



## **Minutes of Council - Public Meeting**

**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**

Members Present: Mayor S. Brown, was present in Council Chambers  
Deputy Mayor A. Macintosh, was present in Council Chambers  
Councillor J. Andrews  
Councillor G. Peters  
Councillor L. Post  
Councillor D. Sherwood  
Councillor T. Taylor

Staff Present: E. Brennan, CAO  
D. Benotto, Software Operations Supervisor, was present in Council Chambers  
D. Jones, General Manager, Infrastructure Services  
K. Landry, Town Clerk, was present in Council Chambers  
M. Pourmanouchehri, IT Technician, was present in Council Chambers  
Brandon Ward  
T. Macdonald, Assistant Clerk, was present in Council Chambers

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### **1. Call To Order**

The meeting was called to order at 7:00 p.m.

### **2. Approval of Agenda**

**Resolution 2021-083**

Moved by Councillor Andrews

Seconded by Councillor Taylor

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

**Carried**

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

None.

**4. Singing of National Anthem**

David Nairn, Theatre Orangeville provided a pre-recorded National Anthem which was played.

**5. Land Acknowledgement**

The Mayor acknowledged the traditional territory of the Anishinaabe people including the Ojibway, Potawatomi and Odawa of the Three Fires Confederacy.

**6. Announcements by Chair**

Mayor Brown provided information regarding how the public is able to participate in the Council meeting, advised the gallery and viewing audience with respect to the public nature of Council Meetings and that it is webcast.

**7. Statutory Public Meetings**

Deputy Mayor Macintosh assumed the Chair and outlined the procedure to be followed for the public meeting and reminded those listening or watching how to participate in the meeting via telephone.

**7.1 Brandon Ward, Manager, Planning, Presentation, 780 Broadway**

Brandon Ward, Manager, Planning provided an overview of the Official Plan and Zoning By-law Amendments and Site Plan Approval relating to 780 Broadway. The proposal is for a mixed-use development featuring 54 three-storey back-to-back townhouse dwellings, single-storey stand-alone commercial building, 154 parking spaces, including 108 residential and 46 commercial spaces. The current Official Plan does not permit residential uses and the applicants are seeking a re-designation to "Neighbourhood

Commercial" to add a site-specific policy to permit a maximum of 54 dwellings. Currently the subject property is zoned Service Commercial (C3) Zone with a site specific special provision 24.126 and the proposed rezoning is to Neighbourhood Commercial (C2) Zone with a site specific special provision to address specific details of the development, ie building height, 54 dwelling units. Mr. Ward outlined the next steps for the applications which include staff review of comments received through public consultation and circulation review and preparation of recommendation report for Council.

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

Hesham Mohamed, Planner, Humphries Planning Group Inc., outlined the location, size and existing use of the subject property and outlined that the Official Plan and Zoning By-law amendment applications seek to amend the Official Plan to re-designate the lands from "Service Commercial" to "Neighbourhood Commercial" in order to permit residential uses on the subject lands and to amend the Zoning By-law from Service Commercial (C3) with Special Provision 24.126 to "Neighbourhood Commercial Zone" (C2) with site specific provisions to allow for ground oriented residential dwelling units.

Councillor Andrews questioned the extent of modifications being considered relating to the traffic volume at the intersection.

Mr. Ward indicated that a traffic study has been completed and that this section of the roadway is the responsibility of the County.

Councillor Andrews questioned the style of the proposed units.

Mr. Mohamed indicated that it is contemplated that they will be townhouse style units and that the site plan is still under review.

Councillor Sherwood questioned the children's play area between the two townhouse units and wondered if there would be some sort of play structure included.

Mr. Mohamed indicated that they are still open to discussion on the matter of the play area and there is no formal plan in place relating to the play area at this time.

Mayor Brown questioned the extent of the lot coverage on the property and asked if there is a way to reduce that.

Mr. Mohamed indicated that an urban design brief was submitted with the application and indicated that they are seeking technical comments on the built form of the proposed development.

Councillor Post questioned the number of residential pieces that could be placed on the property with the current zoning and Official Plan in place.

Mr. Mohamed advised that current zoning would impede the building height of the allowable build. He indicated that the correspondence included on the agenda sighted privacy as an issue and he advised that an urban design brief was submitted and that there is a significant grade change which would mitigate privacy concerns.

Councillor Peters asked for the rationale for moving away from service commercial.

Mr. Ward indicated that the applicant saw the lands as under-utilized and that there is a need for residential dwellings.

The Chair asked for questions from the public. David Webb, Paula Court resident asked how the development came around so quickly and if there will be any new guidelines put into place.

Mr. Ward indicated that the existing development referred to as Paula Court is unrelated to these applications and that no will be made tonight on these applications.

The Chair asked if there were any additional questions and there were none.

### **7.3 Correspondence, Darlene Herron and David Webb, OPZ-2020-03**

The Chair acknowledged receipt of correspondence from Darlene Herron and David Webb dated February 24, 2021 outlining reasons that they oppose the proposed development.

### **7.4 Correspondence, Sheena and Steven Snook, OPZ-2020-03**

The Chair acknowledged receipt of correspondence from Sheena Snook and Steven Snook dated February 25, 2021 outlining their opposition to the proposed development.

### **7.5 780 Broadway, Public Meeting Information Report, OPZ-2020-03, INS-2021-012**

**Resolution 2021-084**

Moved by Councillor Post  
Seconded by Mayor Brown

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

**Carried**

Mayor Brown resumed the Chair.

**8. By-Laws**

**Resolution 2021-085**

Moved by Councillor Peters  
Seconded by Councillor Taylor

Recommendations:

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

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.

**Carried**

**9. Adjournment**

**Resolution 2021-086**

Moved by Councillor Taylor  
Seconded by Councillor Andrews

That the meeting be adjourned at 7:49 p.m.

**Carried**

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Sandy Brown, Mayor

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Karen Landry, Clerk