



**Revised Agenda  
Heritage Orangeville Committee Meeting**

**Thursday, July 22, 2021, 7:00 p.m.  
Chair and Secretary Participating Remotely  
The Corporation of the Town of Orangeville**

**NOTICE**

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

Prior to the meeting, written comments may be sent to the Secretary of the Heritage Orangeville Committee by email at [heritage@orangeville.ca](mailto:heritage@orangeville.ca). Such written comments will become part of the public record.

Members of the public may access the meeting on the above-noted date and time by telephone at:

+1 289-801-5774, 651703194# Canada, Brampton

Phone Conference ID: 651 703 194#

Please note that your full name and comments will be part of the public record and will be included in the minutes of the meeting.

**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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	<b>Pages</b>
1. Call to Order	
2. Disclosures of (Direct or Indirect) Pecuniary Interest	
3. Adoption of Minutes of Previous Meeting	
4. Presentations	
*4.1. Veronica Cvet, BIA - Theatre Orangeville Mural Winner	3
5. Items for Discussion and Reports	
5.1. Report from M. Adams, Planning Administrator - 15-17 York Street, Demolition of a Municipal Heritage Register Property	4
5.2. Report from B. Ward, Manager of Planning - Official Plan Review, Heritage Orangeville Input and Appointment of Representative	44
6. Facade Improvement Applications	
7. Correspondence	
8. New Business	

**9. Date of Next Meeting**

Regular meetings have been suspended until September 2021.

**10. Adjournment**

THEATRE ORANGEVILLE  
PRESENTS



**Subject:** 15-17 York Street, Demolition on a Municipal Heritage Register Property

**Department:** Infrastructure Services

**Division:** Planning [Report Number]

**Meeting Date:** 2021-07-22

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## **Recommendation**

That Heritage Orangeville provide comment regarding the proposed demolition of 15-17 York Street.

## **Background and Analysis**

The subject property is known municipally as 15-17 York Street and is located on the south side of York Street, between Church Street to the south and Broadway to the north. The property is situated within a mature residential neighbourhood containing many properties of cultural heritage and value or interest. There is a two-storey detached dwelling situated on the property, which was built in 1876. This property is listed on the Municipal Register of Non-Designated Heritage Properties of Cultural Heritage Value or Interest. A [heritage summary](#) of the subject property obtained from the Town's [interactive mapping tool for Heritage Properties](#) is included in Attachment 1.

The owner has advised the Town of their intent to demolish an existing one-storey portion of the dwelling. This occurred by way of a building permit application received this month. The owner is proposing to demolish a 23 sq. metre one-storey portion of the dwelling and construct a new 60 sq. metre two-storey addition located at the rear of the dwelling. Site photos are included in Attachment 2. The site plan showing the location of the demolition and proposed addition, and drawings submitted with the building permit application are included as Attachment 3.

The Ontario Heritage Act (“the Act”) requires the owner of a listed property to give Council at least 60 days written notice of an intention to demolish or remove a structure from the property, together with plans or other required information that justify the demolition or removal. Council may agree to the demolition or initiate the process to provide further protection of the property through designation under the Part IV of the Act. Council must

consult with Heritage Orangeville before allowing the demolition or removal of a structure from a listed property.

The Planning Division is seeking comments from the Committee with respect to the demolition of the one-storey portion of the dwelling, in terms of any impacts to the heritage attributes associated with the listing of this non-designated property on the Municipal Heritage Register.

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## **Strategic Alignment**

### **Orangeville Forward – Strategic Plan**

Priority Area: Community Stewardship

Objective: Maintain and Protect our Built and Natural Heritage

### **Sustainable Neighbourhood Action Plan**

Theme: Land Use and Planning

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

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## **Notice Provisions**

There are no public notification provisions applicable to this report.

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## **Financial Impact**

There are no financial impacts anticipated to the Town arising from this report.

Respectfully submitted

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

Prepared by

Mary Adams  
Planning Administrator, Infrastructure  
Services

- Attachment(s):**
1. Heritage Orangeville Building Summary
  2. Site Photos
  3. Site Plan and Building Drawings

## Heritage Orangeville Building Summary

# 15/17 York Street

<b>YearBuilt</b>	1876	<b>District</b>	null
<b>Circa</b>	No		
<b>Building Type</b>	Residential	<b>Original Owner</b>	George A. Campbell
<b>Status</b>	MunReg - Non Designated	<b>Bylaw</b>	null
<b>Plaque</b>	null	<b>Date Destroyed</b>	null
<b>Reason Destroyed</b>	null		

### Architectural Style

Gothic Revival

### Architectural Description

A Gothic Revival vernacular style, this building is 1 ½ storeys, with a cross gabled roof with shallow wood eaves forming a T floor plan. A chimney sits on the roof at the ridge of the front gable, and two single storey bays with hip roofs are found on the front and east facades. Each gable has a different decorative vergeboard. Clad in red brick, it also has buff brick soldiered voussoirs over window and door openings. The shallow arch top window openings with wood sills have the original 2/2 sashes while the side bay windows have 1/1 sashes. The building has two entrances: one on the east side and the other on the west side of the projecting front wing. They feature a shallow arch opening with transom window over the doors. There is evidence on the brick that a porches with a half hip roof ran on the side of the front projecting wing. It is also seen on the 1907 insurance map. A porch is found on the east side of the rear wing. A small one storey brick clad tail is found on the rear of the building. In the summer of 2016, the building underwent extensive restoration.

### Historical Description

Part of the Lawrence holdings, this west part of lot 7 was sold by Rhoda Reid, Orange Lawrence's daughter, to George A. Campbell in 1876 for \$400. G. A.'s father, William and his uncle, James Campbell, operated a tannery and George had worked there before opening a boot and shoe store on Braodway. He married Ann B. Godfrey in 1875 and they had eight children: William, Paul, Godfery, George Harold, Mabel, Edna M., Loise and Roy Tate. George A. and Ann built on the lot and also built #7, #18 and #19 York, as well as a large commercial building at 185 Broadway. His son, Dr. George H. Campbell was an Olympic athlete on the gold medal lacrosse team of 1908. After Campbell's death in 1926, the estate passed to his son. In 1947, 35' x 120' on the east side of the lot was purchased by Mildred Ann King and an infill bungalow was built on this part.

### Photos



### Location



Site Photos – 15-17 York Street







**TENHOUSE**  
BUILDING WORKSHOP

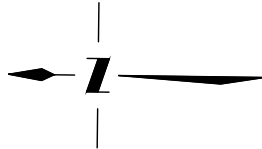
**TenHouse Building Workshop**  
25 Capreol Court  
Toronto ON M5V 3Z7  
T 905 699 7371

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS

**QUALIFICATION INFORMATION**  
MATTHEW FRATARCANGELI BCIN#:44839

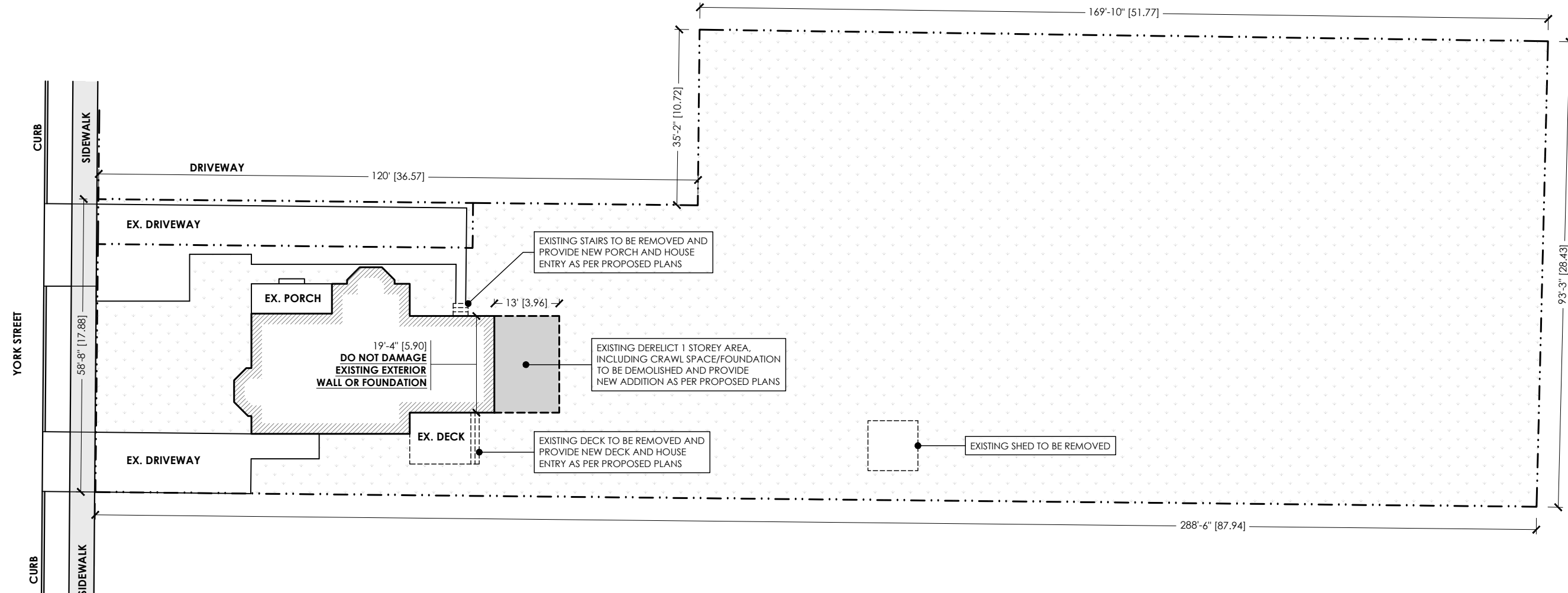


**REGISTRATION INFORMATION**  
TENHOUSE BUILDING WORKSHOP  
BCIN#:112916



**GENERAL DEMOLITION NOTES:**

1. THE EXISTING FOUNDATION AND EXTERIOR WALL (ADJACENT TO 1 STOREY AREA TO BE DEMOLISHED) IS TO REMAIN AND BE PROTECTED FROM DAMAGE.
2. THE CONTRACTOR MUST PROTECT THE EXISTING FOUNDATION FROM RAIN AND WATER INFILTRATION AND TAKE THE NECESSARY MEASURES TO REMOVE ANY ACCUMULATED WATER.
2. THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THERE IS NO INTERRUPTION OF ANY SURFACE OR SUBSURFACE DRAINAGE FLOW THAT WOULD ADVERSELY AFFECT NEIGHBOURING PROPERTIES.
3. PRIOR TO THE START OF WORK, ALL SERVICES TO THE SITE SHALL BE LOCATED. THE CONTRACTOR SHALL ENSURE THAT ALL SERVICES THAT ARE TO BE AFFECTED BY THE DEMOLITION ARE SHUT OFF, CAPPED OR OTHERWISE CONTROLLED. ENSURE THAT NO EXISTING SERVICES, ABOVE OR BELOW GRADE ARE DAMAGED DURING THE DEMOLITION PROCESS.
4. ALL DEMOLITION WORK MUST BE PERFORMED BY COMPETENT PERSONNEL EXPERIENCED AND SKILLED IN ALL PHASES OF THE DEMOLITION WORK AS WELL AS FAMILIAR WITH THE ONTARIO HEALTH AND SAFETY ACT, ONTARIO REGULATION 213/91, CONSTRUCTION PROJECTS.
5. ALL PERSONNEL MUST WEAR ALL REQUIRED PERSONAL PROTECTIVE EQUIPMENT (PPE) (E.G., HARD HAT, STEEL-TOED SHOES, PROTECTIVE GLOVES) TO CARRY OUT THE DESCRIBED WORK.
6. RESPONSIBLE/COMPETENT PERSONNEL MUST BE ON SITE TO OBSERVE AND ALERT WORKERS OF ANY IMPENDING DANGER IN THE FORM OF FURTHER MOVEMENT OF THE DAMAGED WALL OR ADJACENT WALLS AND/OR FALLING DEBRIS OUTSIDE OF THE DEMOLISHED PERIMETER.
7. PRIOR TO ANY DEMOLITION, THE CONTRACTOR MUST VERIFY THAT ALL HAZARDOUS MATERIALS ARE SAFELY REMOVED OFF SITE AND TREATED IN ACCORDANCE WITH THE ENVIRONMENTAL REMEDIATION PROCESS APPLICABLE TO THE SUBJECT FILE.
8. IF THERE ARE ANY DEVIATIONS NOTED FROM WHAT IS DEPICTED ON THESE DRAWINGS OR IF ANY ISSUES ARISE DURING DEMOLITION, THE DEMOLITION SHALL BE HALTED AND THE CONTRACTOR IS TO NOTIFY TENHOUSE BUILDING WORKSHOP AND SEEK INSTRUCTION BEFORE PROCEEDING.
9. SELECTIVE DEMOLITION SHALL BE PERFORMED IN COMPLIANCE WITH CSA S350-M1980 (R2003) AND THE MINISTRY OF LABOUR REQUIREMENTS.
10. AFTER DEMOLITION, THE CONTRACTOR SHALL CLEAN THE SITE AND MOVE ALL BUILDING DEBRIS OFF-SITE.
11. A BUILDING PERMIT WILL BE REQUIRED TO CARRY OUT THE DEMOLITION AND A SEPARATE PERMIT WILL BE REQUIRED FOR THE ADDITION.
12. DURING THE DEMOLITION, ENSURE THE NEIGHBORING PROPERTIES ARE NOT DAMAGED BY FALLING DEBRIS. ALL DEBRIS SHALL BE PLACED INTO BINS. DUST AND FLYING DEBRIS SHALL BE CONTROLLED AS PRACTICABLY AS POSSIBLE.
13. THE SITE MUST BE FENCED OFF AND SECURED IN ORDER TO PREVENT UNAUTHORIZED ACCESS, INCLUDING THE SWING RADIUS AROUND THE DEMOLITION EQUIPMENT.
14. DEMOLITION SHALL ONLY BE COMMENCED AFTER THE AREA IS SECURED BY A TEMPORARY SAFETY BARRIER AND ALL SERVICES ARE PROPERLY DISCONNECTED.
15. WORKERS ARE NOT PERMITTED WITHIN 6.5M OF THE FRONT, REAR, OR SIDES OF THE STRUCTURE DURING THE DEMOLITION. THE CONTRACTOR MUST BARRICADE THE WORK ZONE INCLUDING THE SWING RADIUS AROUND THE DEMOLITION EQUIPMENT, AND PREVENT UNAUTHORIZED ACCESS.
16. ONCE THE DEMOLITION IS COMPLETE, WORK SHALL IMMEDIATELY BEGIN FOR THE CONSTRUCTION OF THE NEW ADDITION AND AS PER THE APPROVED PERMIT DRAWINGS. DO NOT START DEMOLITION UNTIL AN APPROVED BUILDING PERMIT IS ISSUED FOR THE ADDITION WORK.



REV	DATE	REMARK
0	06/22/21	ISSUED FOR DEMO

PROJECT:  
**PARTIAL DEMOLITION AT  
15-17 YORK STREET,  
ORANGEVILLE, ON**

<b>DRAWN:</b> MDF	<b>APPROVED:</b> MDF
<b>FILE NO:</b> 21-038	<b>DATE:</b> 06/22/21

REVISION: 0 CHECKED BY: MDF

EXISTING/DEMO SITE PLAN

**1** EXISTING/DEMO SITE PLAN  
SP0.01 1/32" = 1'

**SP0.01**



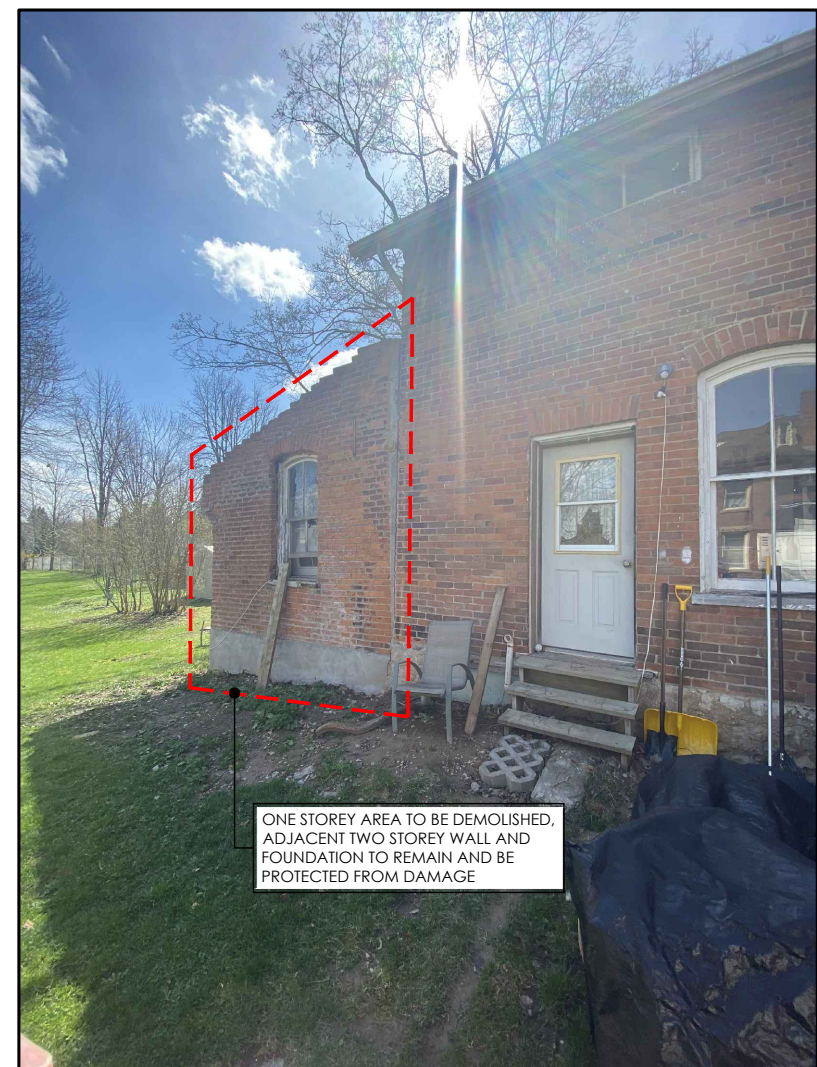
TenHouse Building Workshop  
25 Capreol Court  
Toronto ON M5V 3Z7  
T 905 699 7371

THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS

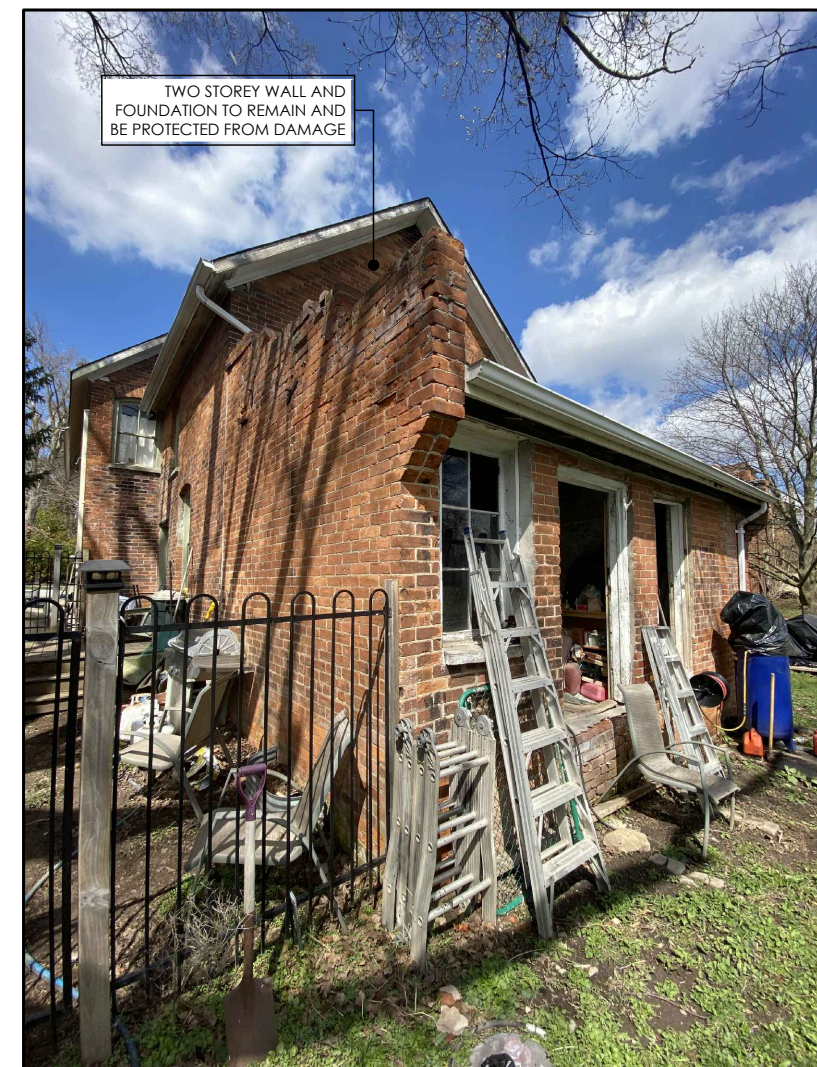
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MATTHEW FRATARCANGELI BCIN#:44839

REGISTRATION INFORMATION  
TENHOUSE BUILDING WORKSHOP  
BCIN#:112916

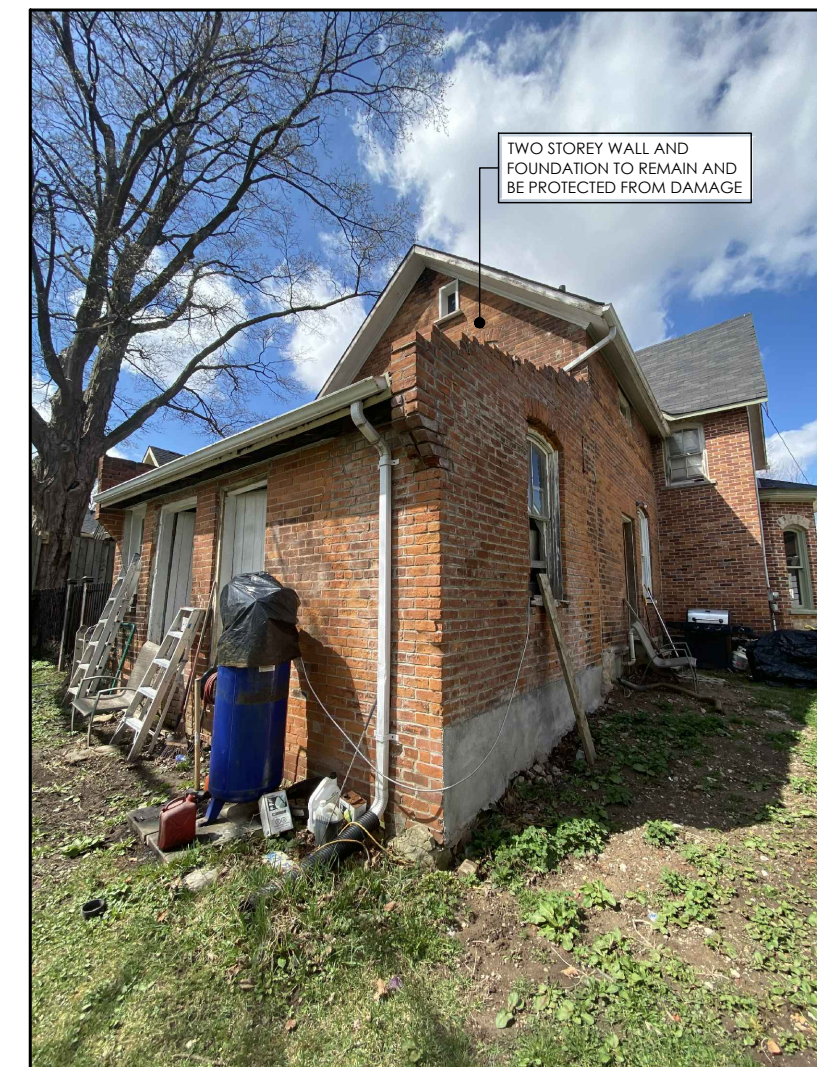
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ONE STOREY AREA TO BE DEMOLISHED, ADJACENT TWO STOREY WALL AND FOUNDATION TO REMAIN AND BE PROTECTED FROM DAMAGE



TWO STOREY WALL AND FOUNDATION TO REMAIN AND BE PROTECTED FROM DAMAGE



TWO STOREY WALL AND FOUNDATION TO REMAIN AND BE PROTECTED FROM DAMAGE

PROJECT:  
PARTIAL DEMOLITION AT  
15-17 YORK STREET,  
ORANGEVILLE, ON

DRAWN: MDF APPROVED: MDF  
FILE NO: 21-038 DATE: 06/22/21

REVISION: 0 CHECKED BY: MDF

AREA TO BE DEMOLISHED  
PHOTO REFERENCE

# SPO.02



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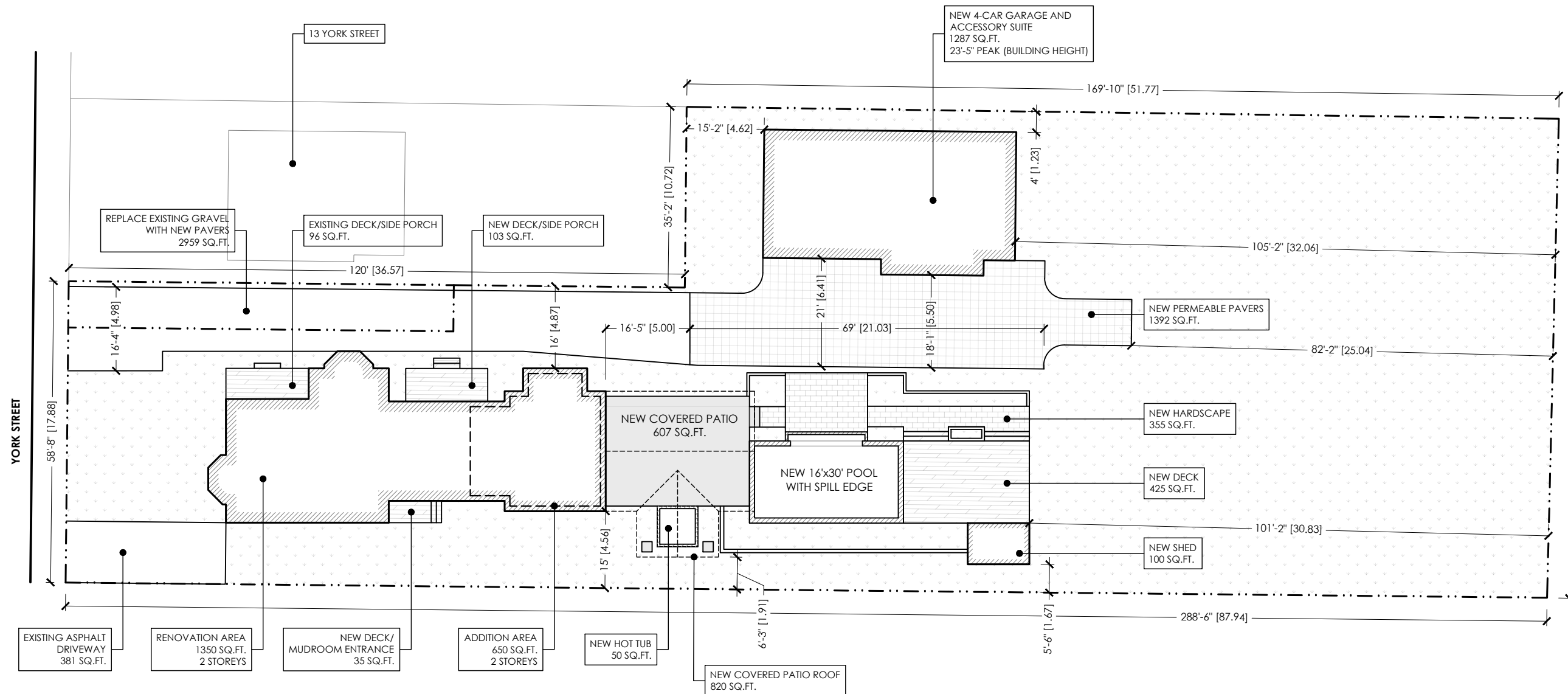
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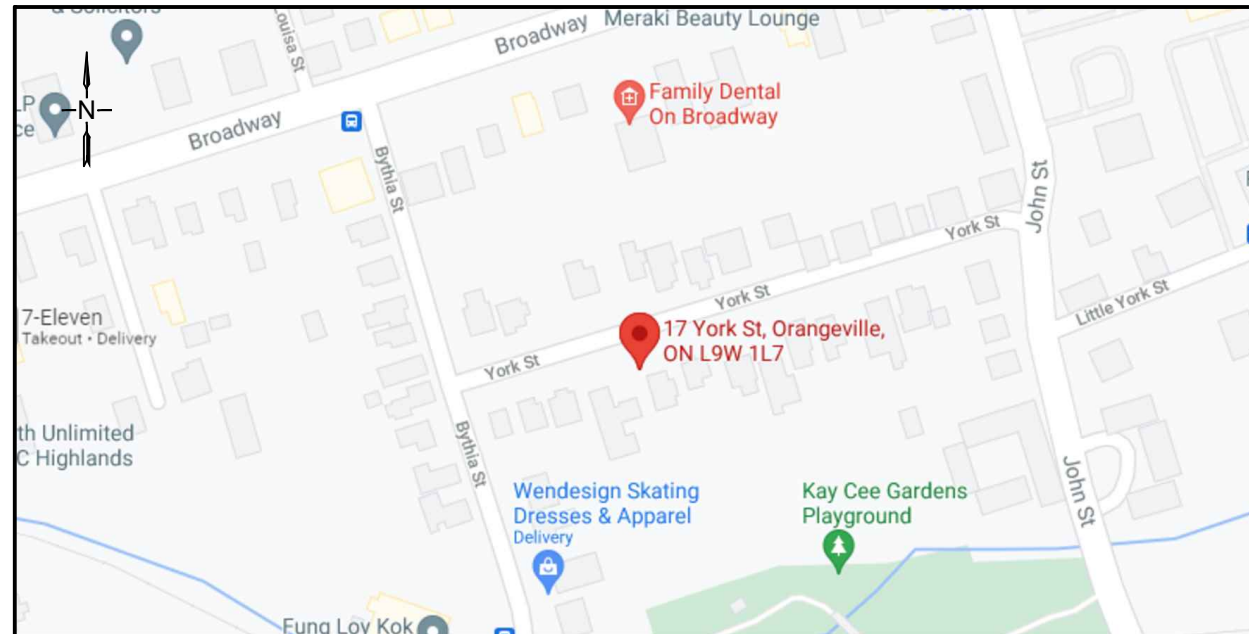
PROPOSED SITE PLAN

# SP1.01



1 PROPOSED SITE PLAN  
SP1.01

1/32" = 1'



1 AREA MAP  
A0.01 NTS



2 15-17 YORK STREET  
A0.01 NTS

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**PROJECT DESCRIPTION:**

- THESE DRAWINGS OUTLINE THE PLANS FOR A PARTIAL DEMOLITION AT **15-17 YORK STREET IN ORANGEVILLE, ONTARIO.**

**GENERAL NOTES:**

- ALL WORK TO BE IN ACCORDANCE WITH THE CURRENT 2012 ONTARIO BUILDING CODE AND ONTARIO CONSTRUCTION SAFETY ACT, AS REQUIRED.
- CONTRACTOR TO TAKE ALL NECESSARY PRECAUTIONS TO COMPLY WITH LOCAL SAFETY AUTHORITIES HAVING JURISDICTION (I.E. OCCUPATIONAL HEALTH & SAFETY ACT).
- ALL WORK SHALL BE DONE IN ACCORDANCE WITH THE MINIMUM STANDARD AND SPECIFICATIONS OF THE MUNICIPALITY'S ENGINEERING DEPARTMENT.
- THE CONTRACTOR SHALL FIELD VERIFY ALL DIMENSIONS AND EXISTING CONDITIONS AND NOTIFY THE DESIGNER OF ANY CONTEMPLATED DEVIATIONS FROM THESE DRAWINGS TO SUIT SITE CONDITIONS PRIOR TO MAKING CHANGES. DO NOT SCALE FROM DRAWINGS.
- THE CONTRACTOR IS RESPONSIBLE FOR ENSURING THAT THERE IS NO INTERRUPTION OF ANY SURFACE OR SUBSURFACE DRAINAGE FLOW THAT WOULD ADVERSELY AFFECT NEIGHBOURING PROPERTIES.
- PRIOR TO THE START OF WORK, ALL SERVICES TO THE SITE SHALL BE LOCATED. THE CONTRACTOR SHALL ENSURE THAT ALL SERVICES THAT ARE TO BE AFFECTED BY THE CONSTRUCTION ARE SHUT OFF, CAPPED OR OTHERWISE CONTROLLED.
- SAFEGUARD ALL EXISTING STRUCTURES, SERVICES, AND ADJACENT PROPERTY AFFECTED BY THE CONSTRUCTION.
- ALL CONCRETE WORK, INCLUDING FORMING, REINFORCING, PREPARATION, MIXING, PLACING, CURING AND FINISHING SHALL CONFORM TO CSA STANDARDS.
- ALL MASONRY WORK TO BE DONE IN ACCORDANCE WITH CAN3-5304-M90.
- IF THERE ARE ANY DEVIATIONS FROM WHAT IS DEPICTED ON THESE DRAWINGS, THE CONTRACTOR IS TO NOTIFY **TENHOUSE BUILDING WORKSHOP** AND SEEK INSTRUCTION BEFORE PROCEEDING.
- DEMOLITION SHALL BE PERFORMED IN COMPLIANCE WITH CSA S350-M1980(R2003) AND MINISTRY OF LABOUR REQUIREMENTS.

- IF REQUIRED, CONTRACTOR IS TO PROVIDE SUPPORTS OR SHORING WHERE NECESSARY, BEFORE ANY CLEANUP, DEMOLITION, OR REPAIR ACTIVITIES.
- ALL DIMENSIONS ARE IN IMPERIAL UNLESS OTHERWISE NOTED.
- ALL DIMENSIONAL LUMBER TO BE SPRUCE, PINE, FIR (SPF) NO. 1 OR NO. 2 GRADE.
- THE CONTRACTOR SHALL SEEK FURTHER DIRECTION, IF REQUIRED, REGARDING DETAILS OR MATERIAL SELECTION. **TENHOUSE BUILDING WORKSHOP** DOES NOT TAKE RESPONSIBILITY FOR ANY ADDITIONAL DETAILS NOT INCLUDED IN THESE DRAWINGS.
- ALL SPECIFICATIONS AND MATERIALS PROPOSED BY ENGINEERS SHALL BE USED IN PLACE OF SPECIFICATIONS AND MATERIALS IDENTIFIED IN THE CONSTRUCTION NOTES.
- ALL MANUFACTURED ITEMS TO BE INSTALLED IN ACCORDANCE WITH THE MANUFACTURER'S PRINTED INSTRUCTIONS. SUBMIT ALL INSTALLATION INSTRUCTIONS TO OWNER UPON COMPLETION OF JOB.
- ALL HAZARDOUS MATERIALS TO BE IDENTIFIED BY THE CONTRACTOR AND PROPERLY DISPOSED OF.
- ALL WORK AND TRADES SHALL BE COORDINATED BY THE GENERAL CONTRACTOR TO ENSURE ALL WORK IS COMPLETED TO THE HIGHEST STANDARD POSSIBLE.
- ALL NEW STRUCTURAL MEMBERS ARE TO BE FRAMED, FASTENED, TIED, BRACED, AND ANCHORED TO PROVIDE NECESSARY STRENGTH, RIGIDITY, AND STABILITY PER THE 2012 OBC.
- REQUIRED INSPECTIONS BY THE AUTHORITIES HAVING JURISDICTION TO BE ARRANGED, CARRIED OUT, AND THE CONSTRUCTION APPROVED, BEFORE PROCEEDING TO THE NEXT STAGE OF CONSTRUCTION.
- ALL MATERIAL TO BE NEW AND FREE OF DEFECTS.
- THESE DRAWINGS DO NOT CERTIFY THAT THE EXISTING STRUCTURE IS COMPLIANT WITH THE CURRENT OBC - ONLY THE SPECIFIED ADDITION IS BEING CONSTRUCTED AND WILL BE BUILT IN CONFORMANCE. OTHER ASPECTS OF THE EXISTING STRUCTURE (STAIR HEADROOM, JOIST SPANS, ETC.) WHICH ARE TO REMAIN AND WHICH MAY NOT BE IN CONFORMANCE WITH THE 2012 O.B.C. ARE TO REMAIN AS IS.

**ABBREVIATIONS:**

<b>AFF</b>	ABOVE FINISHED FLOOR	<b>HB</b>	HOSEBIB
<b>ALUM</b>	ALUMINUM	<b>INSUL</b>	INSULATED OR INSULATION
<b>BBSE</b>	BEAM BY STRUCTURAL ENGINEER	<b>INT</b>	INTERIOR
<b>BM</b>	BEAM	<b>JST</b>	JOIST
<b>BTM</b>	BOTTOM	<b>LVL</b>	LAMINATED VENEER LUMBER
<b>CLG</b>	CEILING	<b>LSL</b>	LAMINATED STRAND LUMBER
<b>CRF</b>	CONVENTIONAL ROOF FRAMING	<b>MAX</b>	MAXIMUM
<b>CMU</b>	CONCRETE MASONRY UNIT COLUMN	<b>MIN</b>	MINIMUM
<b>CONC</b>	CONCRETE	<b>MTL</b>	METAL
<b>CONT</b>	CONTINUOUS	<b>OBC</b>	ONTARIO BUILDING CODE
<b>CW</b>	COMPLETE WITH	<b>OC</b>	ON CENTER
<b>DBL</b>	DOUBLE	<b>OSB</b>	ORIENTED STRAND BOARD
<b>DIM</b>	DIMENSION	<b>OTA</b>	OPEN TO ABOVE
<b>DJ</b>	DOUBLE JOIST	<b>OTB</b>	OPEN TO BELOW
<b>DN</b>	DOWN	<b>PT</b>	PRESSURE TREATED
<b>DO</b>	DO OVER	<b>PTD</b>	PAINT OR PAINTED
<b>DR</b>	DOOR	<b>REQ'D</b>	REQUIRED
<b>DROP</b>	DROPPED	<b>RM</b>	ROOM
<b>DS</b>	DOWNSPOUT	<b>RT</b>	ROOF TRUSS
<b>DWG</b>	DRAWING	<b>RWL</b>	RAIN WATER LEADER
<b>EA</b>	EACH	<b>SB</b>	SOLID BEARING
<b>EIFS</b>	EXTERIOR INSULATED FINISH SYSTEM	<b>SBFA</b>	SOLID BEARING FROM ABOVE
<b>ELEV</b>	ELEVATION	<b>SJ</b>	SINGLE JOIST
<b>ENC</b>	ENCLOSED	<b>SPEC</b>	SPECIFIED OR SPECIFICATION
<b>ENG</b>	ENGINEER OR ENGINEERED	<b>SPF</b>	SPRUCE, PINE, FIR
<b>EQ</b>	EQUAL	<b>STL</b>	STEEL
<b>ES</b>	EACH SIDE	<b>T&amp;G</b>	TOUNGE AND GROOVE
<b>EST</b>	ESTIMATED	<b>TJ</b>	TRIPLE JOIST
<b>EXT</b>	EXTERIOR	<b>T/O</b>	TOP OF
<b>FD</b>	FLOOR DRAIN	<b>TYP</b>	TYPICAL
<b>FG</b>	FIXED GLASS	<b>UNO</b>	UNLESS NOTED OTHERWISE
<b>FL</b>	FLUSH	<b>U/S</b>	UNDERSIDE
<b>FLR</b>	FLOOR	<b>VERT</b>	VERTICAL
<b>GA</b>	GAUGE	<b>W/</b>	WITH
<b>GALV</b>	GALVANIZED	<b>WC</b>	WATER CLOSET
<b>GWB</b>	GYPSUM WALLBOARD	<b>WP</b>	WEATHER PROOF

REV	DATE	REMARK
0	06/22/21	ISSUED FOR DEMO

PROJECT:  
PARTIAL DEMOLITION AT  
15-17 YORK STREET,  
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**DRAWN:** MDF      **APPROVED:** MDF

**FILE NO:** 21-038      **DATE:** 06/22/21

**REVISION:** 0      **CHECKED BY:** MDF

COVER PAGE AND GENERAL NOTES

**A0.01**



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BUILDING WORKSHOP

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25 Capreol Court  
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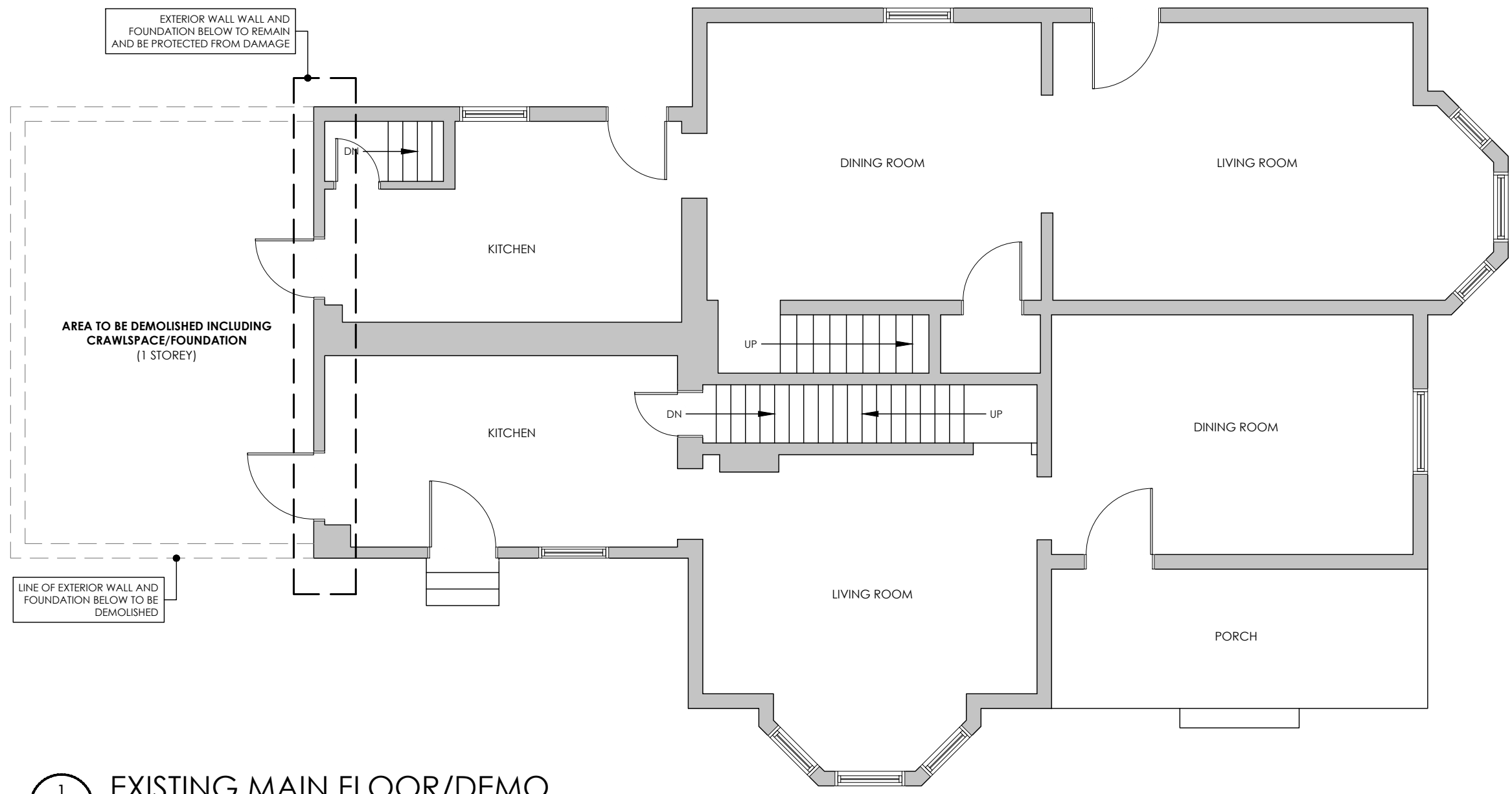
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REVISION: 0 CHECKED BY: MDF

EXISTING MAIN FLOOR



1 EXISTING MAIN FLOOR/DEMO  
A1.01 3/16"





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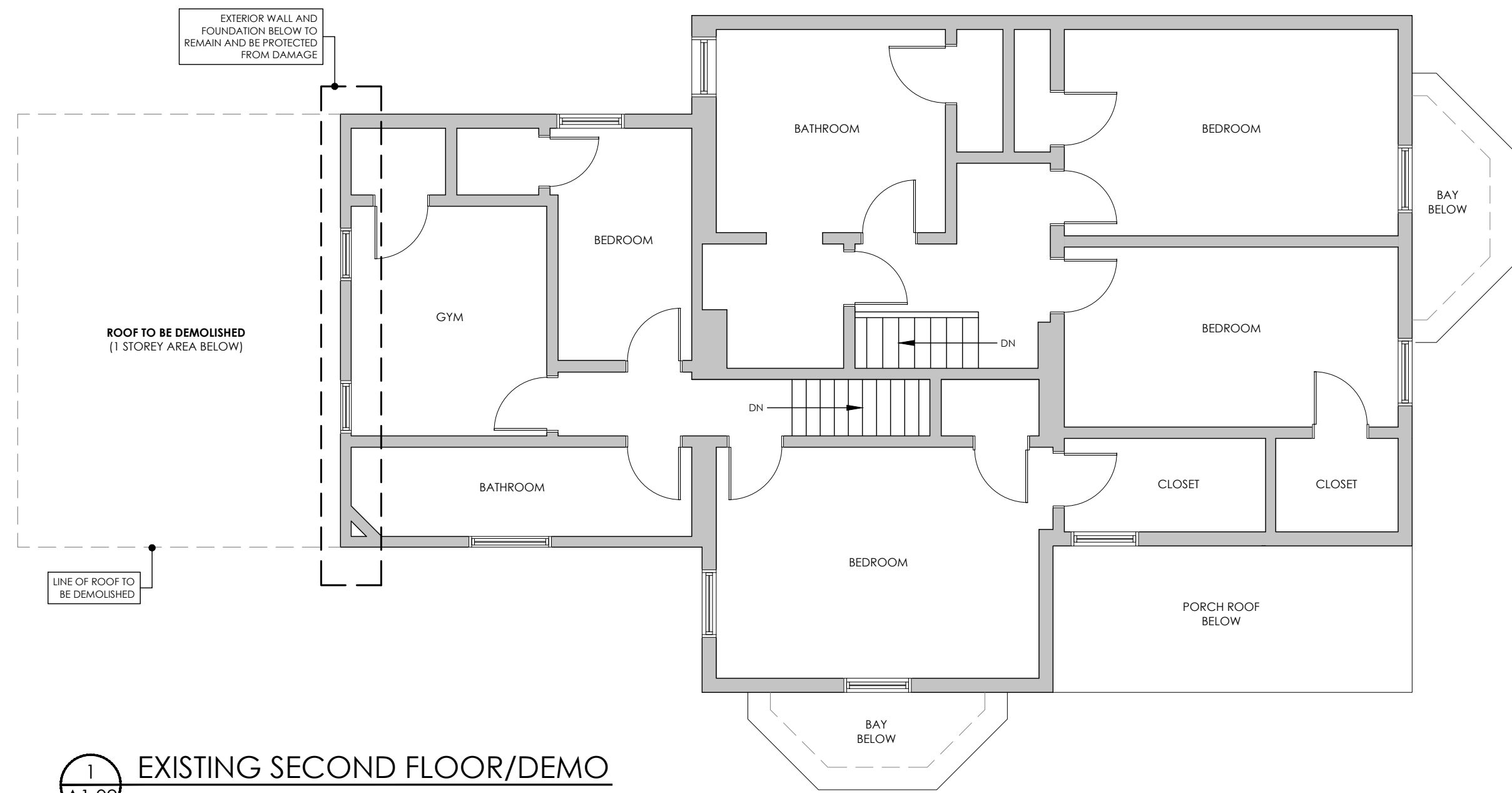
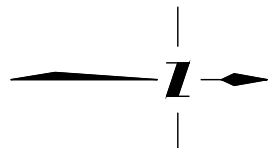
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**REVISION:** 0  
**CHECKED BY:** MDF

EXISTING SECOND FLOOR

# A1.02



1  
A1.02 EXISTING SECOND FLOOR/DEMO 3/16"



**NOTE:**  
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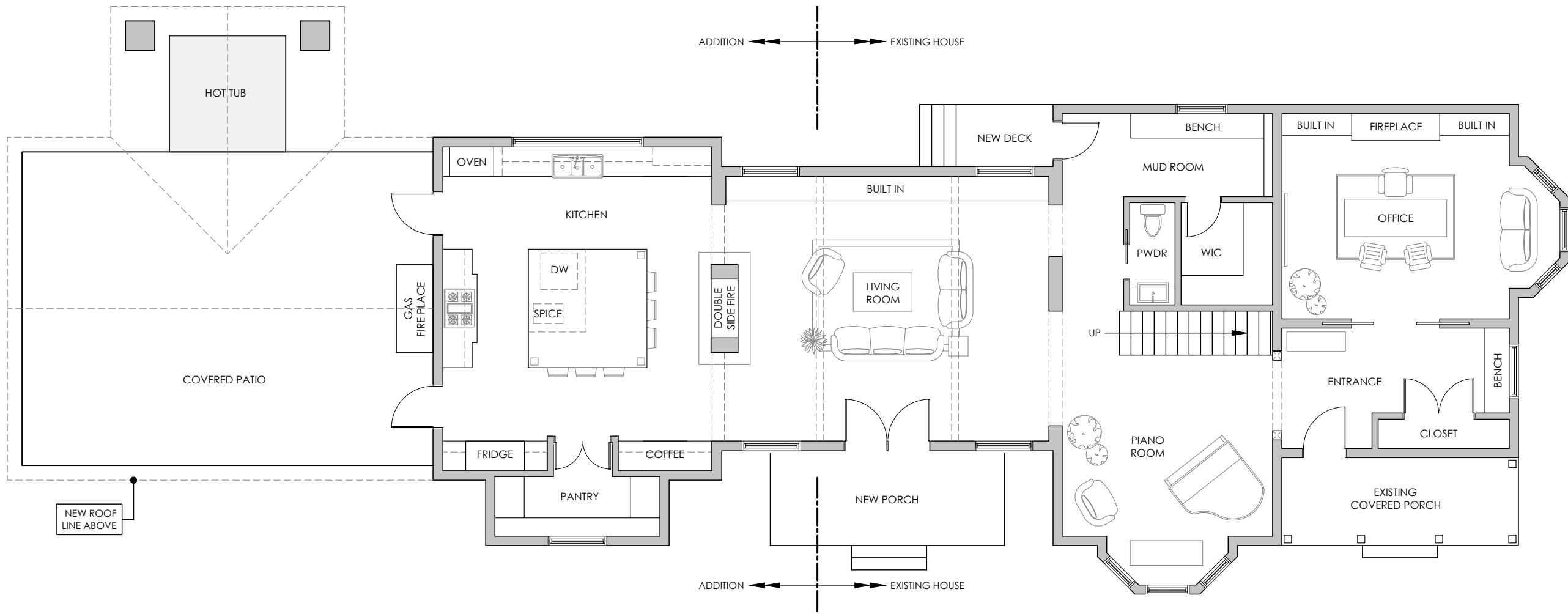
THE UNDERSIGNED HAS REVIEWED AND TAKES RESPONSIBILITY FOR THIS DESIGN, AND HAS THE QUALIFICATIONS AND MEETS THE REQUIREMENTS SET OUT IN THE ONTARIO BUILDING CODE TO DESIGN THE WORK SHOWN ON THE ATTACHED DOCUMENTS

**QUALIFICATION INFORMATION**  
 MATTHEW FRATARCANGELI BCIN#:44839

*Matthew Fratarcangeli*

**REGISTRATION INFORMATION**  
 TENHOUSE BUILDING WORKSHOP  
 BCIN#:112916

REV	DATE	REMARK
0	06/22/21	ISSUED FOR DEMO



**1** PROPOSED MAIN FLOOR  
 A2.01 1/8"



PROJECT:  
 PARTIAL DEMOLITION AT  
 15-17 YORK STREET,  
 ORANGEVILLE, ON

**DRAWN:** MDF  
**APPROVED:** MDF  
**FILE NO:** 21-038  
**DATE:** 06/22/21

REVISION: 0 CHECKED BY: MDF

PROPOSED MAIN FLOOR

**NOTE:**  
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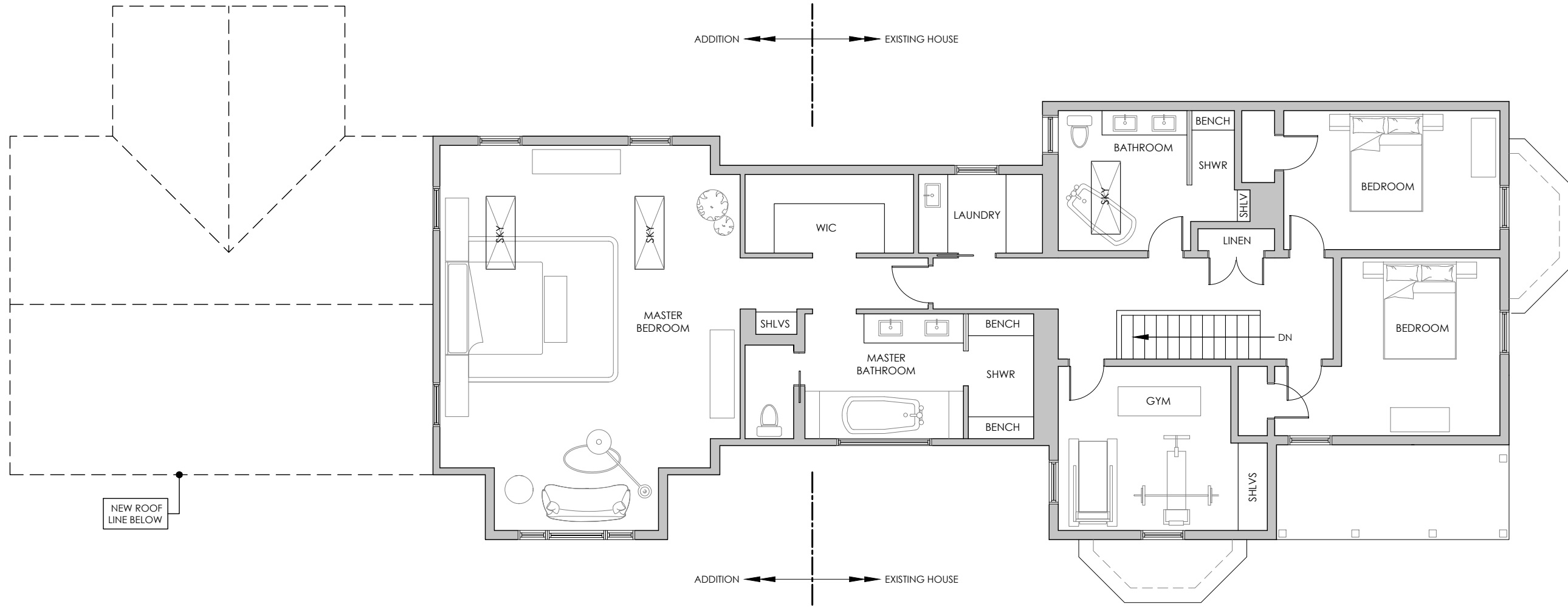
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**1** PROPOSED SECOND FLOOR  
 A2.02 3/16"  
 0' 5' 15'

PROJECT:  
 PARTIAL DEMOLITION AT  
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PROPOSED SECOND FLOOR

**A2.02**





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REV	DATE	REMARK
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1 EXISTING SIDE (EAST) ELEVATION  
A3.01 1/8"

PROJECT:  
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EXISTING SIDE (EAST) ELEVATION

**A3.01**



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1 EXISTING SIDE (WEST) ELEVATION  
A3.02 1/8"

PROJECT:  
PARTIAL DEMOLITION AT  
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**DRAWN:** MDF **APPROVED:** MDF  
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REVISION: 0 CHECKED BY: MDF

EXISTING SIDE (WEST) ELEVATION

**A3.02**



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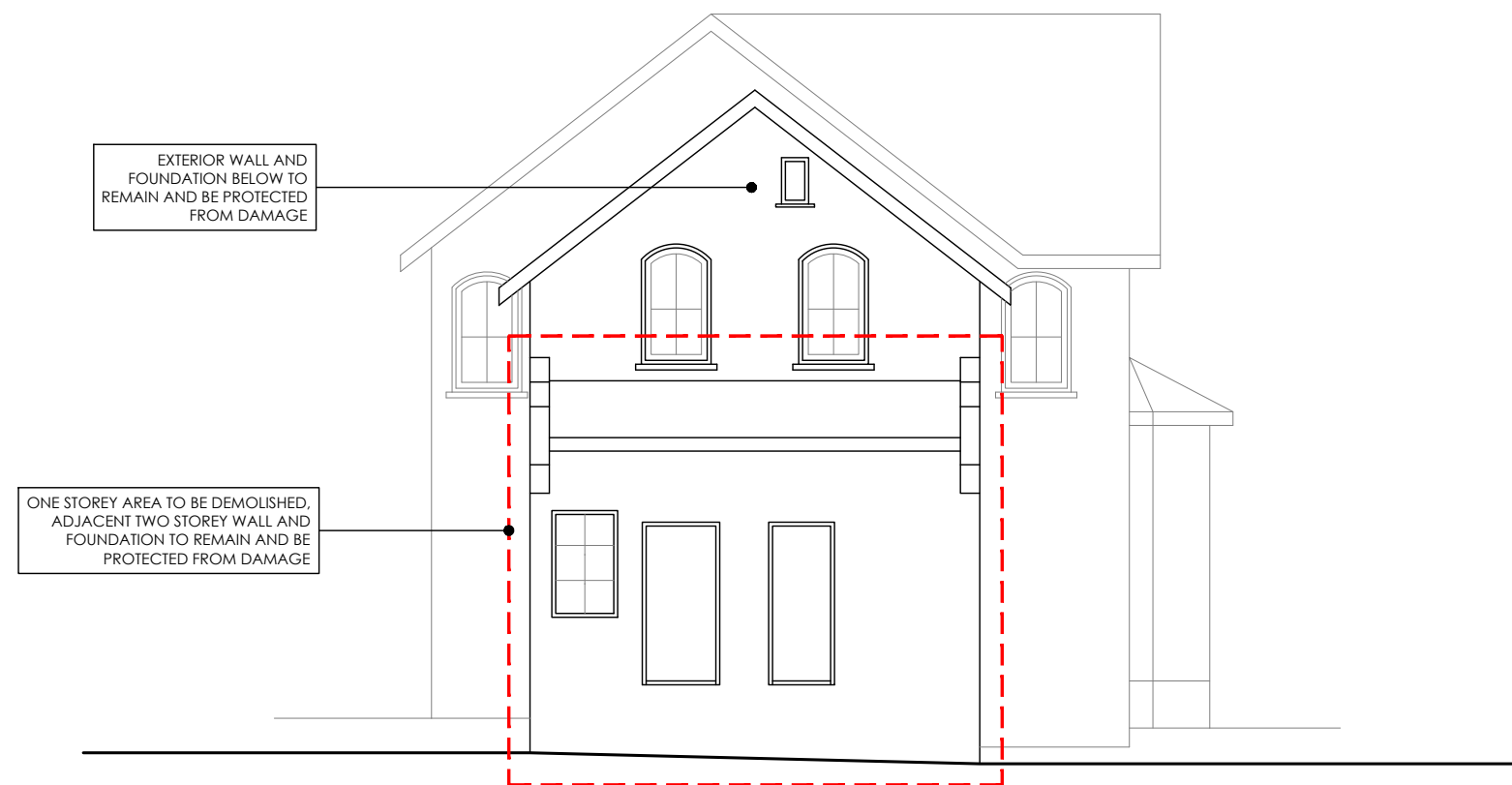
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1  
A3.03

**EXISTING REAR (SOUTH) ELEVATION**

1/8"

PROJECT:  
PARTIAL DEMOLITION AT  
15-17 YORK STREET,  
ORANGEVILLE, ON

**DRAWN:** MDF      **APPROVED:** MDF

**FILE NO:** 21-038      **DATE:** 06/22/21

**REVISION:** 0      **CHECKED BY:** MDF

EXISTING REAR (SOUTH) ELEVATION

**A3.03**



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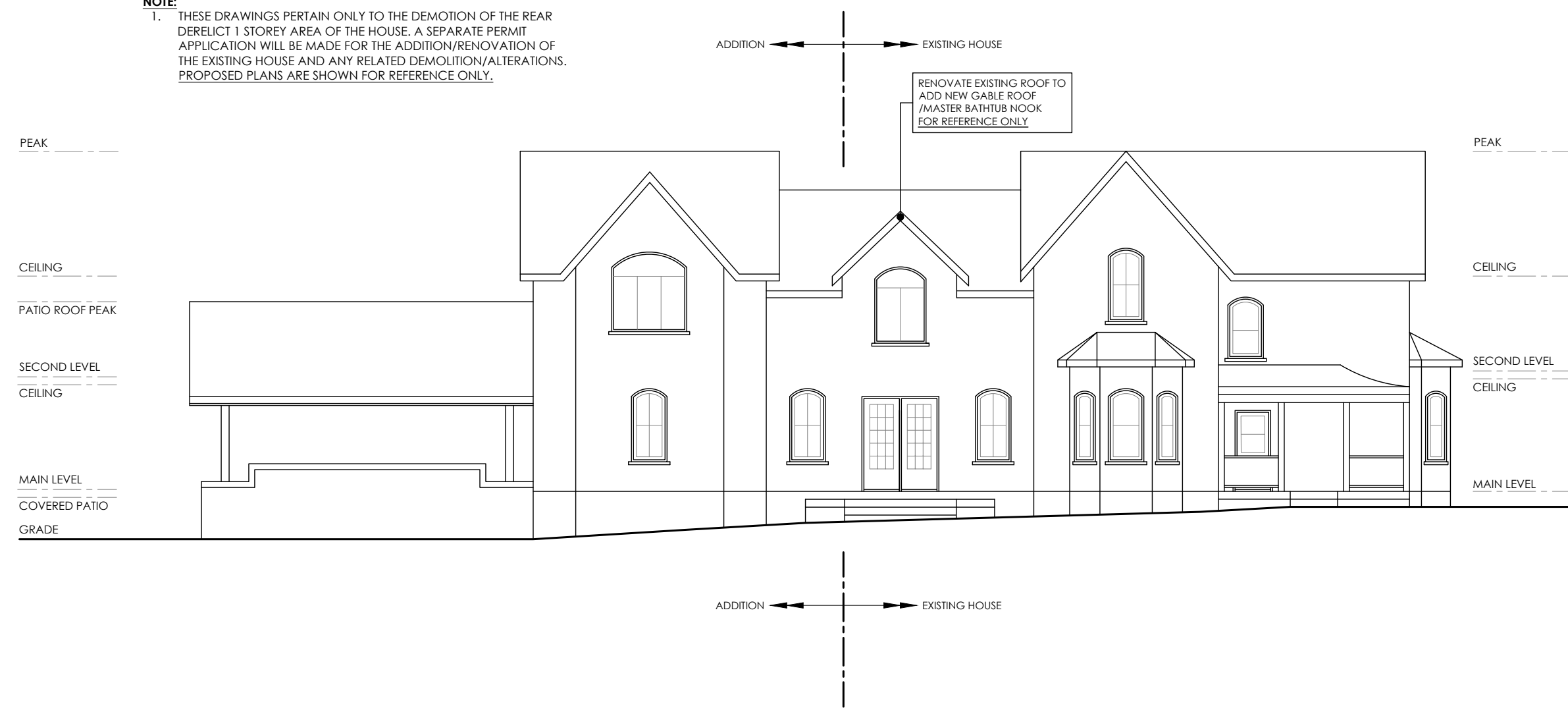
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1  
 A4.01 **PROPOSED SIDE (EAST) ELEVATION** 3/32"

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**FILE NO:** 21-038 **DATE:** 06/22/21

REVISION: 0 CHECKED BY: MDF

PROPOSED SIDE (EAST) ELEVATION

# A4.01



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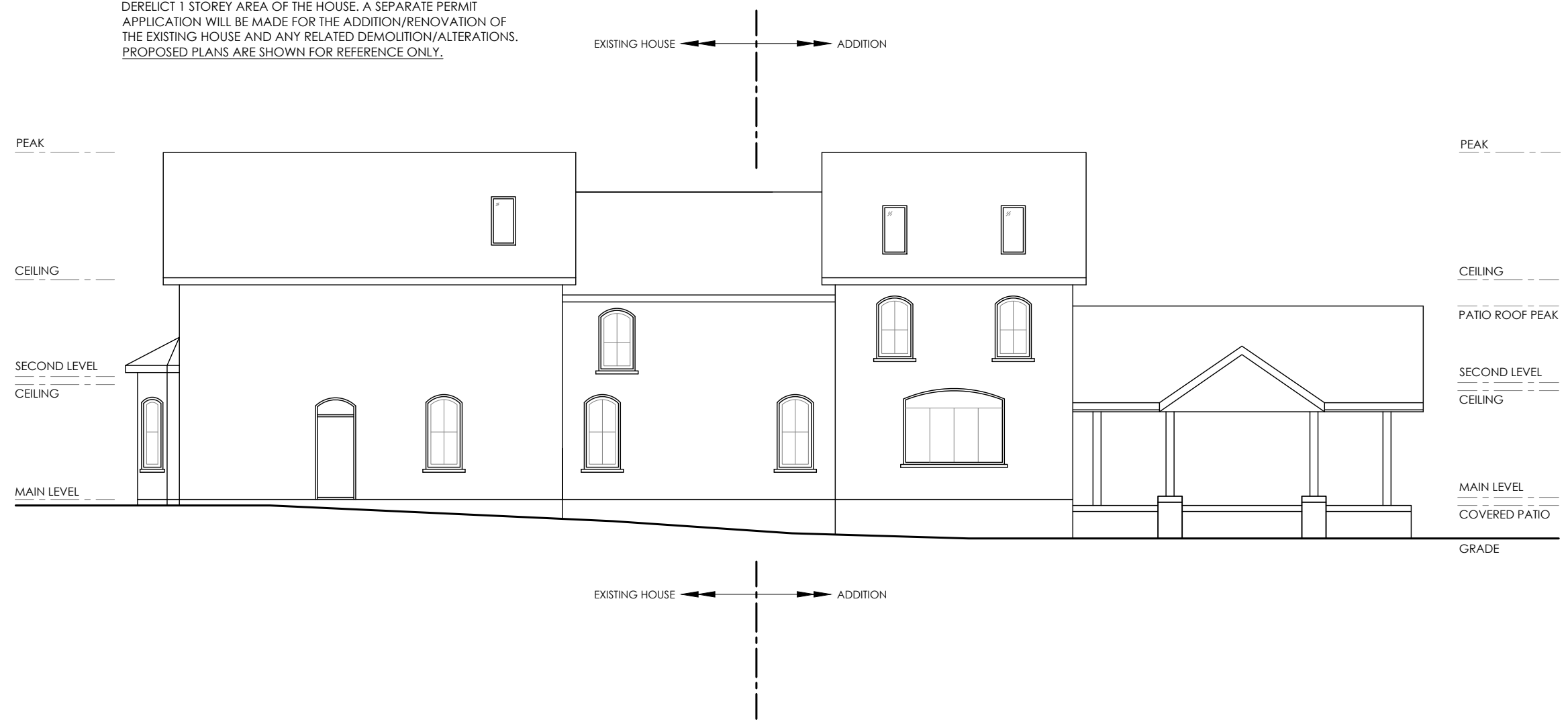
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1  
 A4.02 **PROPOSED SIDE (WEST) ELEVATION** 3/32"

PROJECT:  
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 15-17 YORK STREET,  
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**DRAWN:** MDF **APPROVED:** MDF  
**FILE NO:** 21-038 **DATE:** 06/22/21

REVISION: 0 CHECKED BY: MDF

PROPOSED SIDE (WEST) ELEVATION

# A4.02



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**1** PROPOSED REAR (SOUTH) ELEVATION  
 A4.03 1/8"

PROJECT:  
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REVISION: 0 CHECKED BY: MDF

PROPOSED REAR (SOUTH) ELEVATION

**A4.03**



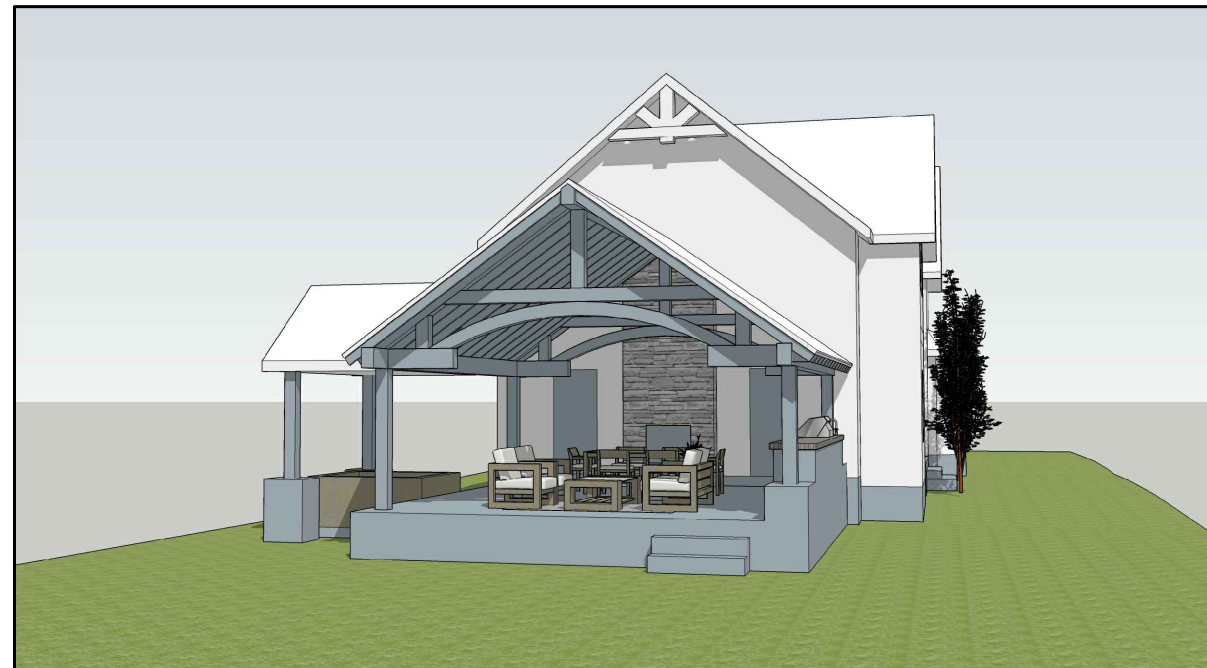
1 NORTH EAST  
A5.01 NTS



3 SOUTH EAST  
A5.01 NTS



2 EAST  
A5.01 NTS



4 SOUTH  
A5.01 NTS

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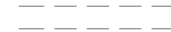
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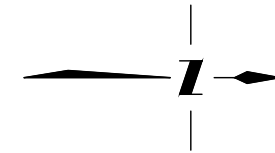
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PRELIMINARY 3D VIEWS FOR DISCUSSION PURPOSES

**A5.01**

 = CONSTRUCTION TO REMAIN  
 = CONSTRUCTION TO BE DEMOLISHED





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*Matthew Fratarcangeli*  
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BCIN#:112716

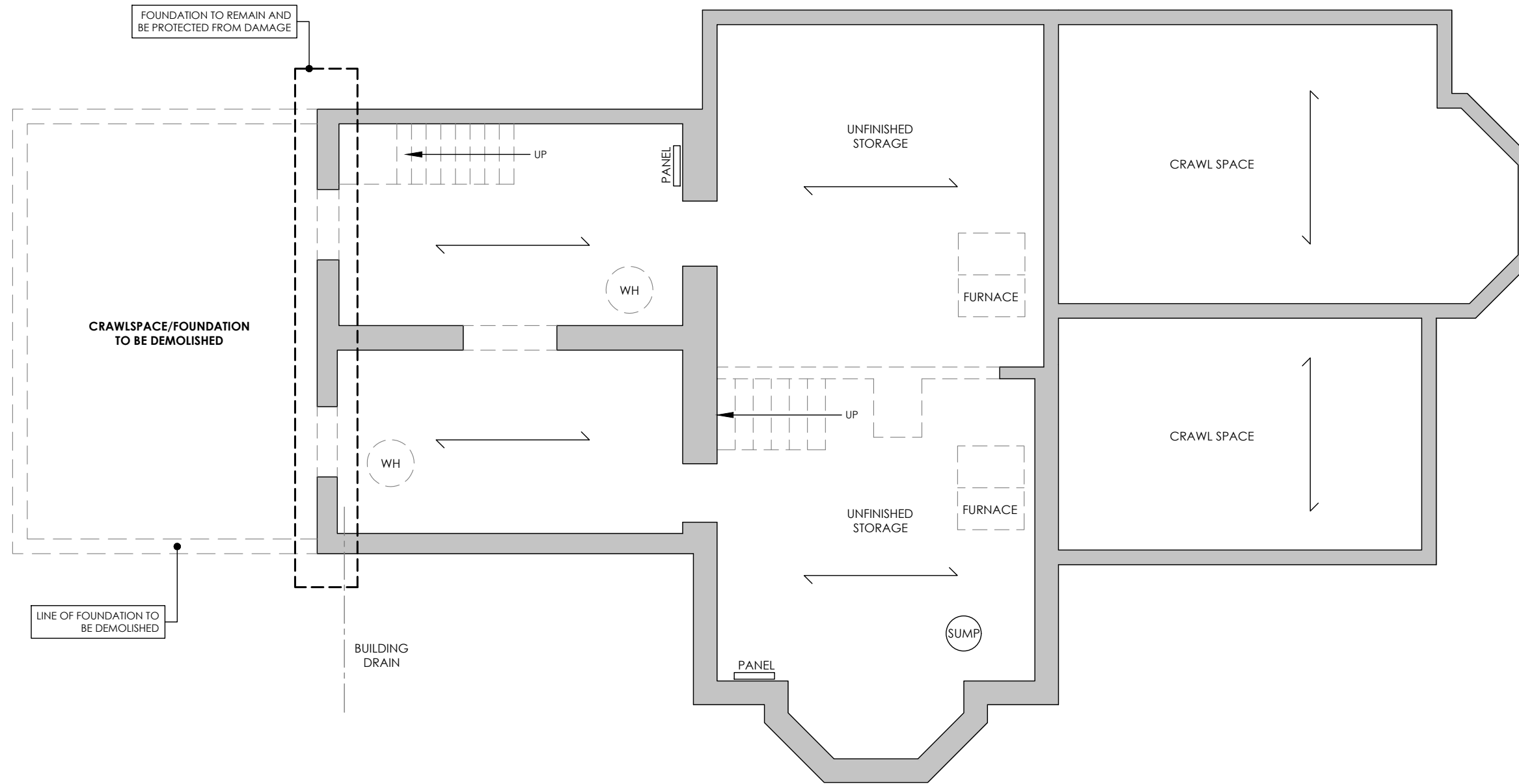
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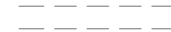
EXISTING BASEMENT

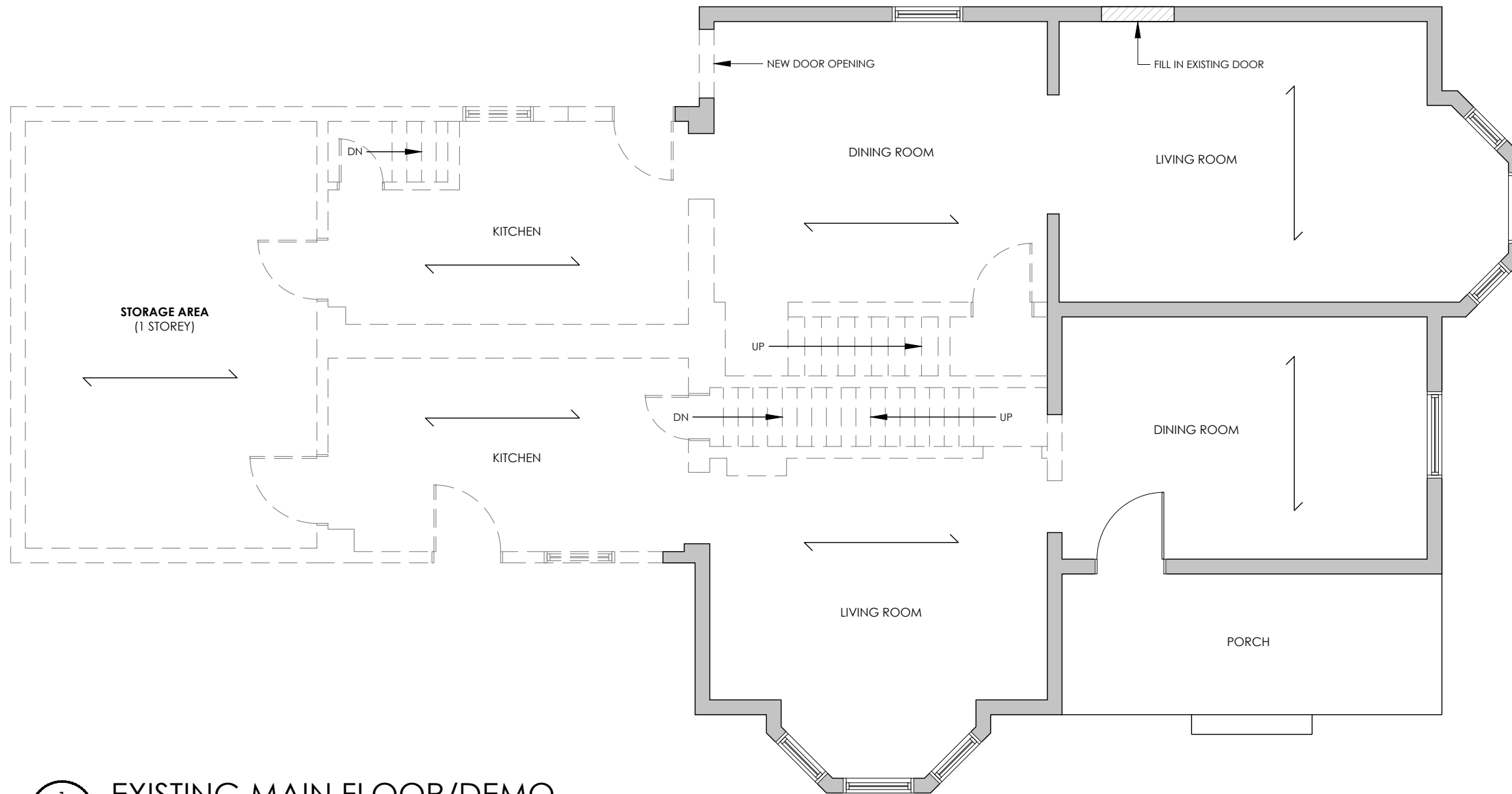
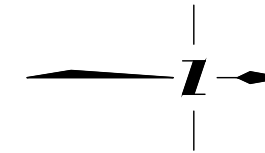


1 EXISTING BASEMENT/DEMO  
 A1.01 3/16"

# A1.01



 = CONSTRUCTION TO REMAIN  
 = CONSTRUCTION TO BE DEMOLISHED




1  
 A1.02 EXISTING MAIN FLOOR/DEMO  
 3/16"



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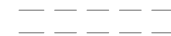
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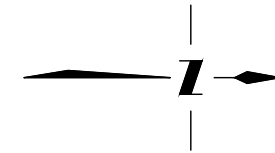
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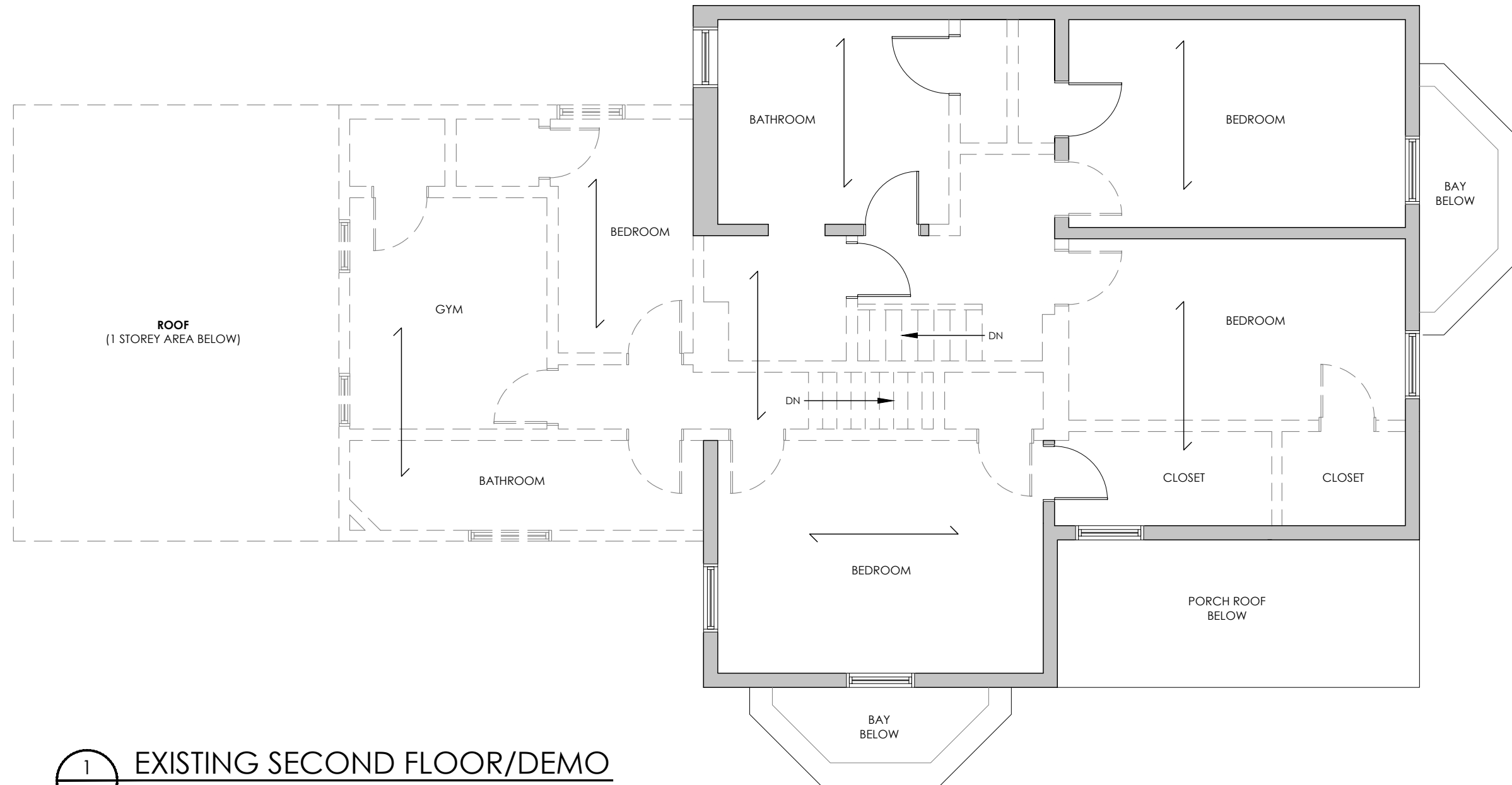
EXISTING MAIN FLOOR

# A1.02

 = CONSTRUCTION TO REMAIN  
 = CONSTRUCTION TO BE DEMOLISHED



**NOTE:**  
 EXISTING CEILING JOIST SPAN DIRECTION AND BEARING TO BE CONFIRMED BEFORE DEMOLITION. PROVIDE TEMPORARY CEILING JOIST SUPPORT BEFORE REMOVING WALLS SUPPORTING CEILING JOINTS.




**EXISTING SECOND FLOOR/DEMO**  
 3/16"



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EXISTING SECOND FLOOR

# A1.03



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MATTHEW FRATARCA/ANGELI BCIN#:44839

*Matthew Fratarca/Angeli*  
**REGISTRATION INFORMATION**  
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BCIN#:112716

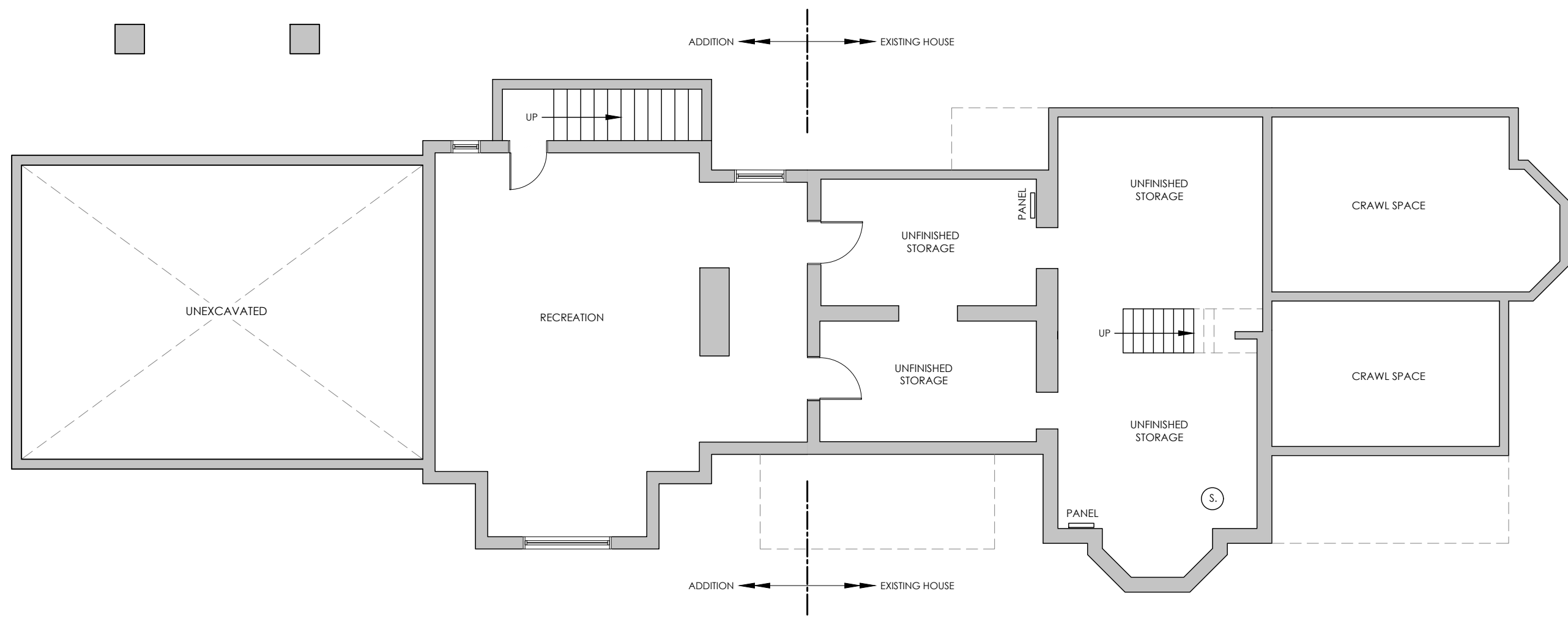
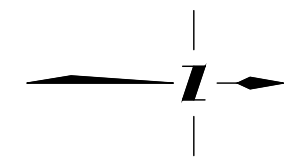
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REVISION: 0 CHECKED BY: MDF

PROPOSED BASEMENT



1 PROPOSED BASEMENT  
A2.01 1/8"



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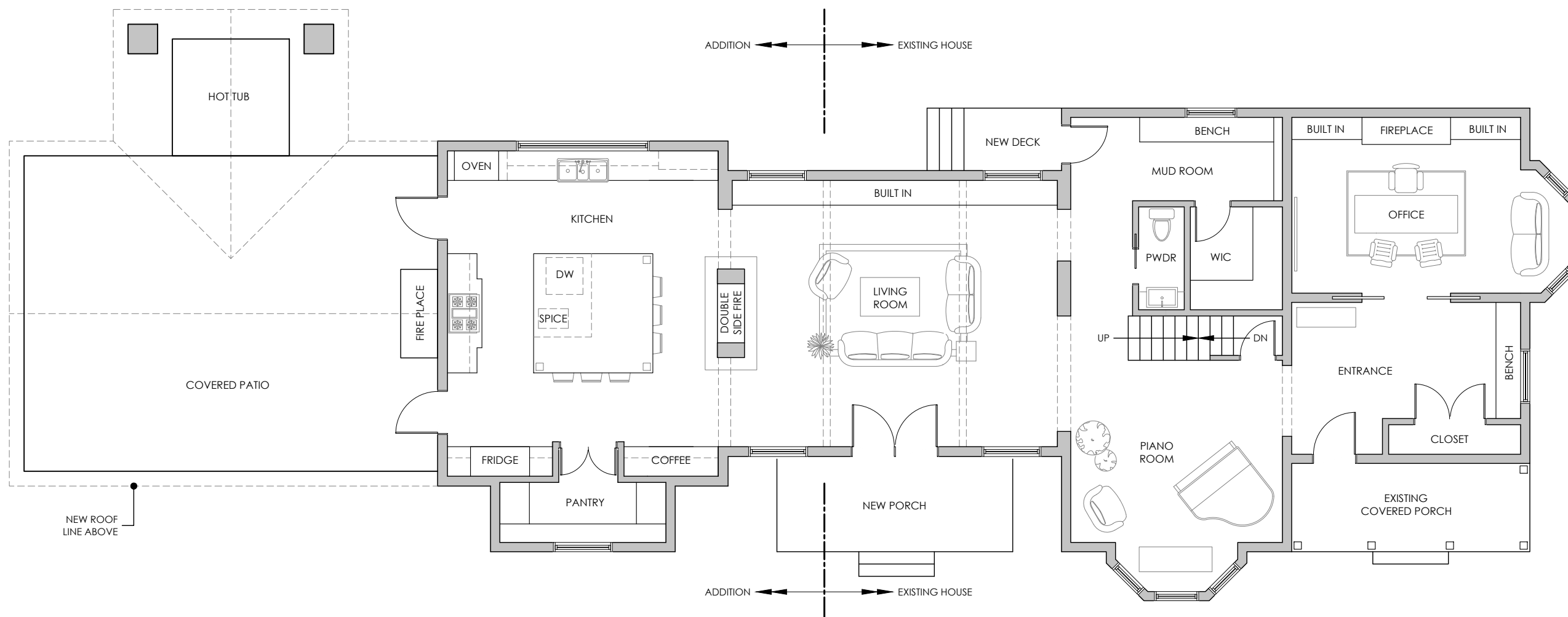
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REVISION: 0 CHECKED BY: MDF

PROPOSED MAIN FLOOR

**A2.02**



1 PROPOSED MAIN FLOOR  
A2.02 1/8"



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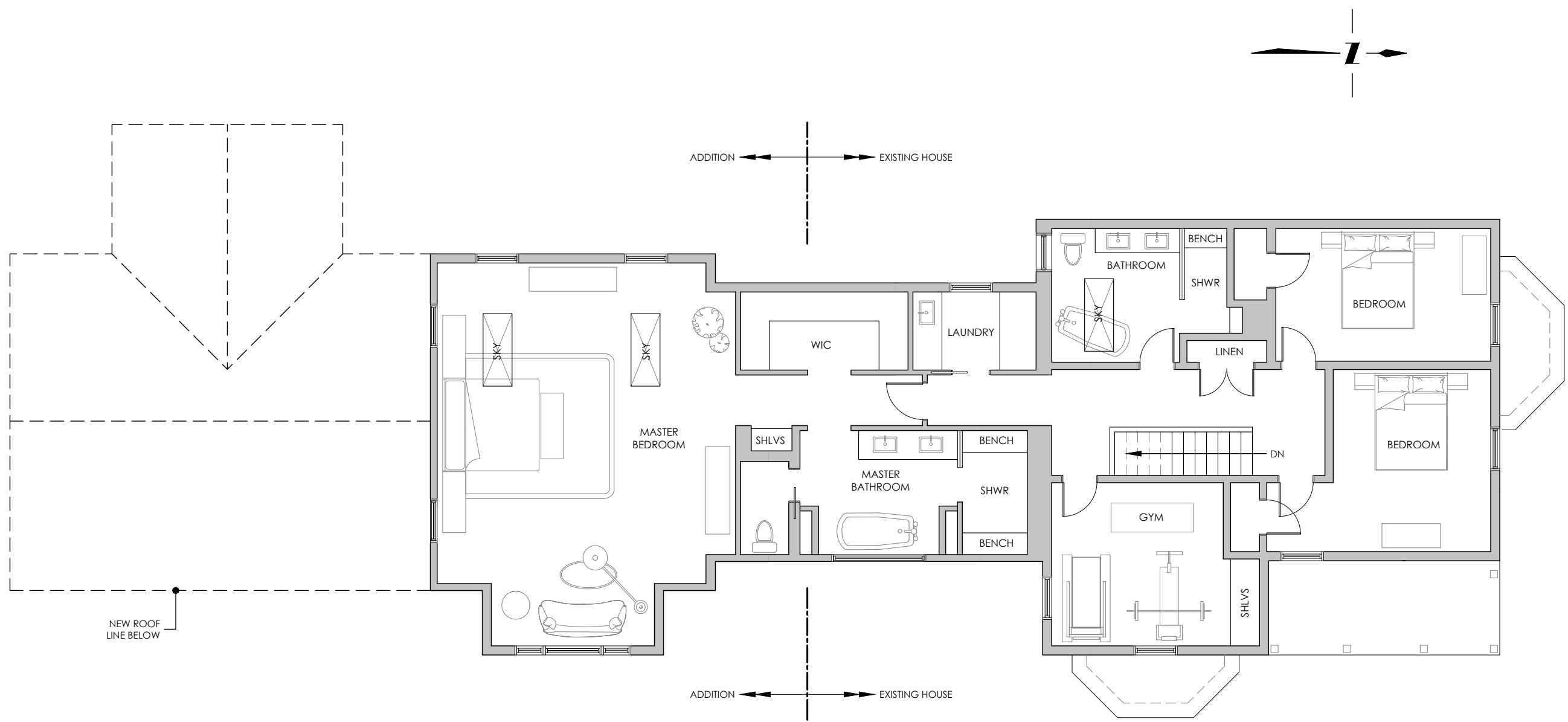
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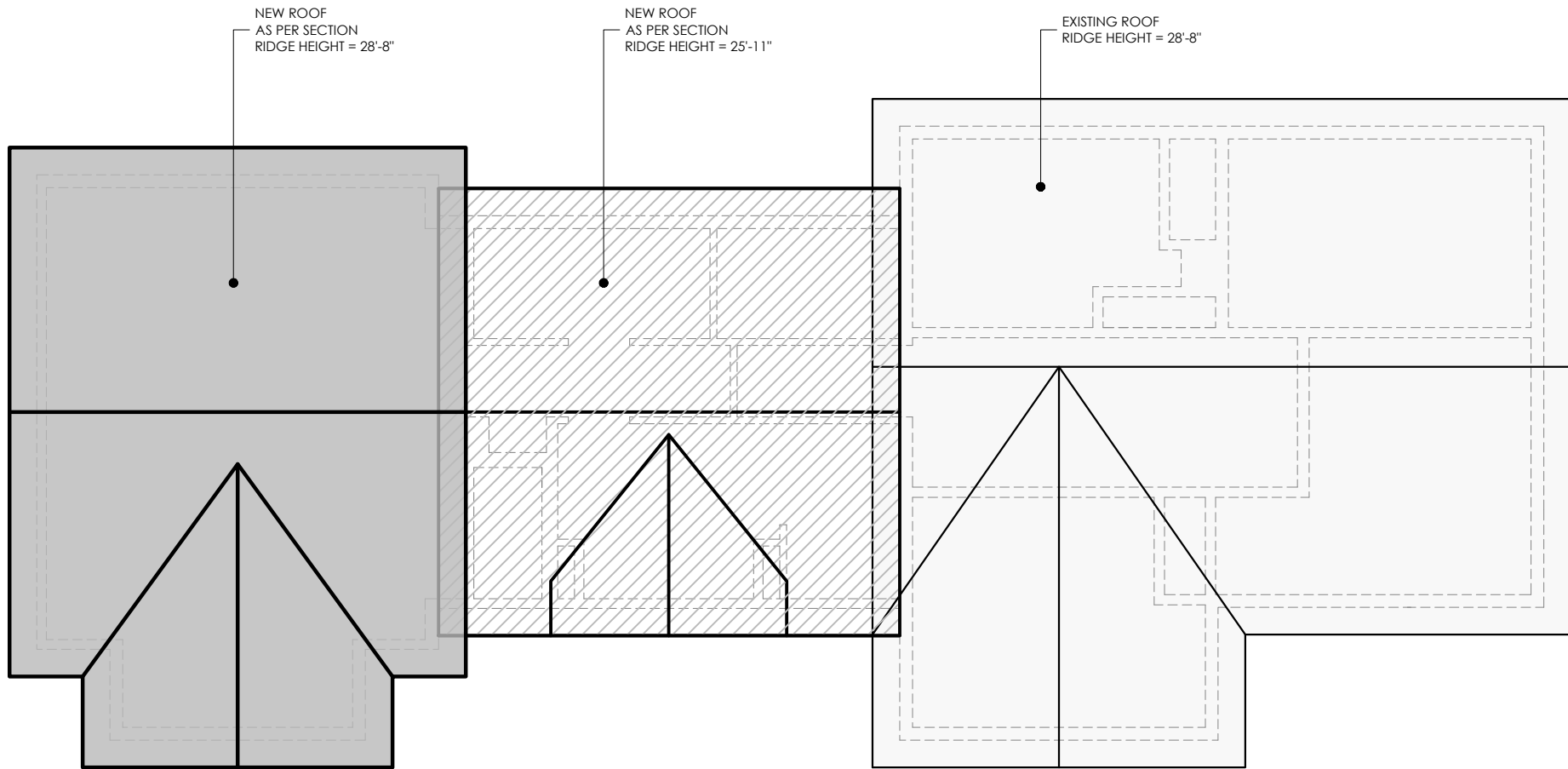
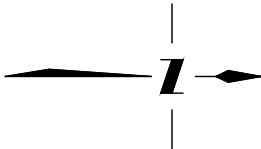
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<b>FILE NO:</b> 21-038	<b>DATE:</b> 06/22/21

REVISION: 0 CHECKED BY: MDF

PROPOSED SECOND FLOOR



1 PROPOSED SECOND FLOOR  
A2.03 1/8"



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MATTHEW FRATARCANGELI BCIN#:44839

*Matthew Fratarcangeli*  
**REGISTERED PROFESSIONAL ENGINEER**  
TENHOUSE BUILDING WORKSHOP  
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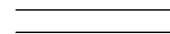
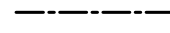

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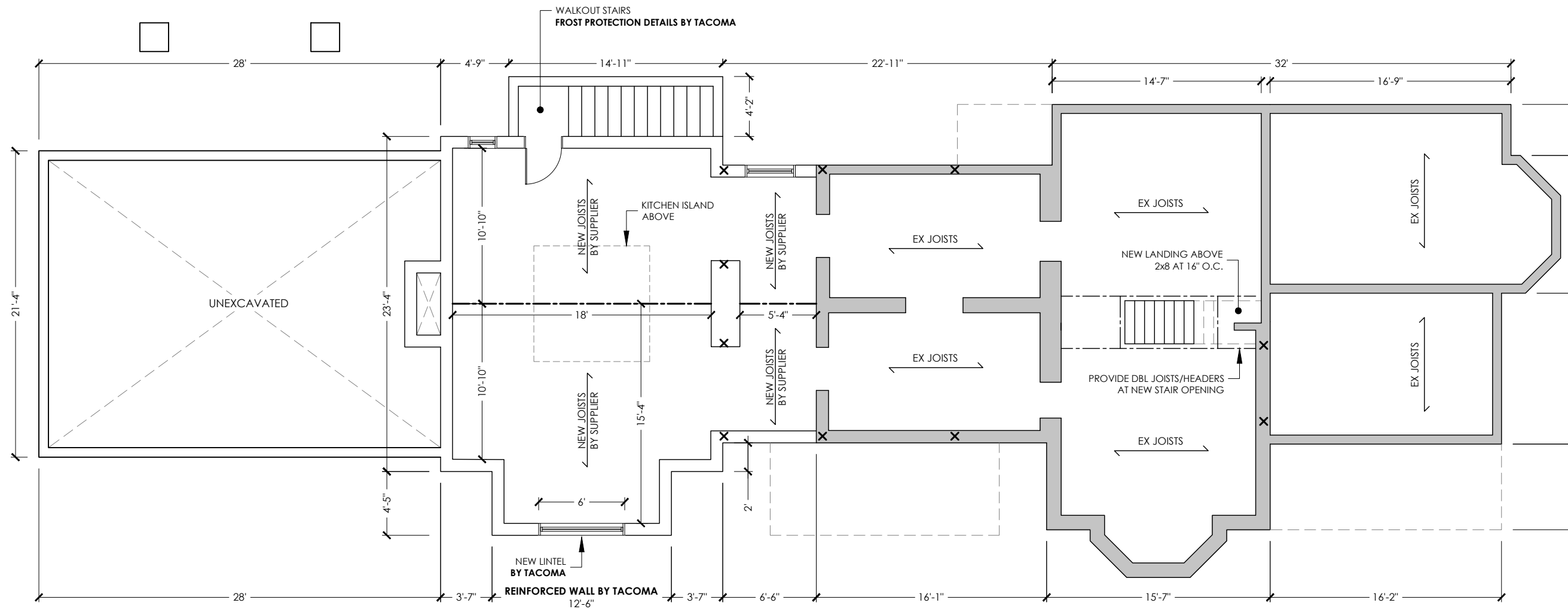
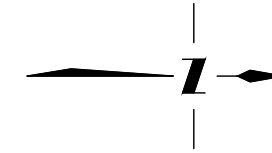
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PROPOSED ROOF PLAN

**A2.04**

1 PROPOSED ROOF PLAN  
A2.04 1/8"

-  = EXISTING STONE FOUNDATION
-  = NEW CONCRETE FOUNDATION
-  = NEW DROPPED BEAM BY TACOMA
-  = POINT LOAD FROM ABOVE





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*Matthew Fratarcangeli*  
**REGISTRATION INFORMATION**  
TENHOUSE BUILDING WORKSHOP  
BCIN#:112716

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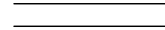
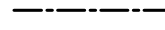

PROJECT:  
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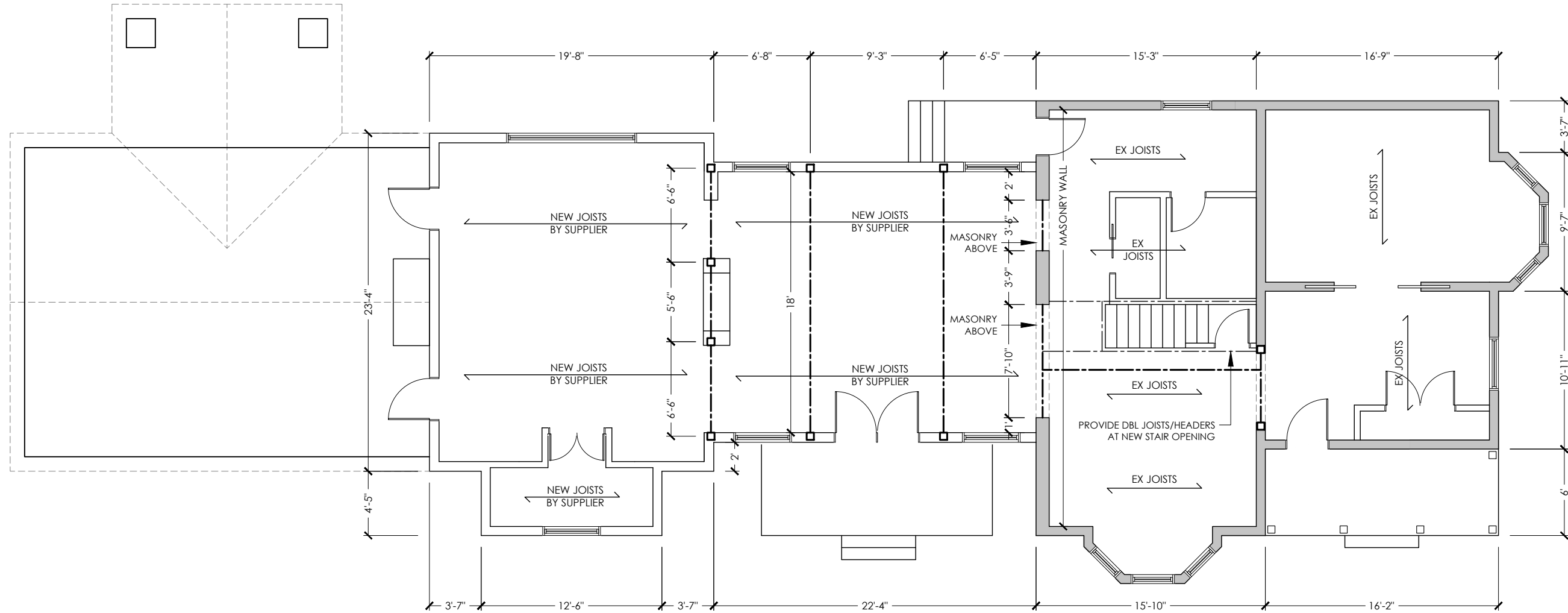
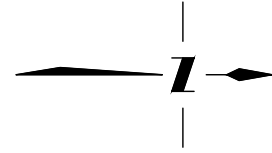
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**APPROVED:** MDF  
**FILE NO:** 21-038  
**DATE:** 06/22/21

REVISION: 0 CHECKED BY: MDF

BASEMENT PLAN - STRUCTURAL

**1** BASEMENT PLAN - STRUCTURAL  
A3.01 1/8"

-  = EXISTING CONSTRUCTION
-  = NEW CONSTRUCTION
-  = NEW DROPPED BEAM BY TACOMA
-  = NEW POST BEAM BY TACOMA



**TenHouse Building Workshop**  
 25 Capreol Court  
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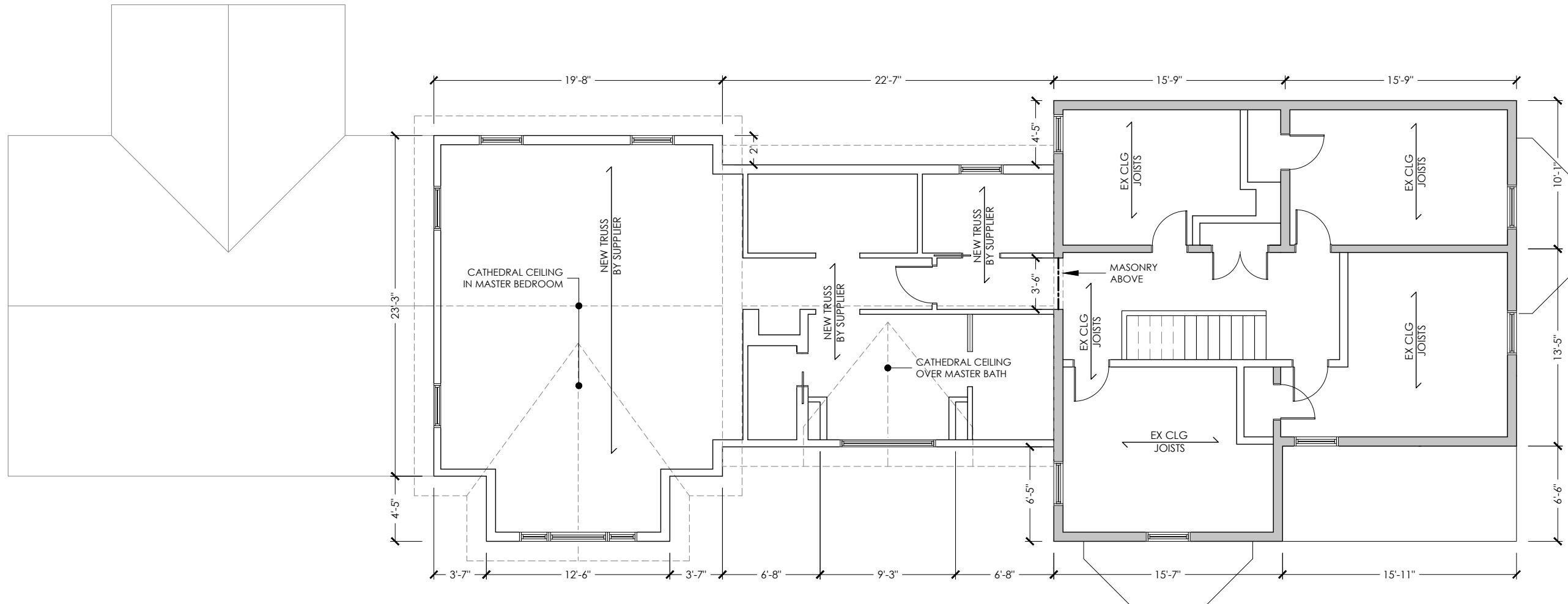
MAIN LEVEL PLAN - STRUCTURAL

**1** MAIN LEVEL PLAN - STRUCTURAL  
 A3.02 1/8"

**A3.02**



- = EXISTING CONSTRUCTION
- = NEW CONSTRUCTION
- = NEW LINTEL BY TACOMA
- = NEW ROOF LINE ABOVE





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SECOND LEVEL PLAN - STRUCTURAL

**1** SECOND LEVEL PLAN - STRUCTURAL  
A3.03 3/16"



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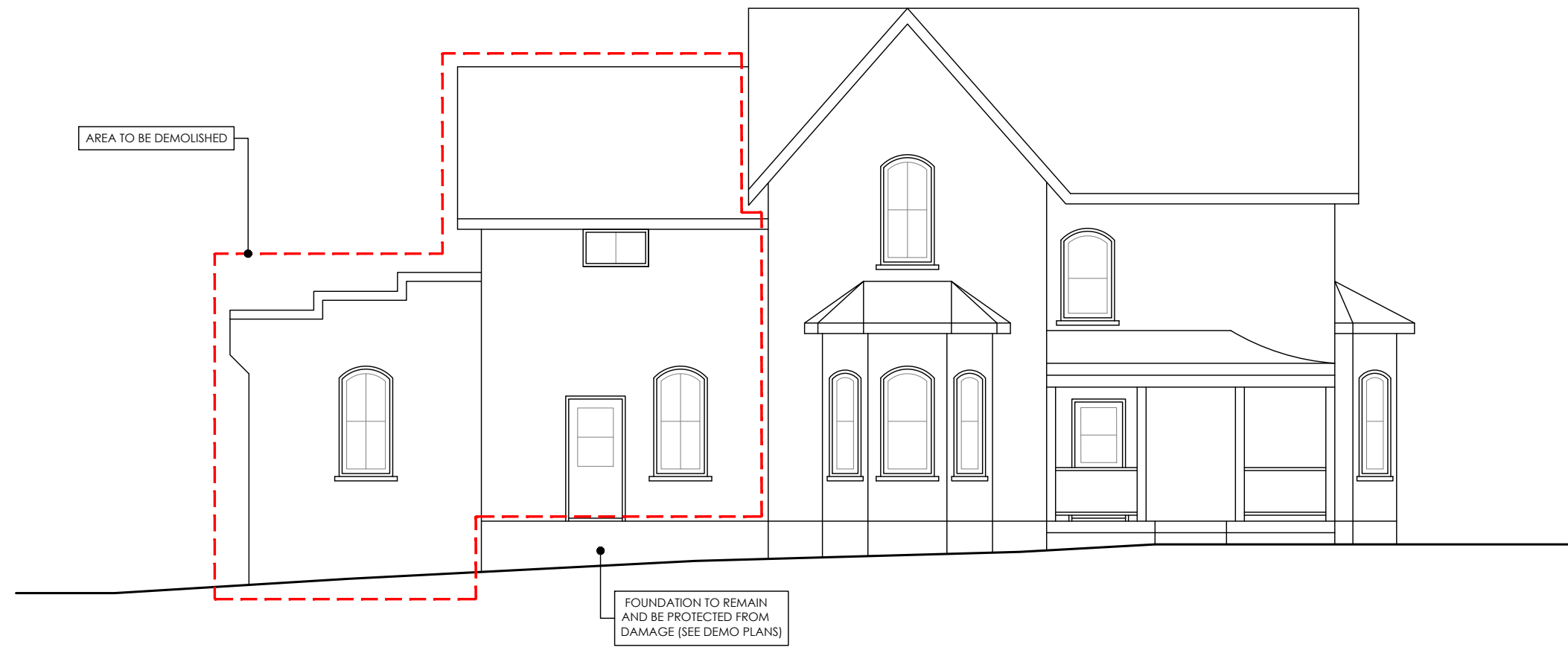
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1  
A4.01

**EXISTING SIDE (EAST) ELEVATION**

1/8"

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EXISTING SIDE (EAST) ELEVATION

**A4.01**



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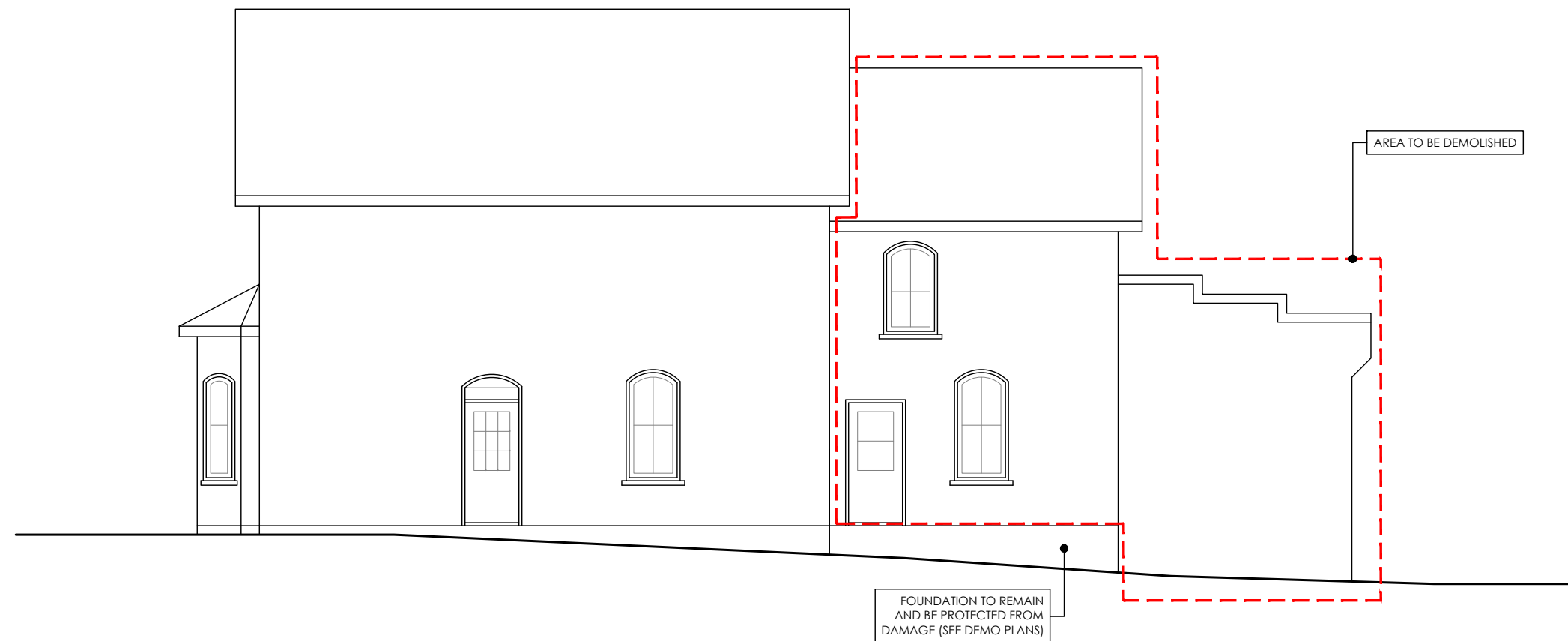
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1 EXISTING SIDE (WEST) ELEVATION  
A4.02 1/8"

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EXISTING SIDE (WEST) ELEVATION

**A4.02**



**TENHOUSE**  
BUILDING WORKSHOP

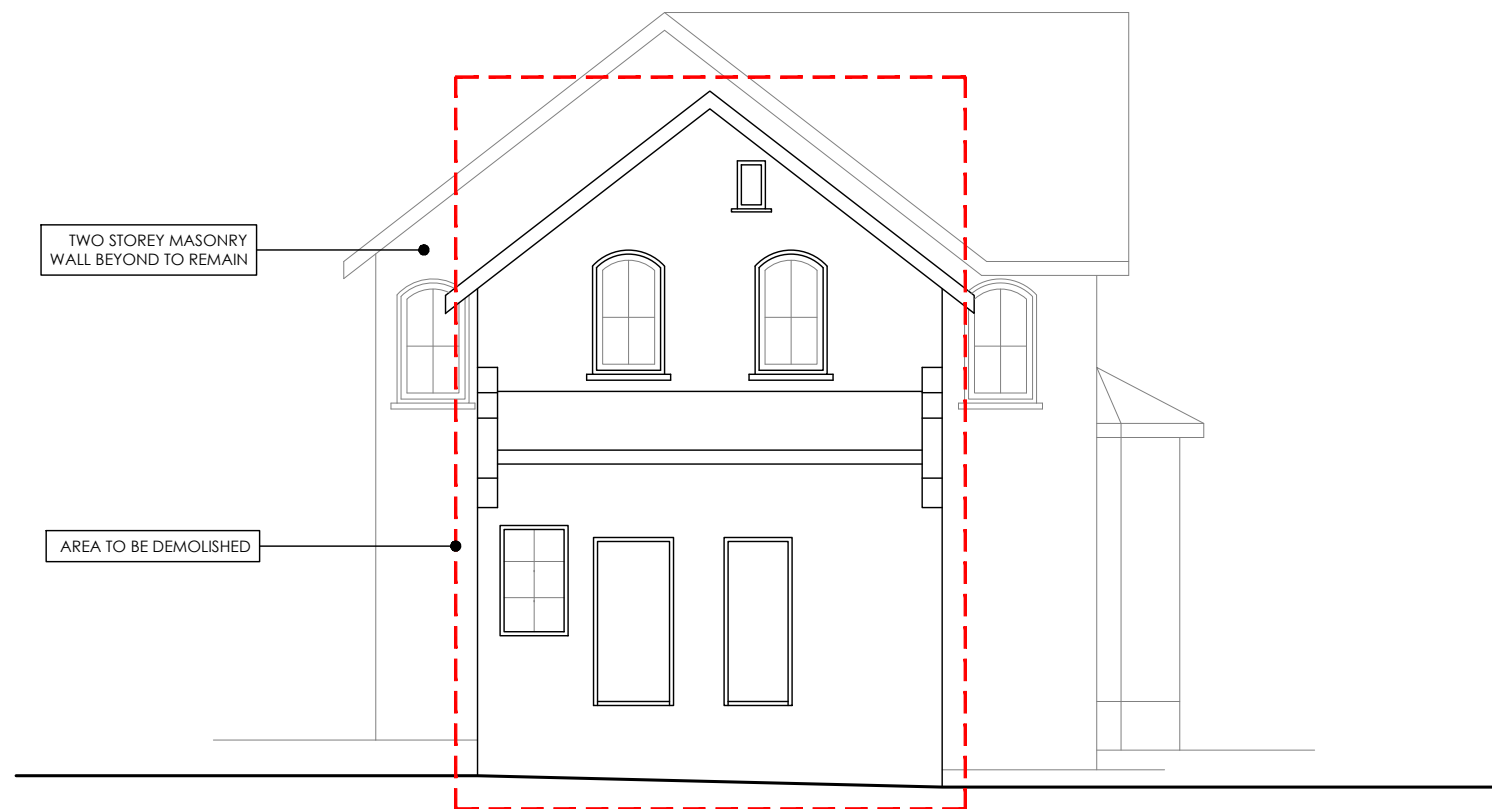
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MATTHEW FRATARCANGELI BCIN#:44839

*Matthew Fratarcangeli*  
**REGISTERED PROFESSIONAL**  
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1  
A4.03

**EXISTING REAR (SOUTH) ELEVATION**

1/8"

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EXISTING REAR (SOUTH) ELEVATION

**A4.03**



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PROPOSED SIDE (EAST) ELEVATION



1 PROPOSED SIDE (EAST) ELEVATION  
 A5.01 3/32"



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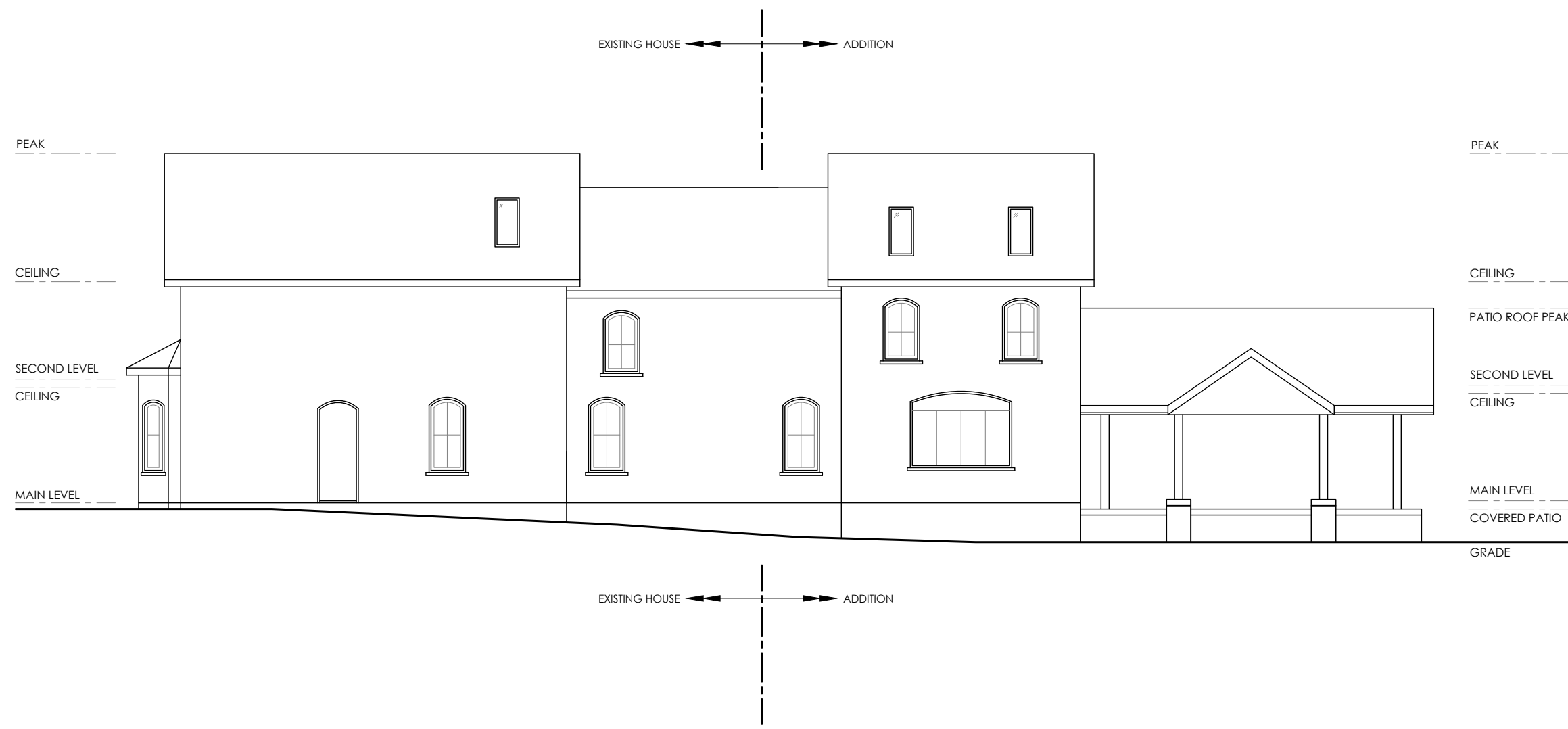
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1  
A5.02

**PROPOSED SIDE (WEST) ELEVATION**

3/32"

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REVISION: 0 CHECKED BY: MDF

PROPOSED SIDE (WEST) ELEVATION

**A5.02**



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**REGISTERED PROFESSIONAL ARCHITECT**  
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**1**  
A5.03 **PROPOSED REAR (SOUTH) ELEVATION** 1/8"

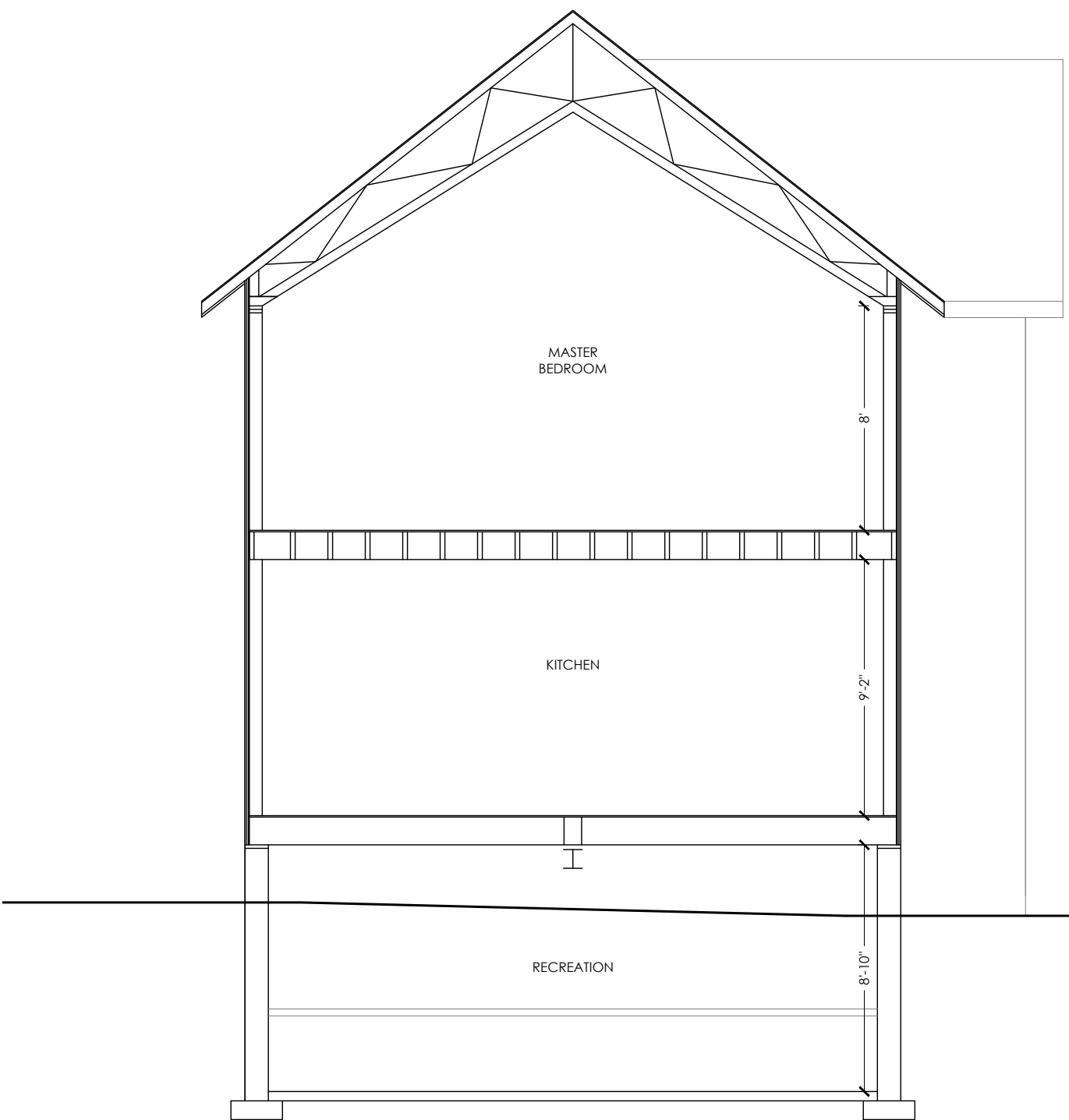
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PROPOSED REAR (SOUTH) ELEVATION

**A5.03**



PEAK -----

TOP OF WALL -----

SECOND LEVEL -----

CEILING -----

MAIN LEVEL -----

TOP OF FOUNDATION -----

GRADE -----

EXISTING SLAB -----

TOP OF FOOTING -----

1 PROPOSED SECTION  
 A6.01 3/16"



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PROPOSED SECTION

**A6.01**





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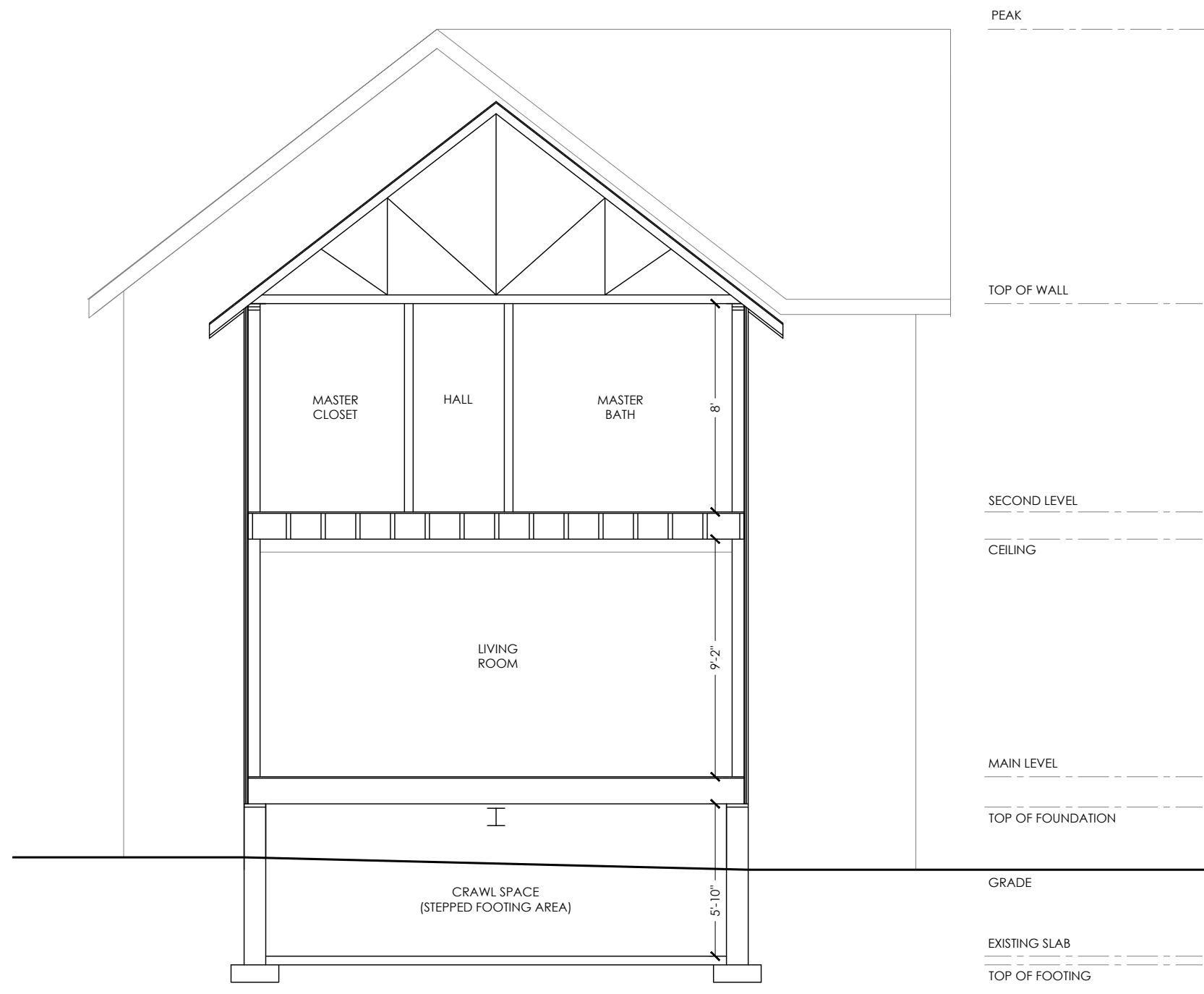
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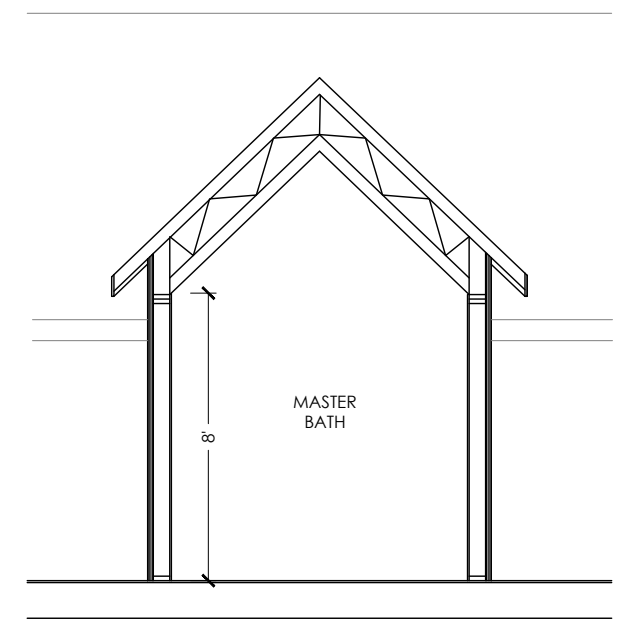
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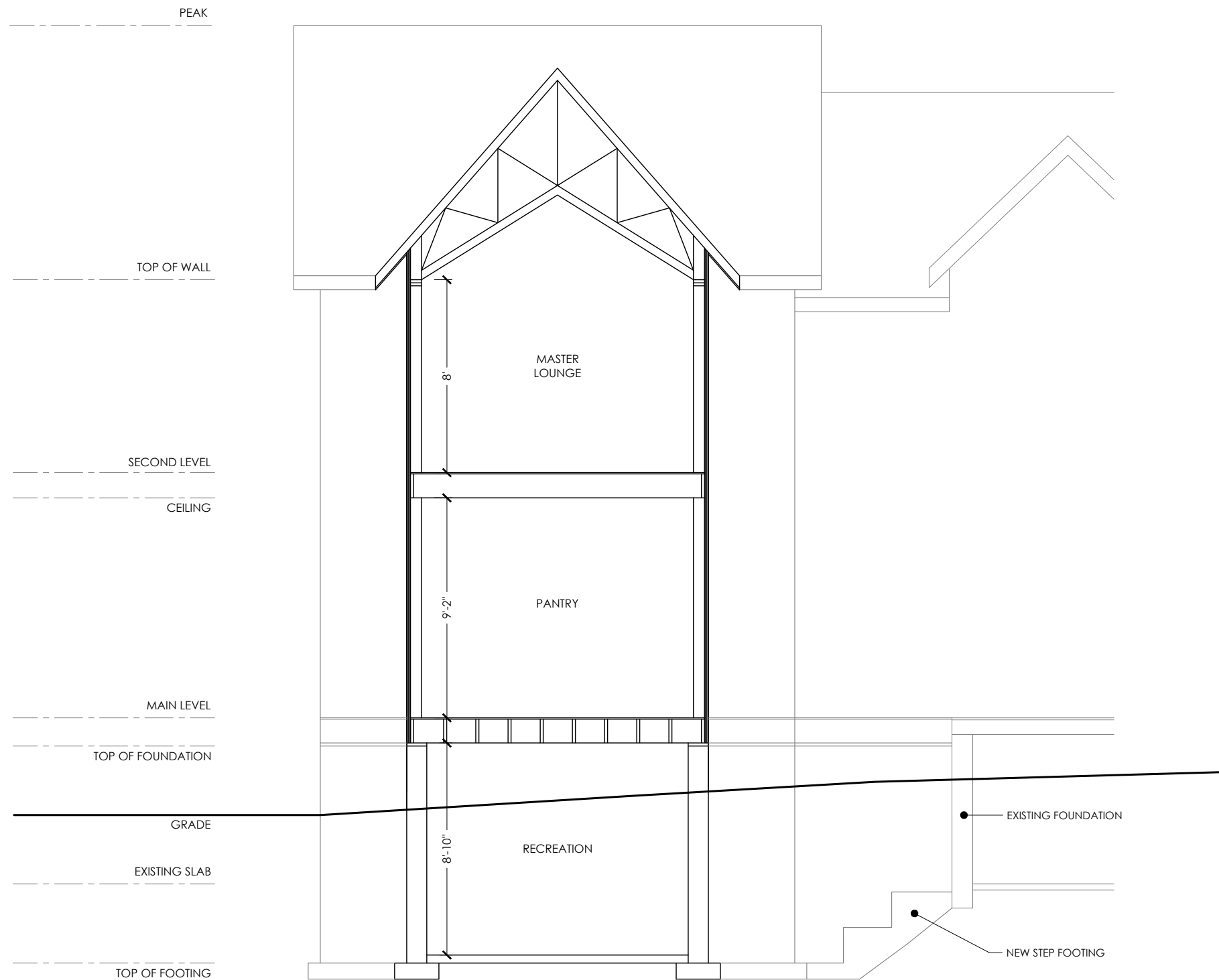
**A6.02**



**1 PROPOSED SECTION**  
 A6.02 3/16"



**2 MASTER BATH DORMER**  
 A6.02 3/16"



1 PROPOSED SECTION  
A6.03 3/16"

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PROPOSED SECTION

**A6.03**



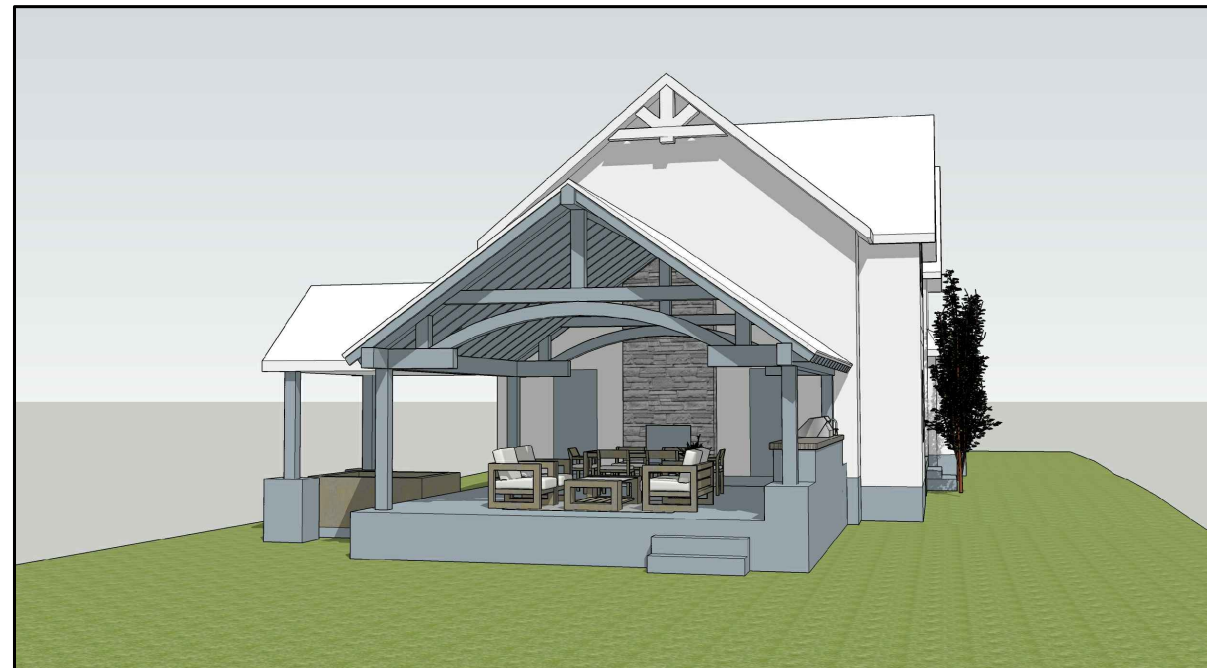
1 NORTH EAST  
A7.01 NTS



3 SOUTH EAST  
A7.01 NTS



2 EAST  
A7.01 NTS



4 SOUTH  
A7.01 NTS

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PRELIMINARY 3D VIEWS FOR DISCUSSION PURPOSES

**A7.01**



**Subject: Official Plan Review: Heritage Orangeville Input and Appointment of a Representative for the Steering Committee**

**Department: Infrastructure Services**

**Division: Planning**  
[Report Number]

**Meeting Date: 2021-07-22**

---

**Recommendations**

That Heritage Orangeville review draft policy updates to the Official Plan and provide comments to Planning Division staff;

And that Heritage Orangeville appoint (one member) \_\_\_\_\_ to serve on the Official Plan Review Steering Committee.

**Background**

The Planning Division is undertaking a review and update to the Town’s Official Plan (OP). In accordance with the Planning Act, all municipalities are required to periodically review and update their official plan. This ensures municipal official plans maintain consistency/conformity with provincial planning policies and continue to implement any changing planning interests or priorities of the municipality.

The Town originally initiated its OP review in 2015, but this process was stalled due to several changes to provincial planning policies that occurred from 2017 to 2019. The Town has since resumed this review exercise. However, the County of Dufferin has initiated a Municipal Comprehensive Review (MCR) of its Official Plan to bring it into conformity with updated provincial planning documents. This will primarily involve updating the County’s growth management framework for its municipalities, including Orangeville.

The Town’s OP must align with the County Official Plan once it has been fully updated through the completion of the MCR. Therefore, to avoid redundant updates to the Town’s OP, our review exercise has been split into two phases. Phase 1 has focused on updating policy areas of the plan that are not related to growth management direction or land use allocation. Areas of the Plan related to growth management and land use matters are being reviewed in Phase 2 of this exercise because these are items that will be influenced by the outcome of the County’s MCR. The County has also

recently phased their approach to the MCR and expect to have the growth allocation framework completed for municipal implementation by the end of 2021.

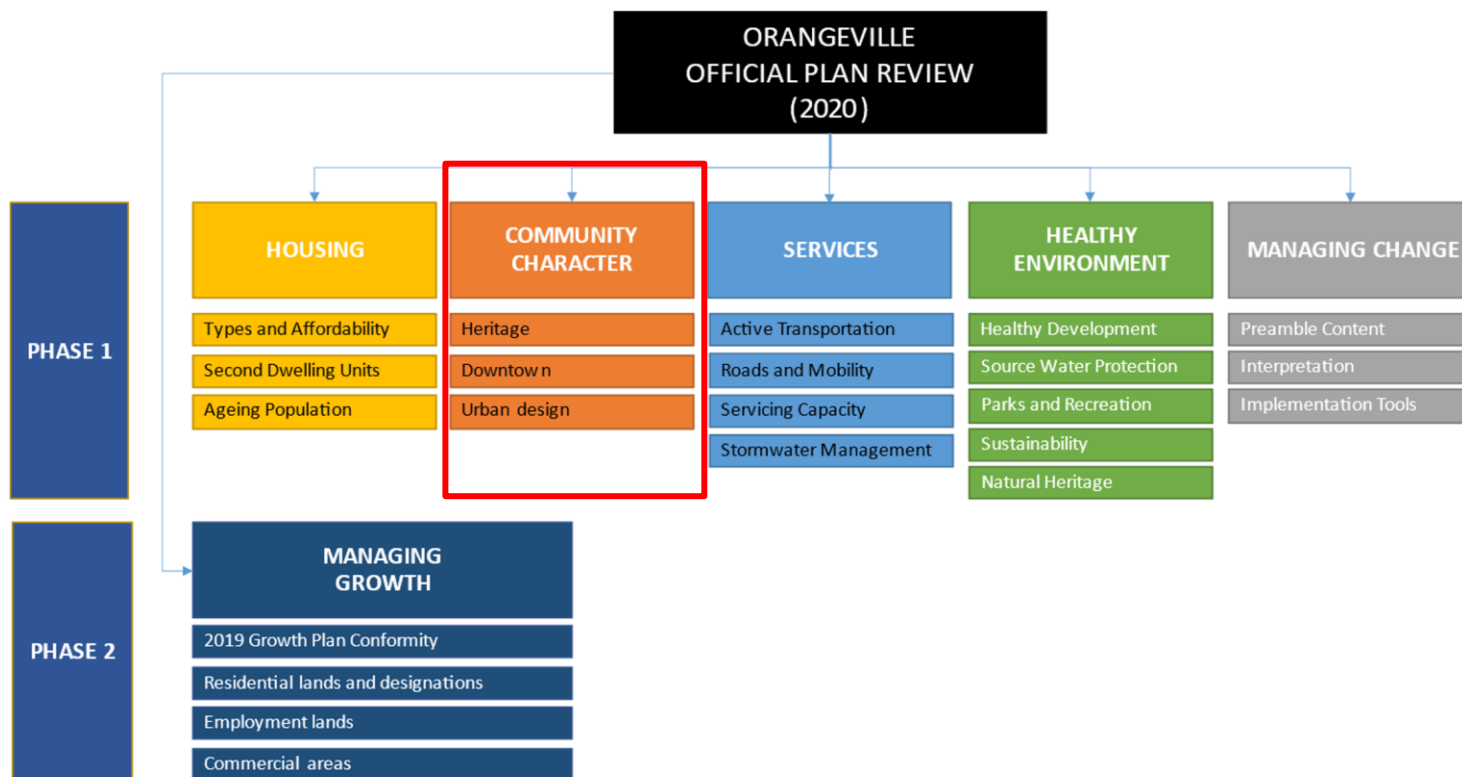
To date, the following milestones have been completed for Phase 1 of the OP Review:

1. [Special Council Meeting](#) held on July 6, 2020
2. [Statutory Public Open House](#) held on April 19, 2021
3. Completion of [draft policy updates](#) and supporting [Background Report](#)

All notices, presentation materials, staff reports, draft policy amendments and background information have been posted to the Town’s webpage dedicated to this review project: [www.orangeville.ca/official-plan-review](http://www.orangeville.ca/official-plan-review)

### Analysis

The table below illustrates how the policy areas of the OP being reviewed under Phase 1, are categorized into five (5) key theme areas for review. Policy areas of the OP that are more relevant to heritage matters have been categorized within the Community Character theme area:



More specifically, policy sections related to heritage conservation and enhancement that would be of most interest to the Committee are those found under the following sections of the Plan:

- Section D4: Heritage (General Policies);
- Section D5: Downtown (General Policies); and
- Section E2.4: Central Business District designation (Land Use Policies)

These policy sections are analysed in the following tables, which summarize the existing policies in the plan and proposed changes being recommended through this review:

	Current Policy	Policy Recommendations
Heritage	<p>Section D4</p> <ul style="list-style-type: none"> <li>• Retain, protect, and recognize heritage resources</li> <li>• Protect heritage when considering development applications</li> <li>• Public projects should be sensitive to heritage resources</li> <li>• Enabling policies for:               <ul style="list-style-type: none"> <li>○ Heritage Committee</li> <li>○ Municipal register</li> <li>○ Property designation (individual or districts)</li> </ul> </li> </ul>	<ul style="list-style-type: none"> <li>• More clarification for the responsibilities of Heritage Orangeville (per the Ontario Heritage Act)</li> <li>• Added criteria for heritage identification</li> <li>• More direction for completing Heritage Impact Assessments</li> <li>• Recognizing trees and other vegetation that contribute to heritage character</li> <li>• Enabling policies to allow pursuit of heritage conservation easements, agreements and securities to ensure heritage protection</li> <li>• Cultural heritage landscapes</li> <li>• Additional policies for archaeological assessments</li> </ul>

Refer to the [draft updated Official Plan document](#) for the proposed changes to the **Heritage** policies found under **Section D3** (page 11).

	Current Policy	Policy Recommendations
<b>Downtown</b>	<p>Most diverse range of commercial, economic and civic activities</p> <p>Specialty retailers, personal services and entertainment encouraged</p> <p>Residential on upper floors to stimulate day/night vitality</p> <p>Development to maintain attractive historic appearance</p> <p><b>Community Improvement</b> (Section D5)</p>	<ul style="list-style-type: none"> <li>• Maintain emphasis on function: primary concentration of commercial, economic/civic and residential uses.</li> <li>• Include hospitality activities</li> <li>• Support temporary event uses and spaces</li> <li>• Redevelopment that <b>enhances</b> the downtown, ensuring streetscapes remain pedestrian-friendly</li> <li>• Town-initiated measures (streetscape improvements, development on Town-owned lands)</li> <li>• Importance of residential within and nearby</li> <li>• Enabling tools for <b>Parking</b>: <ul style="list-style-type: none"> <li>○ reduced or waived parking requirements</li> <li>○ shared parking arrangements</li> <li>○ cash-in-lieu of required parking</li> </ul> </li> <li>• Community Improvement policies to be addressed with CIP Update</li> </ul>

Refer to the [draft updated Official Plan document](#) for the specific changes proposed to the **Downtown** policies found under **Section D5** (page 20) and **Central Business District** policies found under Section E2.4 (page 45).

Staff are seeking feedback and input from Heritage Orangeville with respect to the proposed changes to the above-referenced policy sections of the plan.

### **Official Plan Review Steering Committee**

When the Town's OP Review was initiated in 2015, a Steering Committee was established to function as a working group comprised of staff from internal divisions and external agencies, as well as certain stakeholder representatives. The Steering Committee provided guidance on the review process underway at the time and was discontinued when the project was halted in 2017.

A new Steering Committee is being assembled to provide more detailed input on the Official Plan Review project as it moves forward. This Committee will comprise of member representatives from:

- i) Council;
- ii) Town Committees;
- iii) select external stakeholder groups; and
- iv) and members of the public.

The Terms of Reference for the Official Plan Review Steering Committee was approved by Council on June 28, 2021 and is included as Attachment 1.

A member from Heritage Orangeville would serve on the Official Plan Review Steering Committee. Staff are requesting that Heritage Orangeville appoint one (1) member to serve on this Steering Committee.

### **Next Steps**

It is anticipated that recruitment for the Official Plan Review Steering Committee will progress through August and September, with the final Committee membership being approved by Council early in the fall and the initial meeting of the Committee to occur shortly thereafter.

The Steering Committee will operate until the final reporting to Council to adopt the final Official Plan Amendment that would conclude Phase 2 of the review, which is expected to conclude late 2022. Committee meetings would be held monthly, or at the discretion of the Chair.

---

### **Strategic Alignment**

#### **Orangeville Forward – Strategic Plan**

Priority Area: Community Stewardship

Objective: Maintain and Protect our Built and Natural Heritage

#### **Sustainable Neighbourhood Action Plan**

Theme: Economic Development and Culture

Strategy: Further establish Orangeville’s identity through the preservation and expansion of tourism, culture and heritage.

### **Notice Provisions**



Notice provisions are not applicable to the substance of this report.

---

**Financial Impact**

No financial impacts are anticipated.

Respectfully submitted

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

**Attachment(s):** 1. Terms of Reference: Official Plan Review Steering Committee



## Terms of Reference

### Official Plan Review Steering Committee

**Date Approved by Council:** June 28, 2021

**Sunset Date:** Will dissolve upon the final reporting to Council with respect to the adoption of the final Official Plan amendment related to this review.

**Mandate:**

- 1) To provide input, guidance and recommendations regarding the Official Plan Review (OPR), based on:
  - good planning principles
  - maintaining harmony with provincial and County planning policy frameworks; and
  - planning objectives of importance to the Town
- 2) To engage in public consultation throughout the OPR Process.

**Goals/Objectives:**

The Official Plan Review Steering Committee will accomplish its mandate through its involvement in the phasing of the OPR process as follows:

**Phase 1 - Amendments and updates to policies not related to growth management or land use permissions:**

- Review draft amendments and background information and provide general guidance and input to Town staff through the completion of the Phase 1 amendment to the Plan
- Hold meetings, as required, throughout Phase 1 of the OPR to discuss the proposed amendments to the Plan
- Provide direction to Council with respect to the final amendment proposed for adoption to conclude Phase 1 of the OPR.

**Phase 2 - Updates to growth management and allocation framework, including land use designations and use permissions:**

- Provide input and guidance to Town staff and to any consultant retained by the Town, with respect to the advancement and completion of Phase 2 of the OPR.
- Review and provide input and comment on any draft background report(s), engagement plans and draft amendments to the Official Plan.

- Hold meetings, as required, to review and discuss: i) amendments proposed to the plan; ii) supporting background information; and iii) comments received through public engagement and agency consultation.
- Facilitate additional public engagement by hosting public consultation meetings and/or inviting members of the public or stakeholder group representatives to appear before the Steering Committee to provide input on the OPR.
- Invite Town staff or agency representatives, that have subject matter expertise, to provide advice to the Steering Committee regarding the OPR.
- Provide direction to Council with respect to the final amendment proposed for adoption to conclude Phase 2 of the OPR.

### **Reporting to Council:**

The Committee will:

- 1) Report to Council through the distribution of minutes,
- 2) Submit comments to the Planning Division for inclusion in any recommendation reports and/or presentations to Council,
- 3) Provide presentations and/or delegate to Council, as necessary.

### **Enabling Legislation, By-Law or Staff Report:**

Council passed Resolution 2020-284, to establish a Steering Committee for the Town of Orangeville Official Plan Review, in order to increase awareness and inclusion in the decision-making process with respect to the completion of the review and update to the Town's Official Plan

### **Committee Composition:**

The Committee shall consist of eleven (11) members comprised of:

2 members of Council\*

2 citizens who reside in the Town of Orangeville and have knowledge in planning matters

1 member recommended from each of the following Advisory Committees and interest groups:

- Heritage Orangeville
- Joint Accessibility Advisory Committee (JAAC)
- Sustainable Orangeville
- Business and Economic Development Advisory Committee (BEDAC)
- Committee of Adjustment
- Orangeville Business Improvement Area (BIA)
- Greater Dufferin Area Homebuilders Association

\*Councillors that serve on any of the Committees or interest groups listed cannot be appointed as the representative of that Committee.

## Skills Requested

Members should:

- i) be advocates for good planning and the broader public interest; and
- ii) have a reasonable understanding of land use planning related matters at the Town, County and Provincial levels.

## Administration Section

Department Linkage: Infrastructure Services Department, Planning Division

Administrative Support: Administrative Assistant, Planning and Building

Staff Support: Manager, Planning: to provide technical expertise and advice; and to assist in facilitating meeting discussions

Senior Planner: to provide technical expertise and advice.

Meeting Frequency: Monthly, or at the call of the Chair