</sup>, a Notice of Complete Applications was:

- I. circulated to all property owners within 120 metres of the subject property;
- II. advertised in the Orangeville Citizen;
- III. published to the Town website; and
- IV. posted via signage on the Broadway frontage of the subject property.

On February 9, 2021, A Notice of Public Meeting was provided in the same manner as described above. It was also sent to any individuals who had requested further information or asked further notice as a result of the initial notification for complete applications.

---

### **Financial Impact**

There are no immediate and direct financial impacts to the Town arising from this Report.

Respectfully submitted

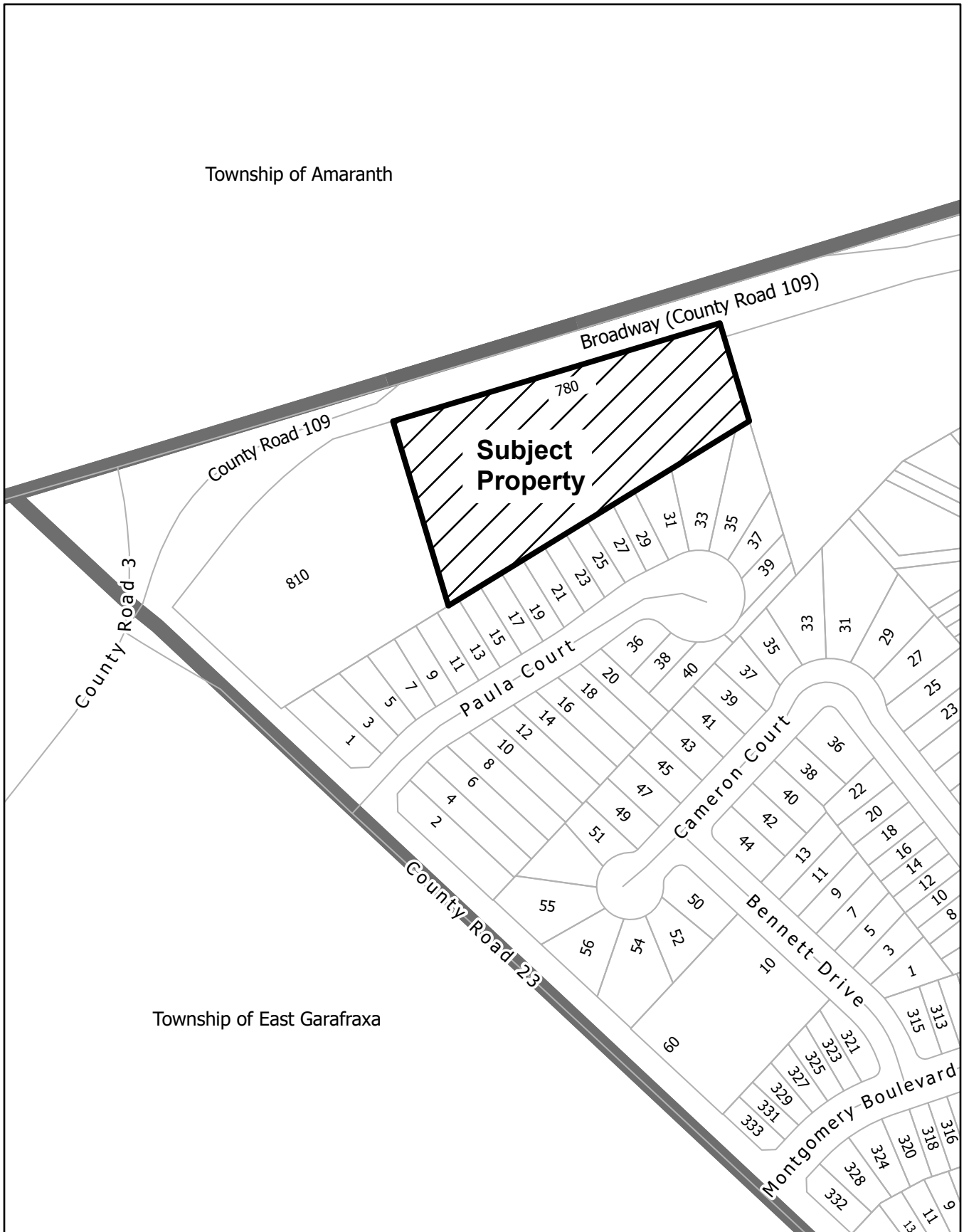
Prepared by

Douglas G. Jones, M.E.Sc., P.Eng.  
General Manager, Infrastructure Services

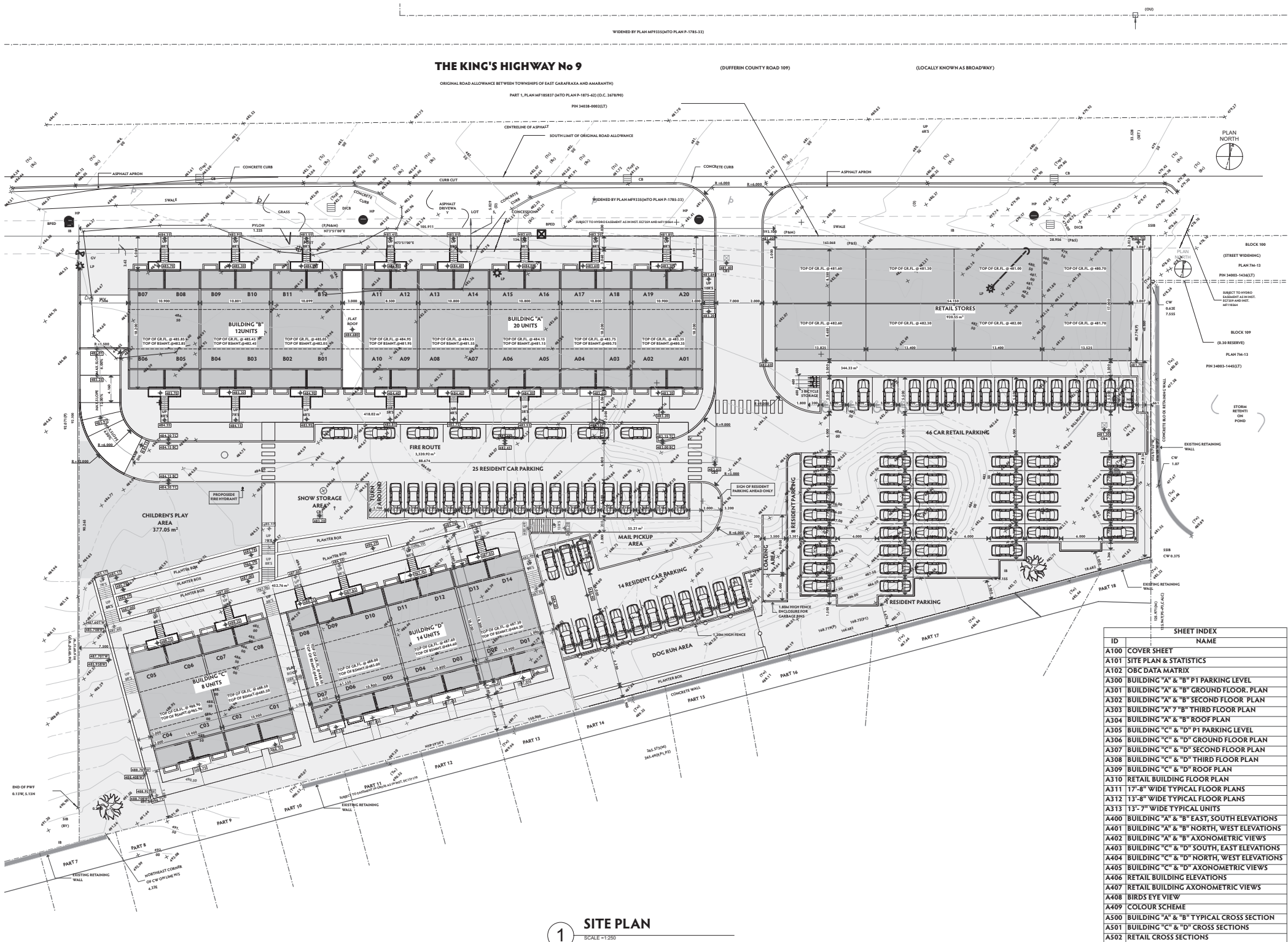
Brandon Ward, MCIP, RPP,  
Manager, Planning, Infrastructure Services

**Attachment(s):**

- 1. Location Map
- 2. Site Development Plan and Renderings







1 SITE PLAN  
SCALE: 1:250

	M2	SQ.FT.	HA	AC
LOT AREA PART OF LOT 5 CONCESSION C	11,452.00	123,698.86	1.15	2.84
ZONING DATA	C3			
MAXIMUM HEIGHT	23.00	75.46		
PROPOSED RESIDENTIAL HEIGHT	11.00	36.09		
PROPOSED RETAIL HEIGHT	10.00	32.81		
PROPOSED F.S.I.	0.93			
TOTAL AREAS				
PROPOSED DRIVEWAY AREA	3,318.17	35,716.48	28.87%	
PROPOSED SIDE WALK AREA	1,270.08	13,671.03	11.05%	
TOTAL PAVED AREA	4,588.25	49,387.51	39.93%	
TOTAL AREAS				
BUILDING A + B FOR LOT COVERAGE	1,751.53	18,853.31		
BUILDING C + D FOR LOT COVERAGE	1,157.28	12,456.86		
RETAIL LOT COVERAGE	920.55	9,908.72		
TOTAL BUILDING COVERAGE ON SITE	3,829.36	41,218.89	33.32%	
LANDSCAPED AREA	3,074.39	33,092.46	26.75%	
TOTAL FLOOR AREAS				
PROPOSED FLOOR AREAS				
BUILDING A + B PARKING LEVEL	1,634.23	17,590.71	0.00	0.00
BUILDING A P1 PARKING LEVEL	0.00	0	191.29	2,059
BUILDING A GROUND FLOOR	942.76	10,148	942.76	10,148
BUILDING A 2ND FLOOR	942.76	10,148	942.76	10,148
BUILDING A 3RD FLOOR	639.23	6,881	639.23	6,881
TOTAL FLOOR AREA BUILDING A	2,524.75	27,176	2,716.05	29,235.32
BUILDING B P1 PARKING LEVEL	0.00	0.00	120.60	1,298.13
BUILDING B GROUND FLOOR	593.32	6,386.44	593.32	6,386.44
BUILDING B 2ND FLOOR	593.32	6,386.44	593.32	6,386.44
BUILDING B 3RD FLOOR	402.29	4,330.21	402.29	4,330.11
TOTAL FLOOR AREA BUILDING B	1,588.93	17,103.10	1,709.52	18,401.12
TOTAL BUILDING A + B	5,747.91	61,869.99	4,425.57	47,636.44
BUILDING C + D PARKING	1,133.01	12,195.62	0.00	0.00
BUILDING C P1 PARKING LEVEL	0.00	0.00	80.40	865.42
BUILDING C GROUND FLOOR	396.76	4,270.69	396.76	4,270.69
BUILDING C 2ND FLOOR	396.76	4,270.69	396.76	4,270.69
BUILDING C 3RD FLOOR	269.02	2,895.71	269.02	2,895.92
TOTAL FLOOR AREA BUILDING C	1,062.54	11,437.09	1,142.96	12,392.72
BUILDING D P1 PARKING LEVEL	0.00	0.00	135.74	1,461.09
BUILDING D GROUND FLOOR	668.85	7,199.44	668.85	7,199.55
BUILDING D 2ND FLOOR	668.85	7,199.44	668.85	7,199.55
BUILDING D 3RD FLOOR	453.51	4,881.54	453.52	4,881.65
TOTAL FLOOR AREA BUILDING D	1,791.21	19,280.42	1,926.98	20,741.84
TOTAL BUILDING C + D	3,986.76	42,913.13	3,069.94	33,044.56
TOTAL RESIDENTIAL FLOOR AREAS	9,734.67	104,783.12	7,495.51	80,681.00
RETAIL GROUND FLOOR	920.55	9,908.72		
TOTAL FLOOR AREA RETAIL	920.55	9,908.72		
TOTAL PROJECT FLOOR AREAS	10,655.22	114,691.83		
TENANT PARKING REQUIRED 2.00 x NUMBER OF UNITS	CAR			
MINIMUM RESIDENTIAL PARKING REQUIRED	CAR	108		
RETAIL PARKING REQUIRED (1 PARKING SPACE PER 20 M2 FLOOR AREA)	CAR	46		
TOTAL PARKING REQUIRED ON SITE		154		
TENANT PARKING PROVIDED U/G	CAR	60		
TENANT PARKING PROVIDED ON SURFACE	CAR	48		
RETAIL PARKING PROVIDED	CAR	46		
TOTAL PARKING PROVIDED ON SITE	CAR	154		
BICYCLE STORAGE FOR RETAIL	BICYCLE	3		
LOADING REQUIRED (9M x 3.5M)	TYPE C3	1		
LOADING PROPOSED (9M x 3.5M)	TYPE C3	1		
UNIT BREAKDOWN				
BUILDING A	2BR+D	4	14	2
BUILDING B	3BR+D	10	2	20
BUILDING C	4B	6	2	12
BUILDING D	4B	2	10	2
TOTAL NUMBER OF UNITS		6	40	8
		11.11%	74.07%	14.81%
				100.00%

THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL AND M.E.E. ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK.

CONTRACTORS SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

THIS DRAWING NOT TO BE SCALED!

OCT.08.2020	FIRE HYDRANT LOCATION ADDED	G2
FEB.11.2020	UNIT SIZES ARE REDUCED & 4 UNITS ADDED	G2
JAN.06.2020	ISSUED FOR CO-ORDINATION	G1
Date	Issued / Revisions	No. By

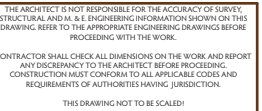
MIXED USE DEVELOPMENT FOR  
**MILLWICK ACQUISITION CORP.**  
**780 BROADWAY**  
**ORANGEVILLE ONTARIO**

**GABRIEL BODOR ARCHITECT, INC.**  
46 GOLDING CRESCENT  
UNIONVILLE, ONTARIO, CANADA L6C 1Y7  
TEL: (905) 887-4658; FAX: (905) 887-8775; E-mail: gabe@bodorarchitect.com

Sheet Title: **SITE PLAN & STATISTICS**

Project Designer: <b>M.E.E. Engineers</b>	Project No: <b>19-683</b>	Sheet No: <b>A101</b>
Structural Engineer: <b>#Contact Full Name</b>	Project Role: <b>#Contact ID</b>	Project Department: <b>#Contact Department</b>
Landscape Architect: <b>#Contact Role</b>		
Date of Plot: <b>2020-10-09</b>		





EB.11, 2020	UNIT SIZES ARE REDUCED & 6 UNITS ADDED ISSUED FOR CO-ORDINATION	02 G.B.
AN.06, 2020	ISSUED FOR CO-ORDINATION	01 G.B.
Date	Issued / Revisions	No. By

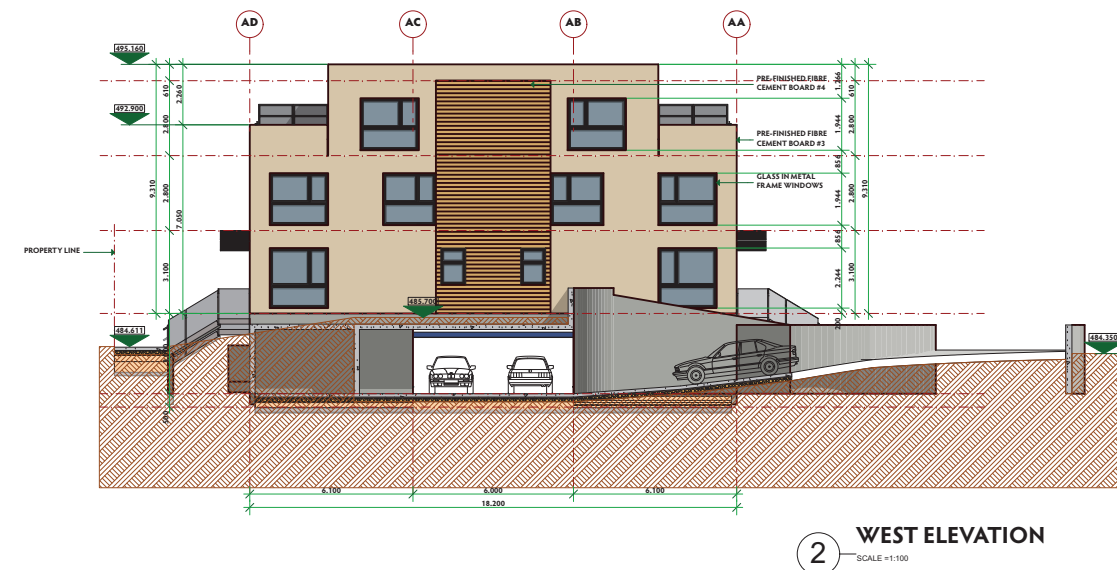
MIXED USE DEVELOPMENT  
FOR  
MILLWICK ACQUISITION CORP.  
**780 BROADWAY**  
ORANGEVILLE ONTARIO



**GABRIEL BODOR ARCHITECT, INC.**  
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UNIONVILLE, ONTARIO, CANADA L6C 1Y7  
EL.: (905) 887-6658; FAX: (905) 887-5775; E-mail: gabe@bodorarchitect.com

Project Title: <b>BUILDING "A" &amp; "B" EAST, SOUTH ELEVATIONS</b>			
Project Designer: #Contact Full Name		M & E Engineers: #Contact ID	
Structural Engineer: #Contact Role		Landscape Architect: #Contact Department	
Scale: 1:100, 1:2		Project No.: <b>19-683</b>	Sheet No.: 18 of 29 <b>A400</b>
Date of Plot: 20-06-16			





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CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

THIS DRAWING NOT TO BE SCALED!

EBR 11, 2020	UNIT SIZES ARE REDUCED & 6 UNITS ADDED ISSUED FOR CO-ORDINATION						G2
							G.B.
JAN.06, 2020	ISSUED FOR CO-ORDINATION						G1
							G.B.
Date	Issued / Revisions						No.
							By

MIXED USE DEVELOPMENT  
FOR  
MILLWICK ACQUISITION CORP.  
**780 BROADWAY**  
BRANDENBURG, KENTUCKY 40303  
BRANDENBURG, KENTUCKY 40303

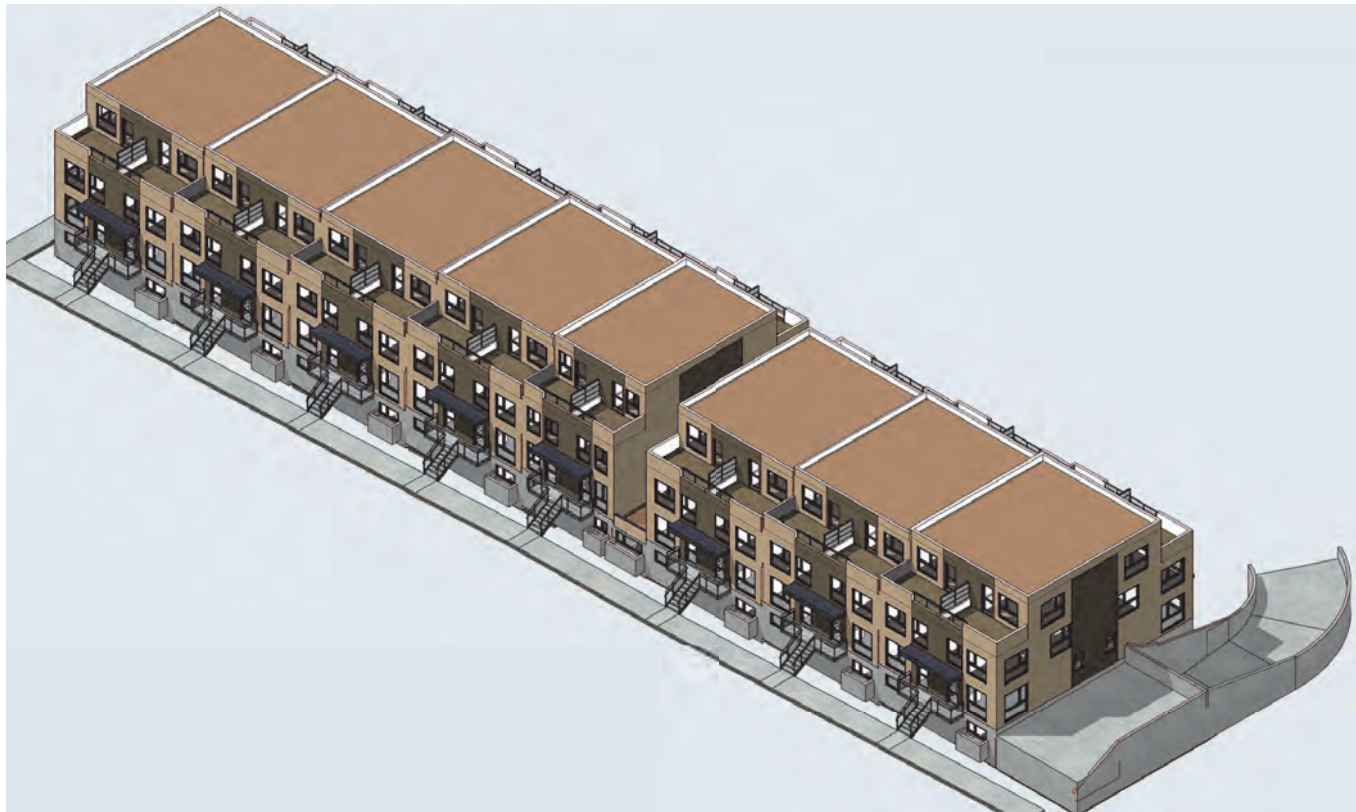


**GABRIEL BODOR ARCHITECT, INC.**  
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EL.: (905) 887-6658; FAX: (905) 887-5775; E-mail: gabe@bodorarchitect.com

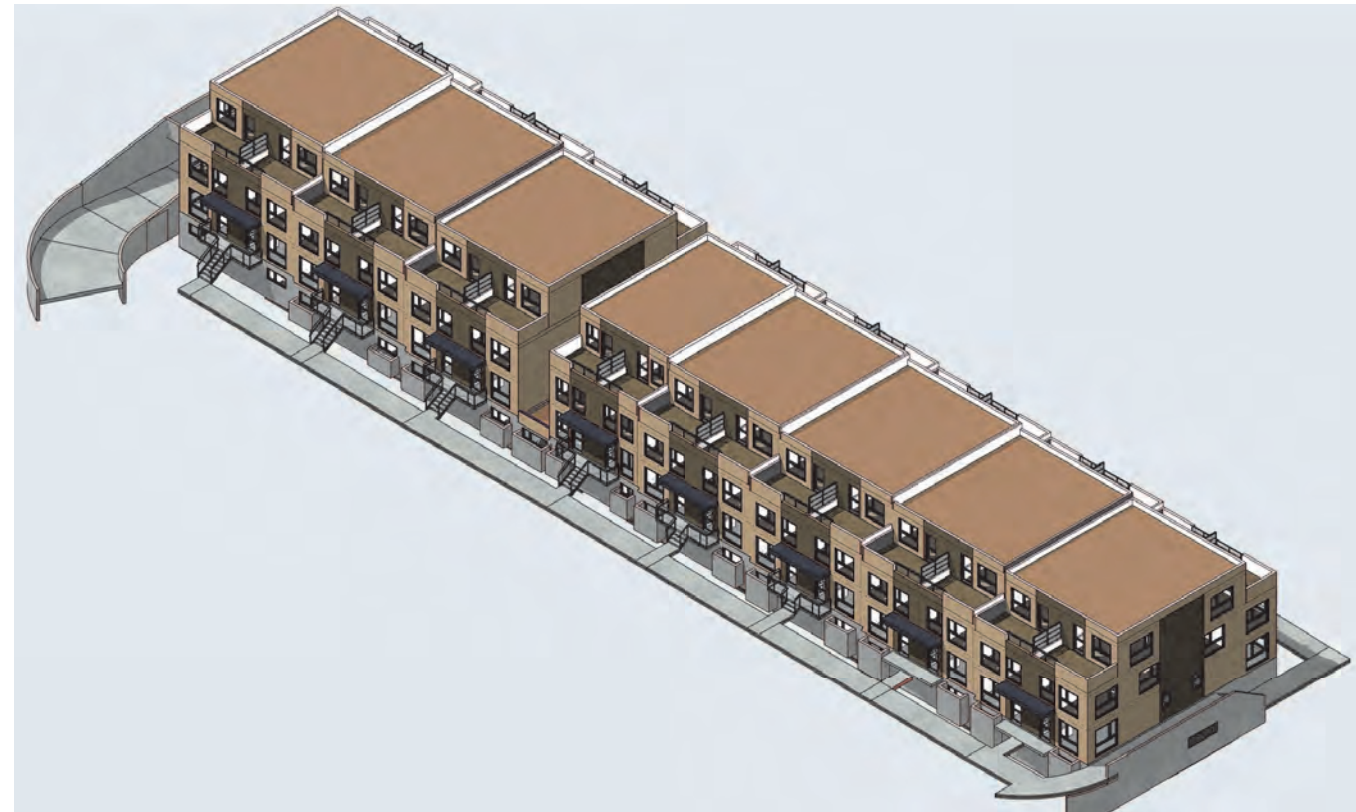
Project Title: <b>BUILDING "A" &amp; "B" NORTH, WEST ELEVATIONS</b>	
Project Designer: M & E Engineers	
#Contact Full Name	#Contact ID
Structural Engineer:	Landscape Architect:
#Contact Role	#Contact Department
Scale: 1:100, 1:2	Project No.: <b>19-683</b>
Date of Plot: 2006-16	Sheet No.: 19 of 29 <b>A401</b>



Report INS-2021-012 - Attachment 2



**2 NORTH-WEST VIEW**  
SCALE = 1:68.57



**1 SOUTH-EAST VIEW**  
SCALE = 1:68.57



3 Image20

THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL AND M. & E. ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK.

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THIS DRAWING NOT TO BE SCALED!

[illegible]

MIXED USE DEVELOPMENT  
FOR  
MILLWICK ACQUISITION CORP.  
**780 BROADWAY**  
BRANDENBURG, KENTUCKY 40303  
BRANDENBURG, KENTUCKY 40303



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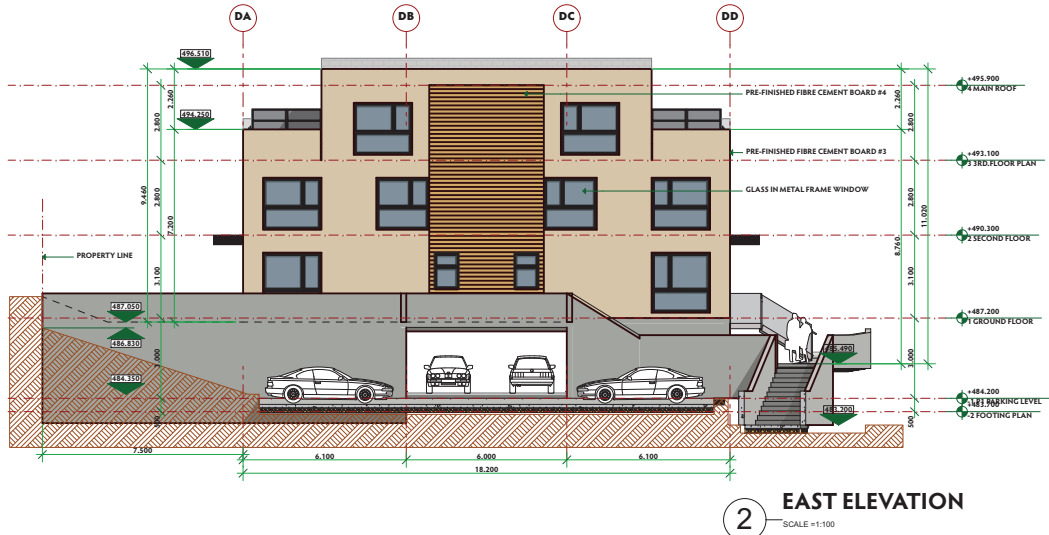
Sheet Title:

Project Designer:		M & E Engineers:	
#Contact Full Name		#Contact ID	
Structural Engineer:		Landscape Architect:	
#Contact Role		#Contact Department	
Scale:	Project No.:	Sheet No. 20 of 29	
1:68.57, 1:2	<b>19-683</b>	<b>A402</b>	
Date of Plot: 2020-06-16			





3 BUILDING C & D COURT VIEW  
SCALE = 1:100



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THIS DRAWING NOT TO BE SCALED!

FEB. 11, 2020	UNIT SIZES ARE REDUCED & 6 UNITS ADDED FOR CO-ORDINATION	G2
JAN. 06, 2020	ISSUED FOR CO-ORDINATION	G1
Date	Issued / Revisions	No. By

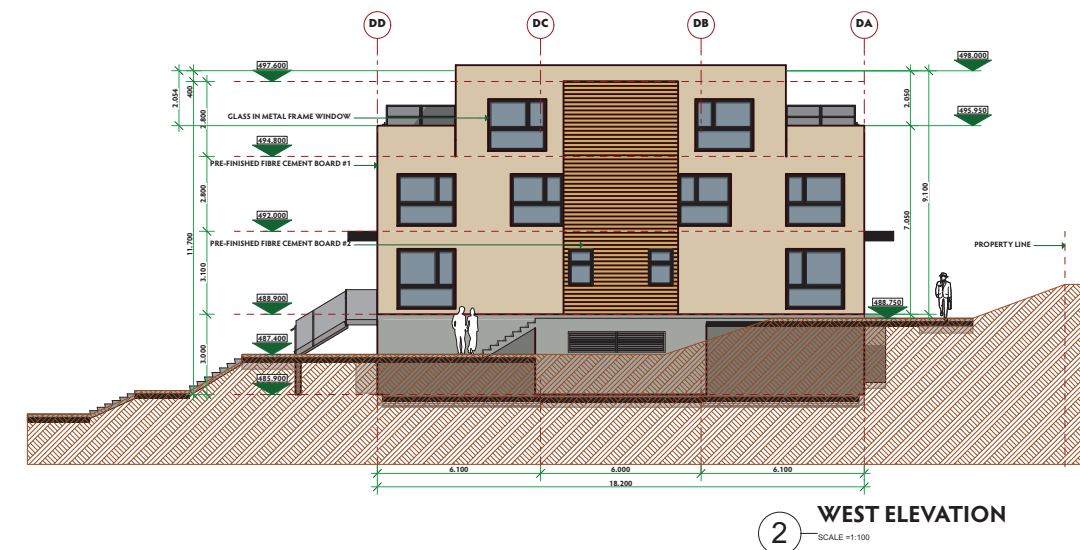
MIXED USE DEVELOPMENT FOR  
MILLWICK ACQUISITION CORP.  
780 BROADWAY  
ORANGEVILLE ONTARIO



GABRIEL BODOR ARCHITECT, INC.  
46 GOLDRING CRESCENT  
UNIONVILLE, ONTARIO, CANADA L6C 1Y7  
TEL: (905) 887-4658; FAX: (905) 887-8775; E-mail: gabe@bodorarchitect.com

Sheet Title:	BUILDING "C" & "D" SOUTH, EAST ELEVATIONS	
Project Designer:	M. & E. Engineers	#Contact ID
Structural Engineer:		#Contact ID
Landscape Architect:		#Contact ID
#Contact Role	#Contact Department	
Scale:	1:100, 1:2	Project No.
Date of Plot:	2020-04-16	19-683 A403

Report INS-2021-012 - Attachment 2



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THIS DRAWING NOT TO BE SCALED!

E.B. 11, 2020		UNIT SIZES ARE REDUCED & 6 UNITS ADDED ISSUED FOR CO-ORDINATION		G2		
				G.B.		
JAN.06, 2020		ISSUED FOR CO-ORDINATION		S1		
				G.S.		
				No.		
Date		Issued / Revisions				
						By

MIXED USE DEVELOPMENT  
FOR  
MILLWICK ACQUISITION CORP.  
**780 BROADWAY**  
ORANGEVILLE ONTARIO



**GABRIEL BODOR ARCHITECT, INC.**  
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UNIONVILLE, ONTARIO, CANADA L6C 1Y7  
EL.: (905) 887-6658; FAX: (905) 887-5775; E-mail: gabe@bodorarchitect.com

Sheet Title:

Project Designer:		M & E Engineers	
#Contact Full Name		#Contact ID	
Structural Engineer:		Landscape Architect:	
#Contact Role		#Contact Department	
Scale:	Project No.:	Sheet No.:	22 of 29
1:100, 1:2	<b>19-683</b>	<b>A404</b>	
Date of Plot: 2020-06-16			



Report INS-2021-012 - Attachment 2



2 NORTH-WEST VIEW  
SCALE = 1:64



**1** SOUTH-EAST VIEW  
SCALE = 1:64



**3 COURT VIEW**

CONTRACTOR SHALL CHECK ALL DIMENSIONS ON THE WORK AND REPORT ANY DISCREPANCY TO THE ARCHITECT BEFORE PROCEEDING. CONSTRUCTION MUST CONFORM TO ALL APPLICABLE CODES AND REQUIREMENTS OF AUTHORITIES HAVING JURISDICTION.

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THIS DRAWING NOT TO BE SCALED!

17.01.2020	UNIT SIZES ARE REDUCED & 6 UNITS ADDED ISSUED FOR CO-ORDINATION	02	G.B.
18.06.2020	ISSUED FOR CO-ORDINATION	01	G.B.
Date	Issued / Revisions		No. By

MIXED USE DEVELOPMENT  
FOR  
MILLWICK ACQUISITION CORP.  
**780 BROADWAY**  
ORANGEVILLE ONTARIO



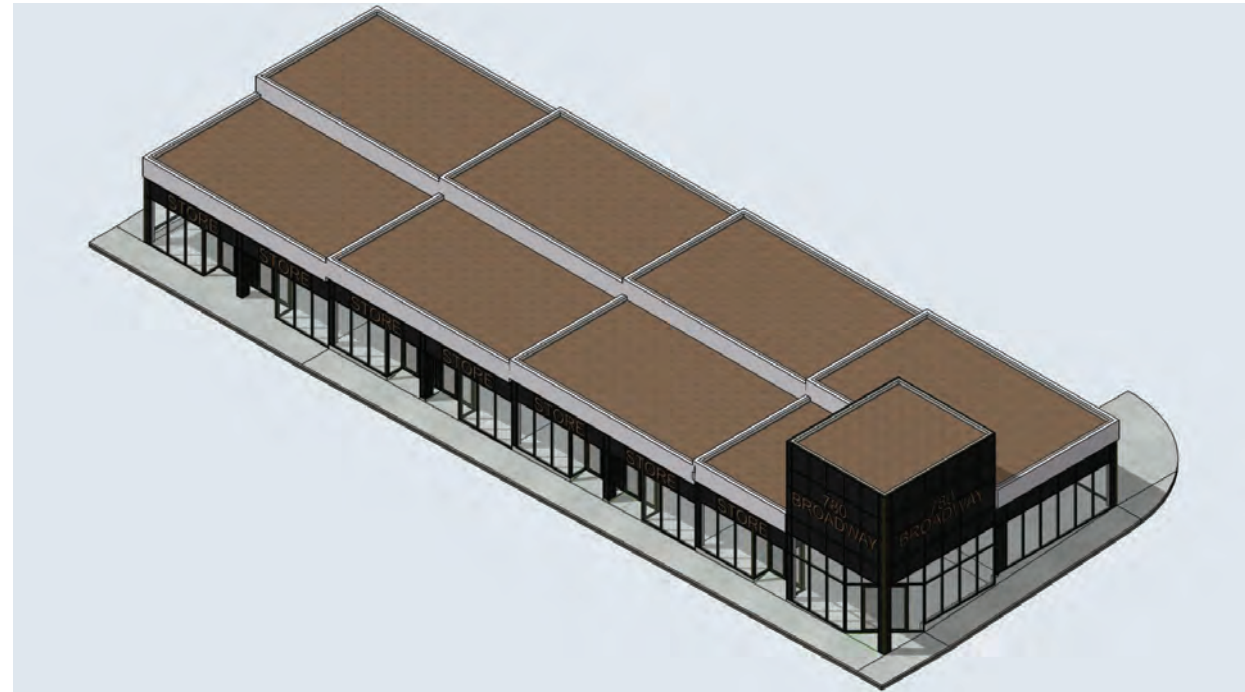
**GABRIEL BODOR ARCHITECT, INC.**  
46 GOLDRING CRESCENT  
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TEL.: (905) 887-4658; FAX: (905) 887-8775; E-mail: gabe@bodorarchitect.com

Sheet Title:

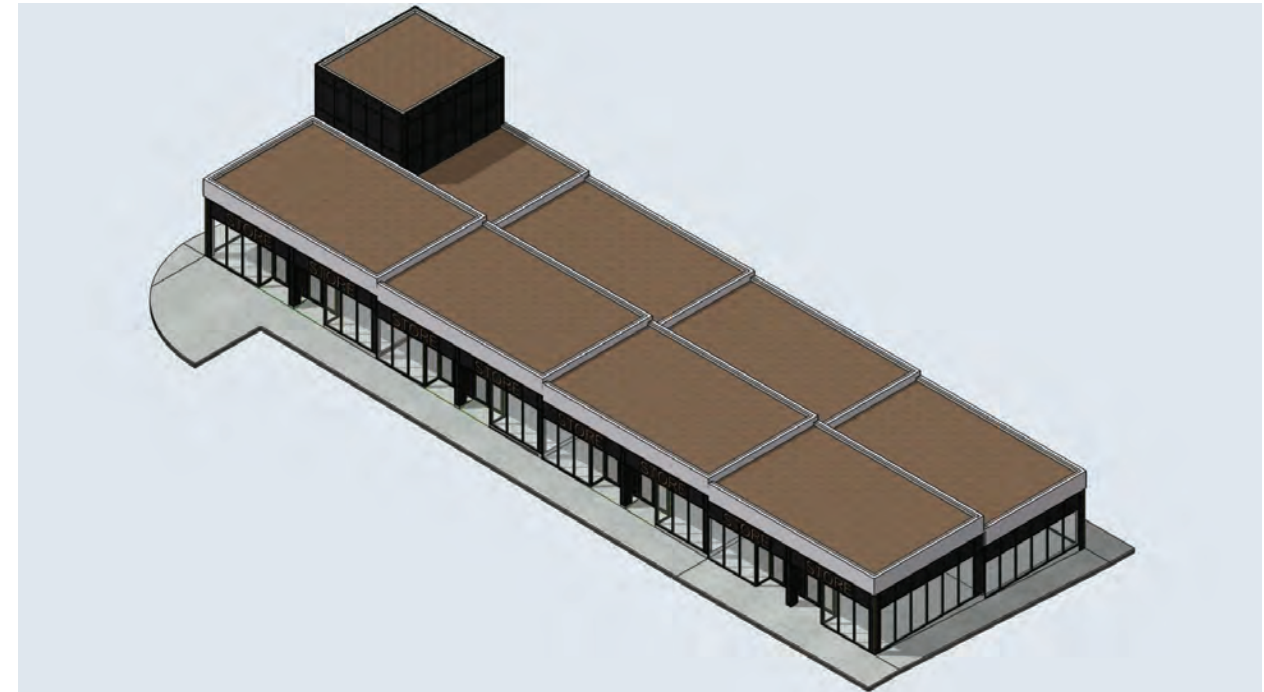
Project Designer:		M & E Engineers:	
#Contact Full Name		#Contact ID	
Structural Engineer:		Landscape Architect:	
#Contact Role		#Contact Department	
Scale:	Project No.:	Sheet No.:	23 of 29
1:64, 1:2.50	<b>19-683</b>	<b>A405</b>	
Site of Plot: 2020-04-14			







**2 NORTH-WEST VIEW**  
SCALE = 1:66.67



**1 SOUTH-EAST VIEW**  
SCALE = 1:66.67



**4 BROADWAY COURT VIEW**  
SCALE = 1:2.70



**3 RETAIL BROADWAY VIEW**

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THIS DRAWING NOT TO BE SCALED!

[illegible]

MIXED USE DEVELOPMENT  
FOR  
MILLWICK ACQUISITION CORP.  
**780 BROADWAY**  
ORANGEVILLE ONTARIO



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UNIONVILLE, ONTARIO, CANADA L6C 1Y7  
TEL.: (905) 887-6658; FAX.: (905) 887-8775; E-mail: gabe@bodorarchitect.com

Project Title: <b>RETAIL BUILDING AXONOMETRIC VIEWS</b>	
Project Designer: M & E Engineers	
#Contact Full Name	#Contact ID
Structural Engineer:	Landscape Architect:
#Contact Role	#Contact Department
Scale: 1:66.67, 1:2, 1:2.70	Project No.: <b>19-683</b>
Date of Plot: 2006-06-16	Sheet No.: 25 of 29 <b>A407</b>





**1 BIRDS EYE VIEW**

THE ARCHITECT IS NOT RESPONSIBLE FOR THE ACCURACY OF SURVEY, STRUCTURAL AND M. & E. ENGINEERING INFORMATION SHOWN ON THIS DRAWING. REFER TO THE APPROPRIATE ENGINEERING DRAWINGS BEFORE PROCEEDING WITH THE WORK.

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THIS DRAWING NOT TO BE SCALED!

[illegible]

MIXED USE DEVELOPMENT  
FOR  
MILLWICK ACQUISITION CORP.  
**780 BROADWAY**  
ORANGEVILLE ONTARIO



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UNIONVILLE, ONTARIO, CANADA L6C 1Y7  
EL.: (905) 887-6658; FAX: (905) 887-5775; E-mail: gabe@bodorarchitect.com

Project Title:		
<b>BIRDS EYE VIEW</b>		
Project Designer:		M & E Engineers:
#Contact Full Name	#Contact ID	
Structural Engineer:		Landscape Architect:
#Contact Role	#Contact Department	
Scale:	Project No.:	Sheet No.:
1:1		26 of 29
Site of Plot:	<b>19-683</b>	<b>A408</b>
2006-16		



## **The Corporation of the Town of Orangeville**

### **By-law Number 2021-**

#### **A by-law to confirm the proceedings of the Council of The Corporation of the Town of Orangeville at its Council – Public Meeting held on March 1, 2021**

Whereas Section 5 (1) of the Municipal Act, 2001, as amended, provides that the powers of a municipal corporation shall be exercised by its council;

And whereas Section 5 (3) of the Municipal Act, 2001, as amended, provides that municipal powers shall be exercised by by-law;

Be it therefore enacted by the municipal Council of The Corporation of the Town of Orangeville as follows:

1. That all actions of the Council of The Corporation of the Town of Orangeville at its Council - Public Meeting held on March 1, 2021, with respect to every report, motion, by-law, or other action passed and taken by the Council, including the exercise of natural person powers, are hereby adopted, ratified and confirmed as if all such proceedings were expressly embodied in this or a separate by-law.
2. That the Mayor and Clerk are authorized and directed to do all the things necessary to give effect to the action of the Council of The Corporation of the Town of Orangeville referred to in the preceding section.
3. That the Mayor and the Clerk are authorized and directed to execute all documents necessary in that behalf and to affix thereto the seal of The Corporation of the Town of Orangeville.

Passed in open Council this 1st day of March, 2021

---

Sandy Brown, Mayor

---

Karen Landry, Clerk