



## **Agenda**

### **Joint Accessibility Advisory Committee**

**Tuesday, November 2, 2021, 3:30 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 Joint Accessibility Advisory Committee will be meeting electronically until further notice.

Prior to the meeting, written comments may be sent to the Secretary of the Joint Accessibility Committee by email to [tmacdonald@orangeville.ca](mailto:tmacdonald@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 and enter Conference ID: 926 955 95#. Please note that your full name and comments will be part of the public records 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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1. **Call to Order**
2. **Disclosures of (Direct or Indirect) Pecuniary Interest**
3. **Adoption of Minutes of Previous Meeting**  
Recommendations:  
That the minutes of the following meeting are approved:  
  
2021-06-01 Joint Accessibility Advisory Committee Minutes
4. **Presentations**
  - 4.1. **Phil Dewar, B Social/Community Living Dufferin, Accessibility Lift at Tony Rose Pool - Grant Opportunity**
  - 4.2. **Karen Landry, Town Clerk, Accessible Parking Signs**
5. **Items for Discussion and Reports**
  - 5.1. **Neighbourhood Awareness Signs**
  - 5.2. **Education for Audio Pedestrian Signals**
  - 5.3. **Notice of Complete Application, Zoning By-law Amendment, 33-37 Broadway**

**5.4. Notice of Site Plan Application, 200 Elizabeth**

**5.5. Braille Machine Decision**

**5.6. Accessibility Awards Program**

**5.7. Annual Report and Work Plan**

**5.8. Joint Accessibility Advisory Committee Meeting Dates and Times**

**5.9. Official Plan Steering Committee Appointment**

Recommendations:

That the appointment of James Jackson to the Official Plan Steering Committee is confirmed:

And that Trevor Lewis is the alternate appointment to the Official Plan Steering Committee.

**5.10. Tip of the Month**

**6. Correspondence**

None.

**7. New Business**

**8. Date of Next Meeting**

The next meeting date is to be determined.

**9. Adjournment**



## Minutes of the Joint Accessibility Advisory Committee

June 1, 2021, 3:30 p.m.

Chair and Secretary Participating Remotely  
The Corporation of the Town of Orangeville

Members Present: Councillor Post  
P. Charbonneau  
M. Gravelle  
J. Jackson  
K. Anderson (left the meeting at 4:00 p.m.)  
T. Lewis  
A. O'Hara-Stephenson  
Kimberly Rose  
Kimberly VanRyn

Members Absent: D. Anderson  
L. Barnett  
P. Bond  
L. Rankin

Staff Present: S. Doherty, Manager, Rec/Events  
T. Macdonald

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### 1. Call to Order

The meeting was called to order at 3:32 p.m.

### 2. Disclosures of (Direct or Indirect) Pecuniary Interest

None.

### 3. Adoption of Minutes of Previous Meeting

#### Recommendation: 2021-010

Moved by J. Jackson

That the minutes of the following meeting are approved:

May 4, 2021 Joint Accessibility Advisory Committee Minutes.

**Carried**

### 4. Presentations

#### 4.1 Jon Hack, Director, Lindsay Cudmore, Consultant, Sierra Planning and Management - Community Improvement Plan

Lindsay Cudmore, Consultant, Sierra Planning and Management and Andrea Sinclair, MHBC Planning presented an overview of the process for completing the Orangeville Community Improvement Plan. A Community

Improvement Plan helps to promote property development and investment that has clear public goals. The committee identified accessible parking, traffic signals, crosswalks, sidewalks, accessibility improvement grant for downtown businesses and curbside pick-up as areas of interest.

**4.2 Joanna Marques, Conservation Lands Planner, Credit Valley Conservation and Laura Rundle, Conservation Lands Planner, Credit Valley Conservation - Island Lake Trail Plan**

Joanna Marques, Laura Rundle, Bill Lidster and Eric Baldwin presented the Island Lake Trail Plan to the committee and ideas for the plan include possible replacement of some buildings, opening up water access areas through restructuring of parking, improving parking, better wayfinding and improvements to the trail system.

**5. Items for Discussion and Reports**

**5.1 Kat Anderson, Communication Boards**

Kat Anderson outlined a Communication Board program that Grey-Bruce implemented. Kat will obtain additional information with respect to cost and logistics and report back to the committee in September.

**5.2 Public Information Centre -Broadway Bricks**

A public information centre regarding the bricks on Broadway is being held on June 7, 2021 at 7:00 p.m. and members of the public are welcome to attend the virtual meeting.

**5.3 Neighbourhood Awareness Signs, Councillor Post**

Councillor Post provided an update on the Deaf Child Sign and advised that the individual that requested the sign has moved and the committee determined that they would still like to move forward with the project and Doug Jones, General Manager will be invited to the September meeting.

**5.4 Braille Machine Update**

The CNIB is investigating to determine if there is an organization that is interested in the braille machine.

**5.5 Accessibility Awards**

Sharon Doherty, Manager, Recreation and Events provided a background on the way that the accessibility awards have been handled in the past. It was suggested that the committee work with the County on developing a criteria for issuing the award and begin implementation of the process at the next meeting with a goal to giving out the award in 2022. It was suggested that two awards be given, one for a business and one for an individual.

**5.6 Education for Audio Pedestrian Signals**

Doug Jones, General Manager, Infrastructure Services will be invited to the September meeting to provide further information regarding education for audio pedestrian signals.

**5.7 Tip of the Month**

Larry Rankin provided two tips to the committee which are:

Business Owners: Please ensure that your outdoor activities or displays do not impede a wheelchair's ability to pass.

Residents...Please don't store recreational vehicles that block the sidewalk.

June is brain injury awareness month. There are more cases of brain injuries each year in Canada than breast cancer, HIV/AIDS, spinal cord injury & multiple sclerosis combined.

**Recommendation: 2021-011**

Moved by P. Charbonneau

That the tip of the month for June is:

June is brain injury awareness month. There are more cases of brain injuries each year in Canada than breast cancer, HIV/AIDS, spinal cord injury & multiple sclerosis combined;

And that the tip of the month for July is:

Business Owners ... Please ensure that your outdoor activities or displays do not impede a wheelchair's ability to pass.

Residents...Please don't store recreational vehicles that block the sidewalk.

**Carried**

**6. Correspondence**

**7. New Business**

Kimberly Rose advised the committee about a program that she has viewed and will provide the link for circulation.

**8. Date of Next Meeting**

The next meeting is set for September 7, 2021.

**9. Adjournment**

The meeting adjourned at 4:54 p.m.

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**Infrastructure Services**

**Notice of Complete Application for a Zoning By-law Amendment  
(File No. RZ-2021-02)**

**Take Notice that** the Corporation of the Town of Orangeville is in receipt of a complete application to amend the Town's Zoning By-law No. 22-90, as amended, pursuant to Section 34 of the *Planning Act*, R.S.O. 1990.

**Description of the Subject Land:**

The land subject to this application is comprised of one parcel located on the north side of Broadway, between Sherbourne Street and Fourth Street. The subject land is legally described as Part of Lot 1, Concession 1, West of Hurontario Street, Part of First Avenue, Registered Plan 201 (closed by by-law No. 123-86), Lot 4 and Part of Lot 3, Registered Plan 256, and is municipally known as 33-37 Broadway. The subject land has a total area of approximately 0.80 hectares (1.98 acres), with approximately 60.5 metres (198 feet) of frontage along Broadway and 35 metres (115 feet) of frontage along Sherbourne Street. The subject land currently contains three one-storey commercial buildings, two of which that front onto Broadway will be demolished to facilitate the proposed development. The commercial plaza containing the medical offices in the rear of the subject lands will be maintained. A location map of the subject land is attached.

**Purpose and Effect of the Applications:**

The purpose and effect of the application is to permit the development a 9-storey mixed-use building located towards the southern portion of the subject lands, along the Broadway frontage. The proposed development consists 97 residential units, and 407 square metres of ground floor retail space. The proposal includes 134 square meters of indoor amenity area, 779 square metres of rooftop amenity area on the 5th floor, and a total of 2,013 square metres of landscape area. 253 parking stalls are proposed to service the development, 48 parking stalls will be surface parking to service the existing medical building, as well as the proposed visitor and commercial uses. The balance of the proposed parking spaces (205) are located within the proposed 9-storey building within floors 1 to 4.

The Zoning By-law Amendment proposes to rezone the subject lands from Neighbourhood Commercial (C2) Zone, to Neighbourhood Commercial (C2) Zone with Special Provision 24.XXX to permit the proposed development.

A Site Plan application (SPA-2021-03) has also been submitted in conjunction with the Zoning By-law Amendment application.

**Information Available:**

Additional information and material relating to the application is available for review during business hours, in the Infrastructure Services Department, Planning Division at 87 Broadway, Orangeville, Ontario.

For further information, you may also contact **Larysa Russell, Senior Planner, Infrastructure Services at 519-941-0440 Ext. 2254 or by e-mail at LRussell@orangeville.ca** during normal business hours or visit the Planning Division.

**If You Wish to be Notified:**

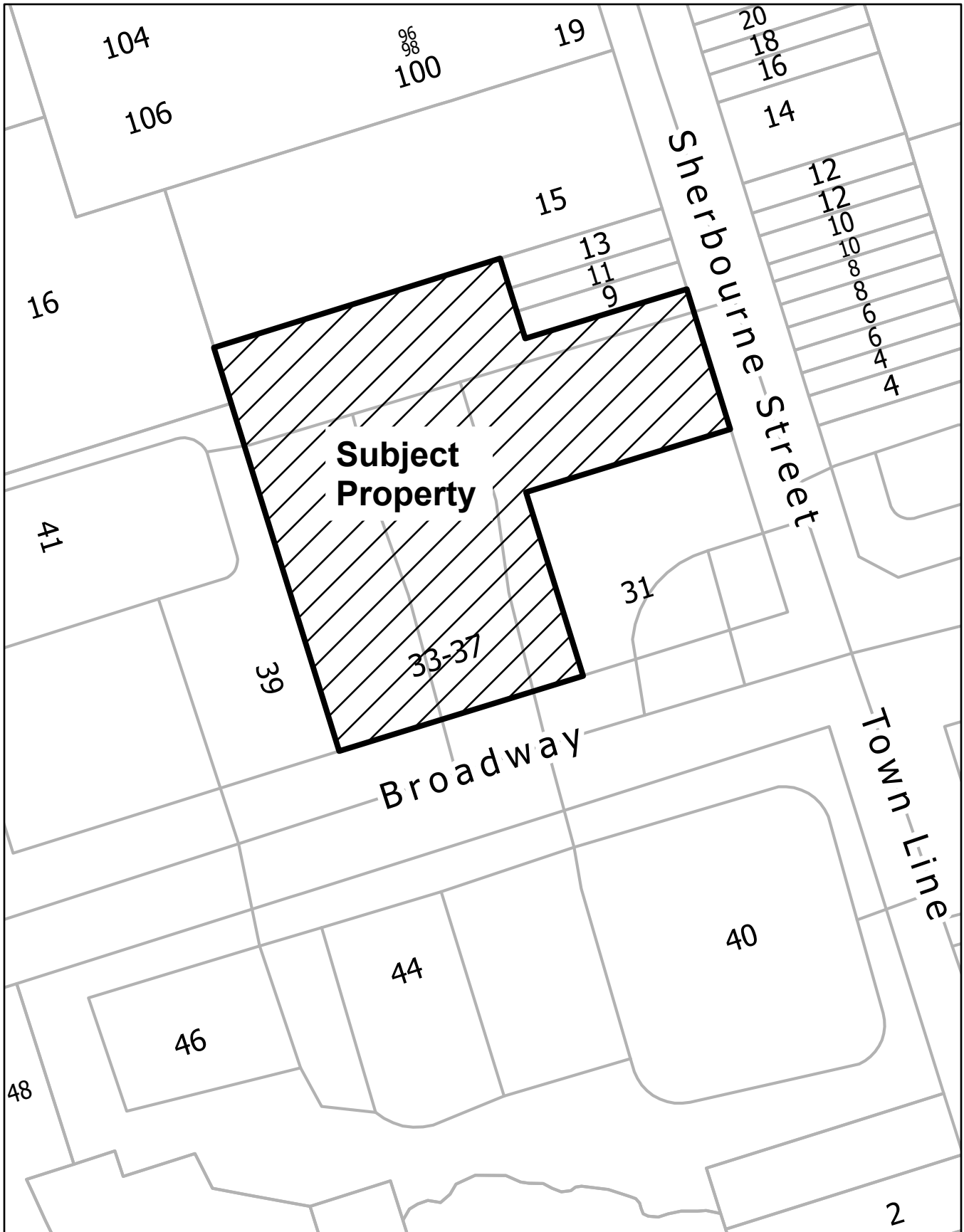
If you wish to be notified of the decision of the Council of the Corporation of the Town of Orangeville with respect to the Official Plan Amendment Application and Zoning By-law Amendment Application, you must make a written request to: Clerk, Town of Orangeville, 87 Broadway, Orangeville, Ontario, L9W 1K1.

**Important Information About Preserving Your Appeal Rights:**

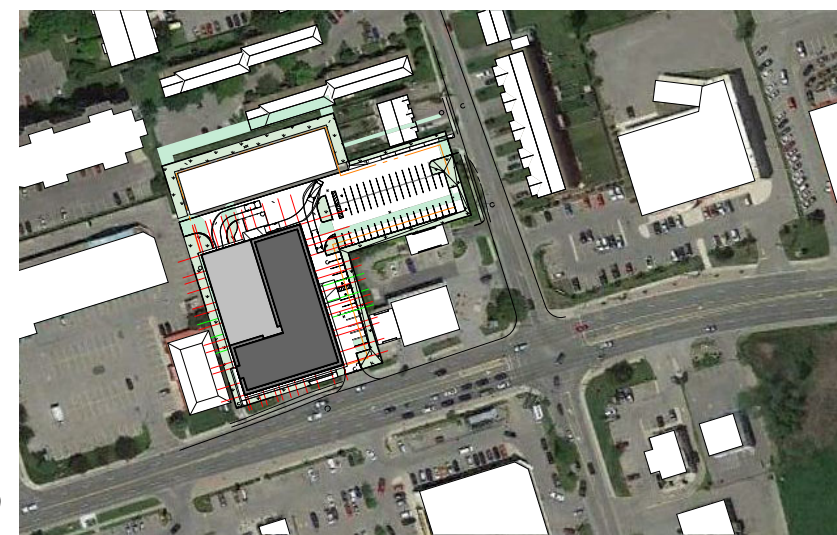
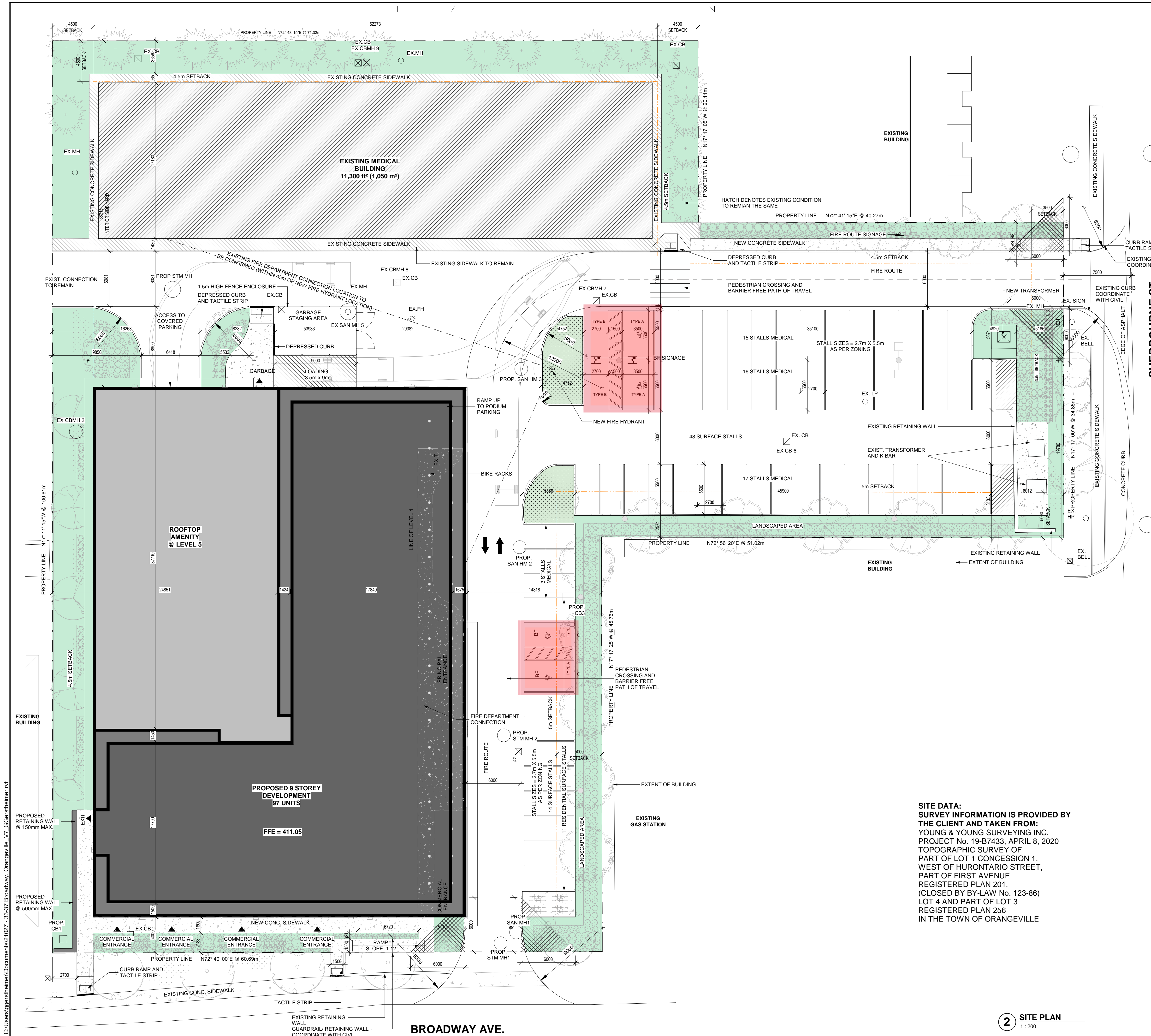
If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the Town of Orangeville to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Corporation of the Town of Orangeville before the proposed official plan amendment is adopted or before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Corporation of the Town of Orangeville before the proposed official plan amendment is adopted or before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**Notice Issued: August 26, 2021**







1 KEY PLAN  
N.T.S.

SHERBOURNE ST.

CENTRELINE OF ASPHALT

SITE DATA		
33-37 Broadway, Orangeville, ON		
DATA	REQUIRED	PROVIDED
ZONING		ZONING - C-2
LOT AREA (m²)	800 m² MIN.	8,083 (m²)
BUILDING COVERAGE (m²)	N/A	RESIDENTIAL 2,402 m² MEDICAL 1,050 m² TOTAL = 3,451 m²
BUILDING COVERAGE (%)	N/A	42.7 %
FRONT YARD (m) - SHERBOURNE	3.5 (m)	66.1 (m)
INTERIOR SIDE YARD (m)	5 (m)	38.2 (m)
EXTERIOR SIDE YARD (m) - BROADWAY	3.5 (m) MIN, 22.5 (m) MAX	3.9 (m)
REAR YARD (m)	4.5 (m)	4.5 (m)

BUILDING DATA		
DATA	REQUIRED	PROVIDED
TOTAL DENSITY (# of units)	N/A	97 units
BUILDING AREA (m²)	N/A	25,850 ft² (2,402 m²)
GROSS FLOOR AREA (m²)	N/A	173,169 ft² (16,088 m²)
GROSS CONSTRUCTION AREA (m²)	N/A	173,169 ft² (16,088 m²)
NUMBER OF STOREYS	N/A	9
BUILDING HEIGHT (m)	12 m MAX.	29.1 m
AMENITY AREA (m²) - INDOOR	N/A	1,439 ft² (134 m²)
AMENITY AREA (m²) - OUTDOOR	N/A	8,385 ft² (779 m²)
COMMERCIAL/RETAIL AREA (m²)	1,858 m² MAX.	4,385 ft² (407 m²)
MEDICAL BUILDING (EXISTING)		11,300 ft² (1,050 m²)
TOTAL		15,685 ft² (1,457 m²)

LANDSCAPING DATA		
DATA	REQUIRED	PROVIDED
LANDSCAPE AREA (percentage)	N/A	25 (%)
LANDSCAPE AREA (m²)	N/A	2,013 (m²)

VEHICLE PARKING DATA		
DATA	REQUIRED	PROVIDED
RESIDENTIAL PARKING	1.5 / units = 145	157 (1.62/unit)
VISITOR PARKING	0.25 / units = 24	24
COMMERCIAL PARKING	1/20m² = 20	20
EXISTING MEDICAL BLDG. PARKING	1/20m² = 52	52
BARRIER FREE PARKING (RESIDENTIAL, COMMERCIAL, MEDICAL)	201 - 1,000 spaces = 2 stalls + 2% = 2 + 4.62 = 7 stalls	9 (included in above)
TOTAL	241	253

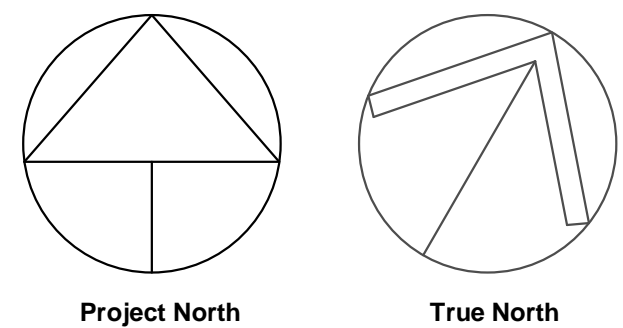
BICYCLE PARKING DATA		
DATA	REQUIRED	PROVIDED
BICYCLE PARKING - COMMERCIAL OUTDOOR (includes medical building)	> 1,000 m² Commercial area = 2 + 1 stalls	8
BICYCLE PARKING - RESIDENTIAL INDOOR	N/A	30
TOTAL	3	38

LOADING SPACE DATA		
DATA	REQUIRED	PROVIDED
LOADING SPACE	> 7,500 m² Floor area 3 loading spaces @ 3.5m x 9m	2 loading spaces 1 = 3.5m x 9m (Shared residential & medical) 1 = 3.5m x 8.5m
TOTAL	3	2

UNIT BREAKDOWN		
	AMOUNT	PERCENTAGE
1 BEDROOM	30 units	30.9%
1 BEDROOM + DEN	43 units	44.4%
2 BEDROOM	24 units	24.7%
TOTAL	97 units	

**SITE DATA:**  
**SURVEY INFORMATION IS PROVIDED BY THE CLIENT AND TAKEN FROM:**  
YOUNG & YOUNG SURVEYING INC.  
PROJECT No. 19-B7433, APRIL 8, 2020  
TOPOGRAPHIC SURVEY OF  
PART OF LOT 1 CONCESSION 1,  
WEST OF HURONTARIO STREET,  
PART OF FIRST AVENUE  
REGISTERED PLAN 201,  
(CLOSED BY BY-LAW No. 123-86)  
LOT 4 AND PART OF LOT 3  
REGISTERED PLAN 256  
IN THE TOWN OF ORANGEVILLE

2 SITE PLAN  
1 : 200



GENERAL NOTES

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1	2021-06-23	ISSUED FOR ZBA/SPA
No.	Date	Revision

Project No. 21027

Project Date

Drawn by AFM

Checked by GG

Plot Date / Time 2021-07-01 10:36:48 AM

33-37 BROADWAY,  
ORANGEVILLE

SITE PLAN

Drawing Scale As indicated

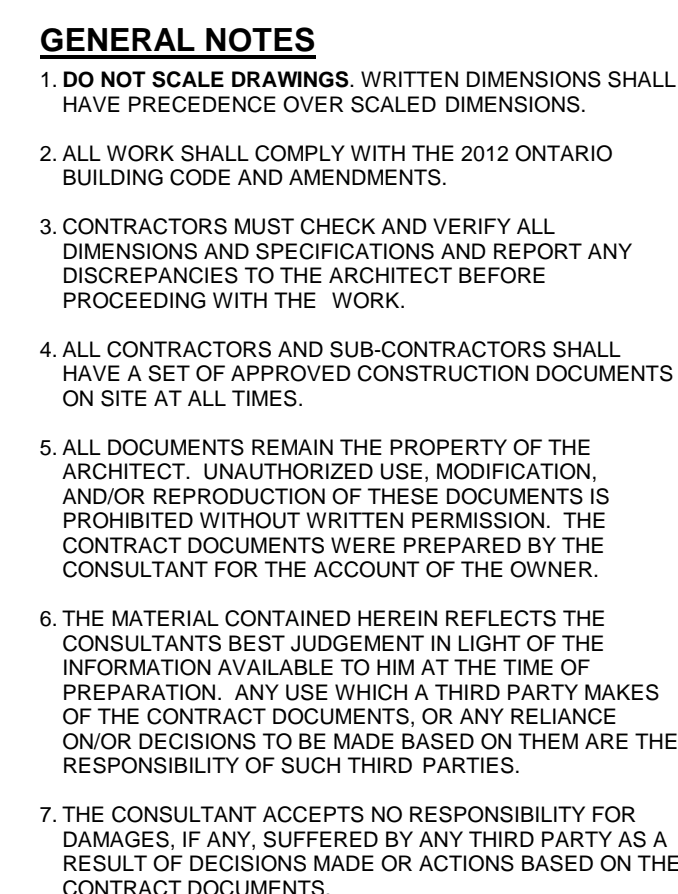
Status

Drawing No. Revision No.

EDWARD THOMAS  
LICENCE  
5572

**A1.1 - r1**



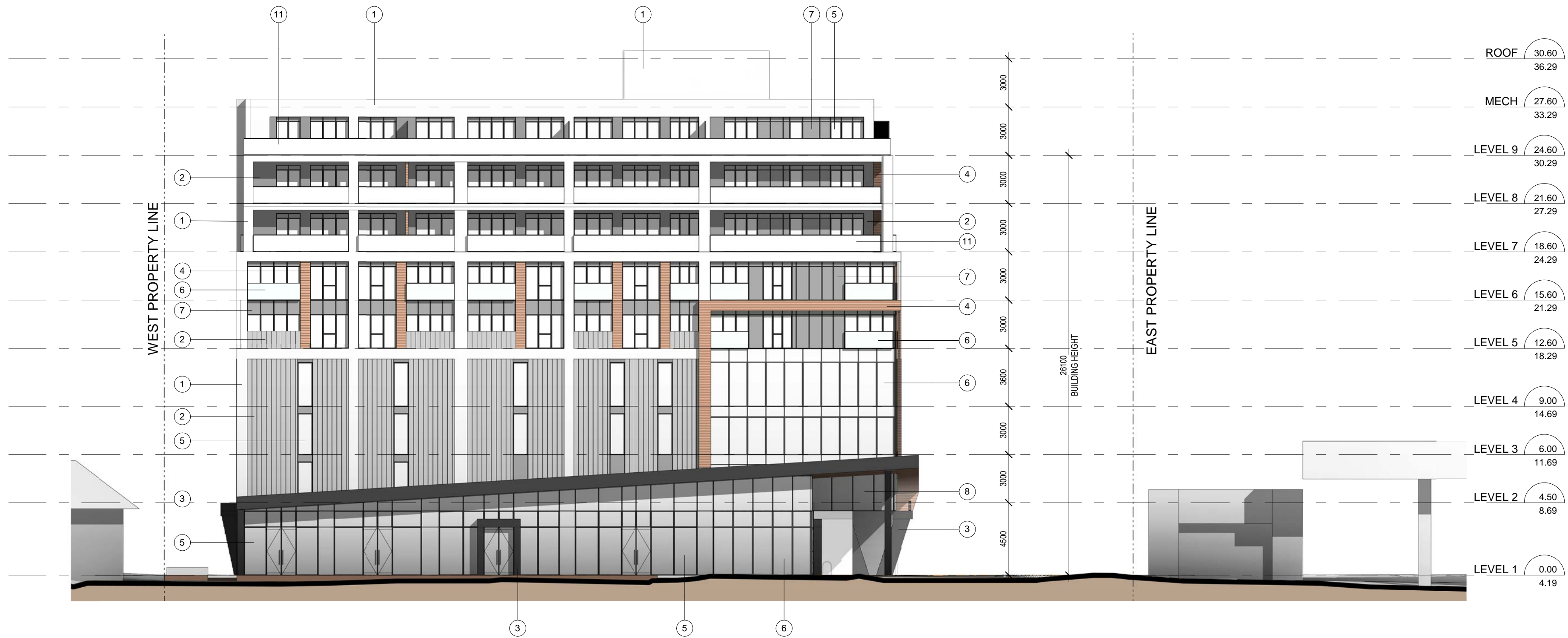


ONTARIO ASSOCIATION  
 OF  
 ARCHITECTS  
 EDWARD THOMAS  
 LICENCE  
 5572

Drawing Scale \_\_\_\_\_ 1 : 20  
 Status \_\_\_\_\_  
 Drawing No. \_\_\_\_\_ Revision \_\_\_\_\_  
**A22 - r1**

EXTERIOR FINISH LEGEND

1	PREFINISHED PANEL SYSTEM COLOUR: WHITE TYPE / MANUFACTURER: TO BE DETERMINED	7	SPANDREL UNIT - COLOUR: GREY TYPE / MANUFACTURER: TO BE DETERMINED
2	PREFINISHED PANEL SYSTEM COLOUR: GREY TYPE / MANUFACTURER: TO BE DETERMINED	8	SPANDREL UNIT - COLOUR: WHITE TYPE / MANUFACTURER: TO BE DETERMINED
3	PREFINISHED METAL PANEL COLOUR: DARK CHARCOAL TYPE / MANUFACTURER: TO BE DETERMINED	9	GLASS - JULIET BALCONY COLOUR: FRIT SOLID TYPE / MANUFACTURER: TO BE DETERMINED
4	PREFINISHED METAL PANEL SYSTEM COLOUR: WOOD PATTERN TYPE / MANUFACTURER: TO BE DETERMINED	10	GLASS - JULIET BALCONY COLOUR: FRIT PATTERN TYPE / MANUFACTURER: TO BE DETERMINED
5	VISION GLASS WINDOW WALL COLOUR: CLEAR TYPE / MANUFACTURER: TO BE DETERMINED	11	GLASS BALCONY GUARDS COLOUR / MATERIAL: CLEAR TYPE / MANUFACTURER: TO BE DETERMINED
6	VISION GLASS WINDOW WALL COLOUR: FRIT PATTERN TYPE / MANUFACTURER: TO BE DETERMINED		
INTERIOR OF BALCONY WING WALLS		INTERIOR OF BALCONY SOFFIT	
PREFINISHED METAL PANEL COLOUR: WOOD LOOK TYPE / MANUFACTURER: TO BE DETERMINED		PREFINISHED METAL PANEL COLOUR: WOOD LOOK TYPE / MANUFACTURER: TO BE DETERMINED	



1 SOUTH ELEVATION  
1 : 200



2 WEST ELEVATION  
1 : 200

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1	2021-06-23	ISSUED FOR ZBA/SPA
No.	Date	Revision

	Project No.	21027
	Project Date	
	Drawn by	WC
	Checked by	GG
	Plot Date / Time	2021-06-23 3:29:58 PM

33-37 BROADWAY,  
ORANGEVILLE

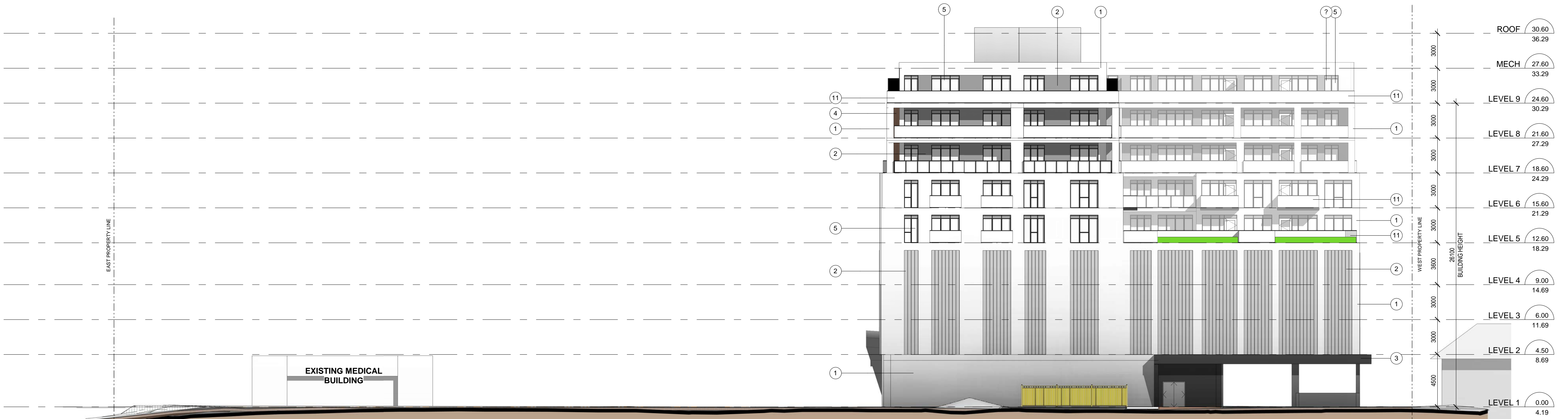
ELEVATIONS

	Drawing Scale	1 : 200
	Status	
	Drawing No.	Revision No.
	A3.1 - r1	



EXTERIOR FINISH LEGEND

1	PREFINISHED PANEL SYSTEM COLOUR: WHITE TYPE / MANUFACTURER: TO BE DETERMINED	7	SPANDREL UNIT - COLOUR: GREY TYPE / MANUFACTURER: TO BE DETERMINED
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INTERIOR OF BALCONY WING WALLS	PREFINISHED METAL PANEL COLOUR: WOOD LOOK TYPE / MANUFACTURER: TO BE DETERMINED	INTERIOR OF BALCONY SOFFIT	PREFINISHED METAL PANEL COLOUR: WOOD LOOK TYPE / MANUFACTURER: TO BE DETERMINED



1 NORTH ELEVATION  
1 : 200



2 EAST ELEVATION  
1 : 200

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1	2021-06-23	ISSUED FOR ZBA/SPA
No.	Date	Revision

<b>srm</b> ARCHITECTS INC.	Project No	21027
	Project Date	
	Drawn by	WC
	Checked by	GG
	Plot Date / Time	2021-06-23 3:32:44 PM

33-37 BROADWAY,  
ORANGEVILLE

ELEVATIONS

<b>ONTARIO ASSOCIATION OF ARCHITECTS</b> EDWARD THOMAS LICENCE 5572	Drawing Scale	1 : 200
	Status	
	Drawing No.	Revision No.
	<b>A3.2 - r1</b>	





CORNER VIEW FROM BROADWAY AVE.



VIEW FROM SHERBOURNE ST.



VIEW FROM BROADWAY AVE.



VIEW FROM SHERBOURNE ST.

GENERAL NOTES

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Project No. 21027

Project Date

Drawn by WC

Checked by GG

Plot Date / Time 2021-06-23 3:33:29 PM

33-37 BROADWAY,  
ORANGEVILLE

RENDERINGS

Drawing Scale

Status

Drawing No. Revision No.

**A5.1 - r1**





CORNER VIEW FROM BROADWAY AVE. AND SHERBOURNE ST.



VIEW FROM NEIGHBOURING PROPERTIES

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- 4. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
- 5. ALL DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT. UNAUTHORIZED USE, MODIFICATION, AND/OR REPRODUCTION OF THESE DOCUMENTS IS PROHIBITED WITHOUT WRITTEN PERMISSION. THE CONTRACT DOCUMENTS WERE PREPARED BY THE CONSULTANT FOR THE ACCOUNT OF THE OWNER.
- 6. THE MATERIAL CONTAINED HEREIN REFLECTS THE CONSULTANT'S BEST JUDGEMENT IN LIGHT OF THE INFORMATION AVAILABLE TO HIM AT THE TIME OF PREPARATION. ANY USE WHICH A THIRD PARTY MAKES OF THE CONTRACT DOCUMENTS, OR ANY RELIANCE ON OR DECISIONS TO BE MADE BASED ON THEM ARE THE RESPONSIBILITY OF SUCH THIRD PARTIES.
- 7. THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR DAMAGES, IF ANY, SUFFERED BY ANY THIRD PARTY AS A RESULT OF DECISIONS MADE OR ACTIONS BASED ON THE CONTRACT DOCUMENTS.

1	2021-06-23	ISSUED FOR ZBA/SPA
No.	Date	Revision



Project No. 21027

Project Date


Drawn by WC

Checked by GG

Plot Date / Time 2021-06-23 3:33:57 PM

33-37 BROADWAY,  
ORANGEVILLE

RENDERINGS



EDWARD THOMAS  
LICENCE  
5572

Drawing Scale

Status

Drawing No. Revision No.

A5.2 - r1



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**Infrastructure Services**

**Notice of a Site Plan Application  
200 Elizabeth Street  
File No. SPA-2021-04**

**Take Notice** that an application for Site Plan Approval (File No. SPA-2021-04) has been submitted by Glen Schnarr & Associates Inc. on behalf of 1705381 Ontario Ltd pursuant to the provisions of the *Planning Act* as follows:

**Description of the Land:**

The land subject to this application is comprised of one parcel located at the southwest corner of Ada Street and Elizabeth Street. The subject land is legally described as Part of Lots 1 and 2, Block 4 of Registered Plan No. 237 and is municipally known as 200 Elizabeth Street. The subject land has a total area of approximately 0.11 hectares (0.28 acres), with approximately 30 metres (98 feet) of frontage along Elizabeth Street and 36 metres (118 feet) of frontage along Ada Street. The subject land currently contains a mixed-use detached dwelling, with residential access from Ada Street, and access to a convenience retail use from Elizabeth Street. A location map of the subject land is attached.

**Purpose and Effect of the Site Plan Application:**

The applicant is proposing the development of four (4) semi-detached dwellings fronting onto Ada Street and a 95.78 sq. m. convenience retail store fronting onto Elizabeth Street. The dwellings are proposed to be 2-storeys in height. A total of 13 parking spaces are proposed, consisting of 2 spaces per residential unit and 5 retail spaces.

**Plans and Reports Submitted:**

- Cover Letter, prepared by Glen Schnarr and Associates Inc., dated September 3, 2021;
- Legal Survey Plan, prepared by Van Harten Surveying Inc., dated December 2, 2020;
- Architectural Drawings, prepared by J Wells Architect Inc., dated April 14, 2022, including:
  - Site Plan
  - Site Details
  - Zoning Compliance Checklist
  - Elevations
  - Floor Plans
  - Landscape Plan and Details;
- Site Grading & Servicing, prepared by Van Harten Surveying Inc., dated August 10, 2021; and
- Functional Stormwater Management and Servicing Brief, prepared by Van Harten Surveying Inc., dated December 23, 2020.

**Related Applications:**

RZ-2020-02 – Zoning By-law Amendment application approved by Council on June 14, 2021.

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**Deadline for Comments:**

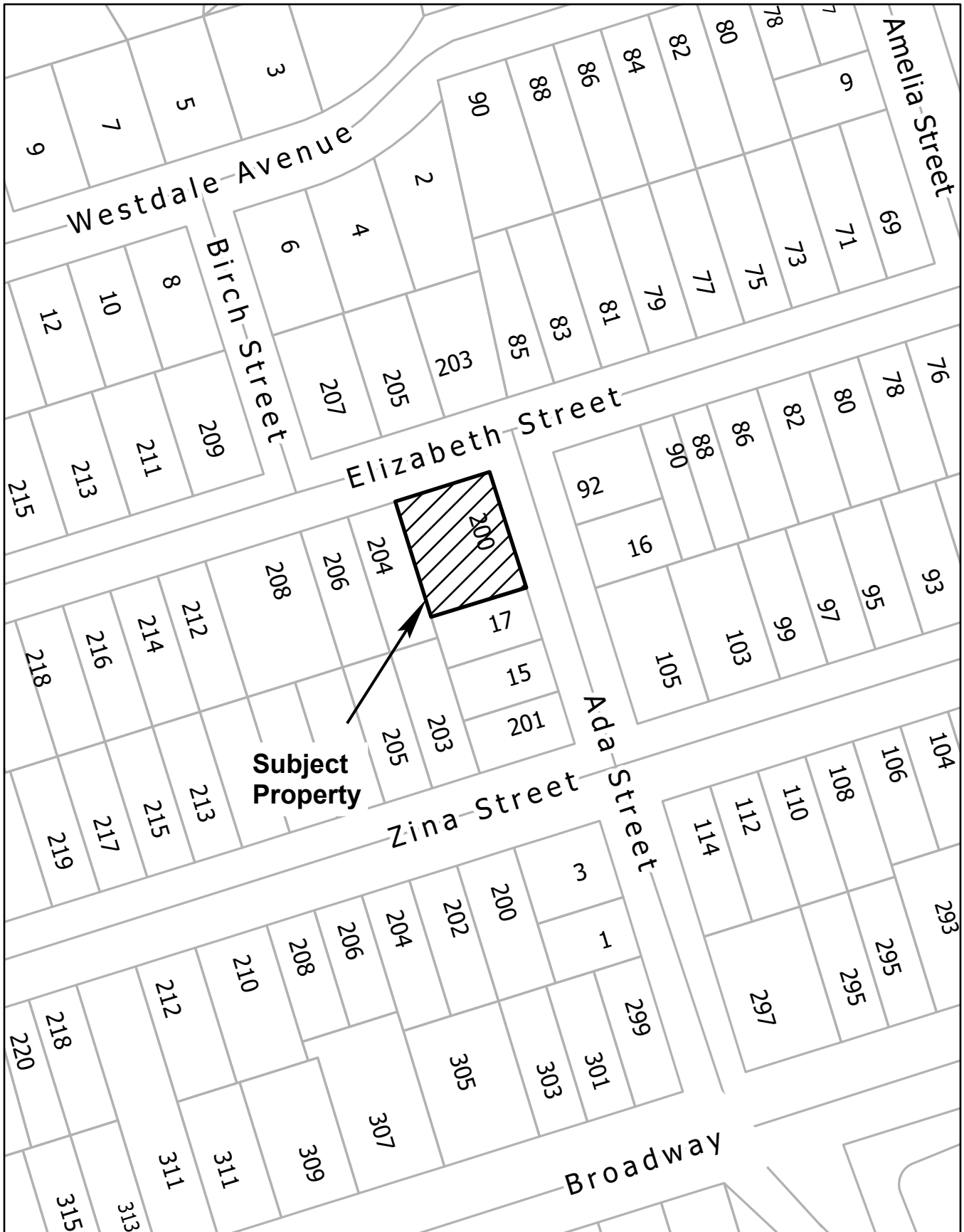
Please forward all comments prior to **October 29, 2021**

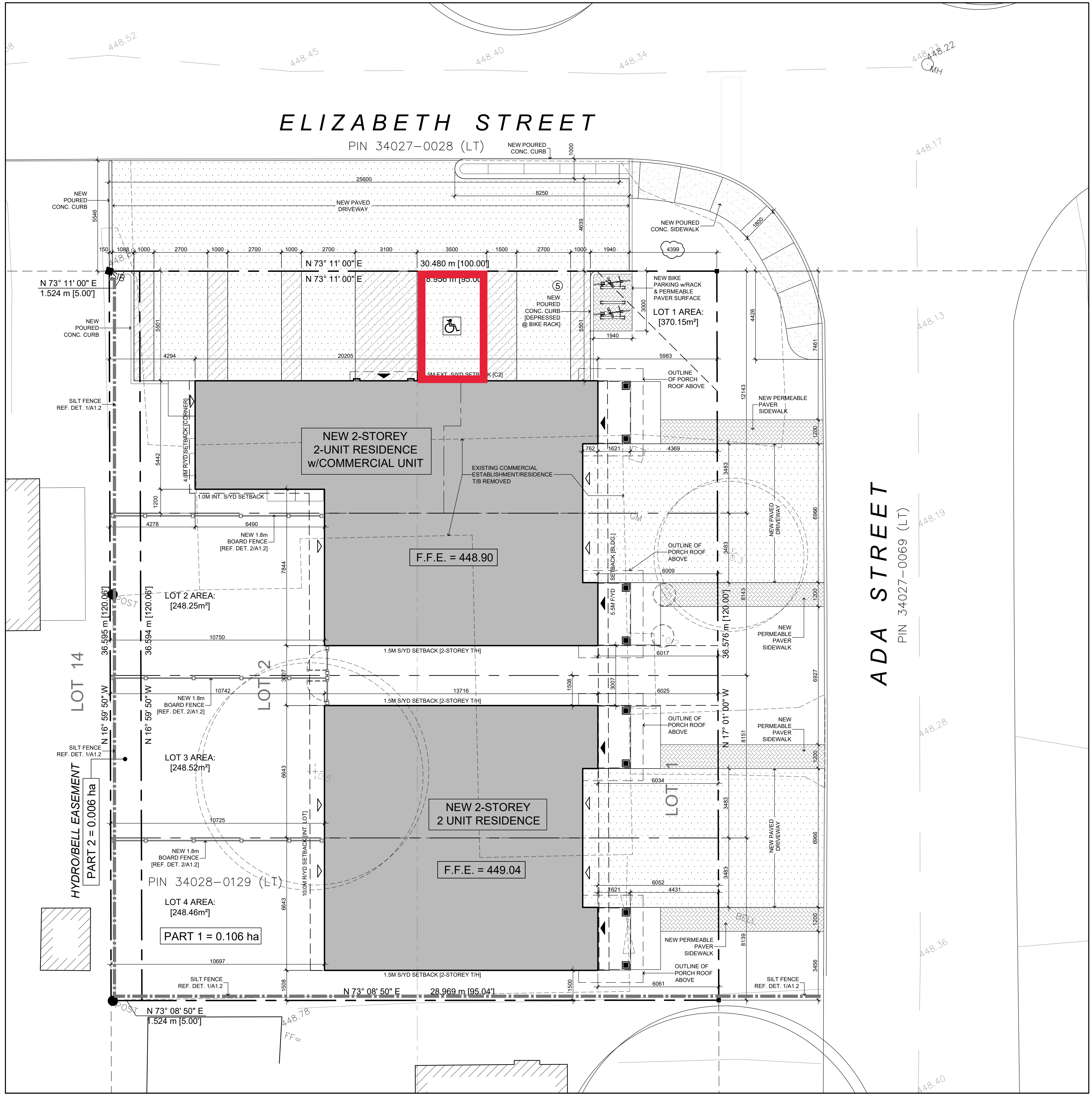
**Further Information Available:**

Copies of pertinent submission documents have been circulated to external agencies and internal Town Departments for review and comment. For further information, please contact **Larysa Russell, Senior Planner, Infrastructure Services at 519-941-0440 Ext. 2254 or by e-mail at [LRussell@Orangeville.ca](mailto:LRussell@Orangeville.ca)**

**Notice Issued: September 17, 2021**







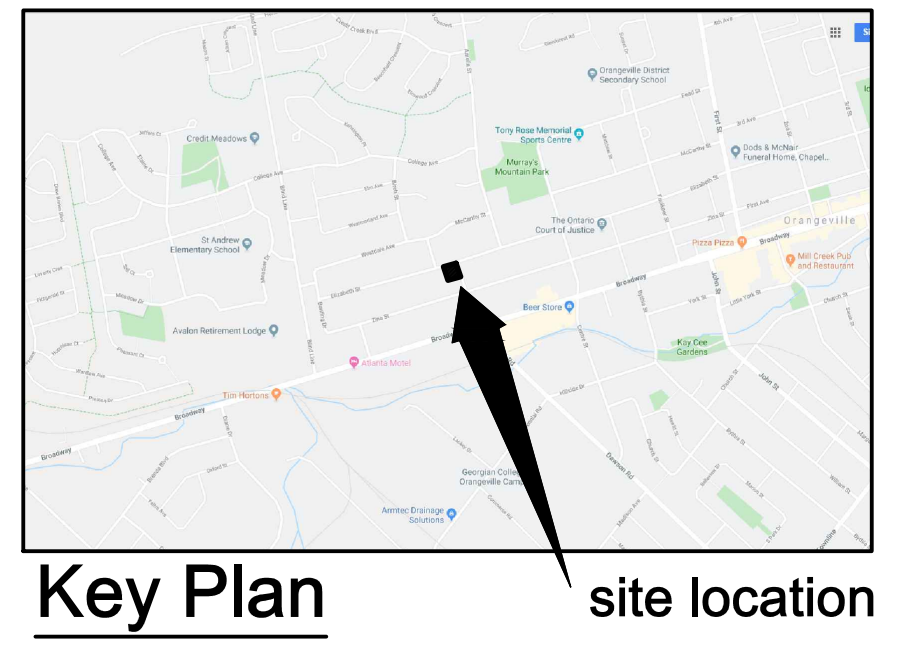
**LEGEND**

- EXISTING TREE TO REMAIN
- EXISTING TREE TO BE REMOVED
- PROPERTY LINE
- SETBACK LINE
- TO BE REMOVED
- NEW BUILDING
- NEW PAVED AREA
- NEW CONCRETE AREA
- BUILDING MAIN ENTRANCE
- BUILDING SECONDARY ENTRANCE
- EXISTING ELEVATION [IN REF. TO GROUND F/F ELEV.]
- PROPOSED ELEVATION [IN REF. TO GROUND F/F ELEV.]

**NOTE:**  
SITE PLAN DRAWING BASED ON COPY OF SURVEY INFORMATION CONDUCTED BY VANHARTEN SURVEYING INC. (O.L.S.) CERTIFICATE DATED MAY 14, 2020. JOEL WELLS ARCHITECT INC. [JWAI] IS NOT RESPONSIBLE FOR ERRORS AND/OR OMISSIONS.

**NOTE:**  
CONTRACTOR IS TO CONFIRM ALL EXISTING UTILITIES ON SITE (DEPTH AND LOCATION) PRIOR TO START OF CONSTRUCTION. CONTRACTOR TO PROTECT AND/OR RELOCATE ANY UTILITIES AS NECESSARY TO SUIT PROPOSED WORKS. CONTRACTOR TO MAKE ALL NECESSARY ARRANGEMENTS WITH THE APPLICABLE UTILITY COMPANY TO UNDERTAKE LOCATING UTILITIES.

**NOTE:**  
THIS DRAWING TO BE READ IN CONJUNCTION WITH SERVISING & GRADING PLAN, PREPARED BY VANHARTEN SURVEYING & ENGIN. INC. [PROJECT No. 28067-20] AND LANDSCAPE PLAN LT.1 BY JOEL WELLS ARCHITECT INC.



Joel Wells Architect Inc.  
Certificate of Practice # 4352  
190 Broadway, Unit 206  
L9W 1K3

Lot & Plan No: Part of Lot 1 & 2, (Block 4), Plan 237 - Town of Orangeville  
County of Dufferin  
Pin No: 34132-001(1/1, 1/2) / 34132-0104  
Address: 200 Elizabeth St. - Orangeville, ON  
Zoning By-Law: Town of Orangeville - 22-90 (as amended)  
Zoning Designation: Neighbourhood Commercial C2(H) Zone - Special Provision 24.226

ZONING MATRIX / SITE STATISTICS

ITEM	Proposed	By-Law Requirement
	m <sup>2</sup> [Min.]	m <sup>2</sup> [Min.]
LOT AREA [Corner]	370.1	365.0
LOT AREA [Interior]	248.3	245.0
	m [Min.]	m [Min.]
LOT FRONTAGE [Corner]	12.1	12.0
LOT FRONTAGE [Interior]	8.1	8.0
	m [Min.]	m [Min.]
FRONT YARD [To Building]	5.9	5.5
FRONT YARD [To Garage]	6.5	6.0
	m [Min.]	m [Min.]
INTERIOR SIDE YARD [1-Storey Building]	1.2	1.2
INTERIOR SIDE YARD [2-Storey Building]	1.5	1.5
INTERIOR SIDE YARD [To Party Wall]	0.0	0.0
INTERIOR SIDE YARD [Corner Lot]	1.2	1.0
	m [Min.]	m [Min.]
EXTERIOR SIDE YARD	5.5	5.5
	m [Min.]	m [Min.]
REAR YARD [Corner Lot]	4.2	4.0
REAR YARD [Interior Lot]	10.7	10.0
	m [Max.]	m [Max.]
BUILDING HEIGHT	7.74	8.0
	m [Min.]	m [Min.]
LANDSCAPE STRIP [Abutting a Street Line]	0.0	0.0
LANDSCAPE STRIP [Abutting a Resid. Zone]	1.2/1.5	1.0
PARKING: [2.70m x 5.5m Stall Size]	Formula	G.F.A. [m <sup>2</sup> ]
	Residential 2 spaces / Unit Commercial 1 space / 14m <sup>2</sup> G.F.A. [Type A Space]	64.0
BARRIER-FREE: [3.5m x 5.5m Stall Size]	Commercial 1 sp. / 1-12 req. spaces	1

BUILDING STATISTICS

ITEM	Basement	Ground	Second	TOTAL	Garage					
GROSS FLOOR AREA/COVERAGE	m <sup>2</sup>	sq. ft.	m <sup>2</sup>	sq. ft.	m <sup>2</sup>	sq. ft.				
Commercial Live/Work Unit	21.55	232	74.23	799	-	85.78	1 031			
Residential Unit #1 - Basement	52.58	566	-	-	52.58	566	-			
Residential Unit #1	27.03	291	24.53	264	117.15	1 261	168.71	1 816	21.92	236
Residential Unit #2	66.05	711	63.36	682	82.59	889	212.00	2 282	21.92	236
Residential Unit #3	66.05	711	63.36	682	82.59	889	212.00	2 282	21.92	236
Residential Unit #4	66.05	711	63.36	682	82.59	889	212.00	2 282	21.92	236

NOTES:  
(1) Inclusive of Barrier-Free Space.

- SITE NOTES:**
- DRAWINGS ARE NOT TO BE SCALED.
  - ALL WORK IS TO CONFORM TO LOCAL REGULATIONS AND THE LATEST EDITION OF THE ONTARIO BUILDING CODE, (332/12) AS AMENDED.
  - ANY DISCREPANCIES OR VARIATIONS FROM THE DRAWINGS MUST BE REPORTED IMMEDIATELY TO THE ARCHITECT.
  - ALL WORK TO BE COMPLETED AS PART OF THIS CONTRACT IS TO BE PERFORMED BY SKILLED TRADES WITH NO LESS THAN 5 YEARS OF EXPERIENCE IN THEIR RESPECTIVE FIELD.
  - EXCAVATED MATERIAL IS TO BE REMOVED AND PLACED ON SITE IN A LOCATION AGREEABLE TO THE OWNER. CONTRACTOR IS TO REMOVE ALL DELETERIOUS MATERIAL FROM EXCAVATED FILL PRIOR TO REPLACEMENT ADJACENT TO NEW STRUCTURE(S).
  - PLACE MIN. 150mm (6") OF NEW TOPSOIL ONCE SUBGRADE HAS BEEN RE-DISTRIBUTED AROUND NEW BUILDING AREAS AS SHOWN ON SITE PLAN.
  - SEED NEWLY PLACED TOPSOIL TO SATISFACTION OF OWNER.
  - CONTRACTOR IS TO ENSURE POSITIVE DRAINAGE AWAY FROM BUILDING IN ALL LOCATIONS.
  - GRADES AT PROPERTY LINE TO REMAIN INTACT.
  - CONTRACTOR IS TO ENSURE NO DRAINAGE IS DIVERTED TO NEIGHBOURING PROPERTIES DURING & AFTER CONSTRUCTION.
  - CONTRACTOR IS TO PROVIDE SILT FENCE (IF REQUIRED) IN ALL LOCATIONS WHERE EROSION MAY OCCUR DURING CONSTRUCTION.
  - CONTRACTOR IS TO ENSURE EXISTING UNDERGROUND UTILITIES (SEPTIC/WATER) ARE TO REMAIN INTACT DURING CONSTRUCTION UPGRADES. LOCATIONS SHOWN ON SITE PLAN ARE APPROXIMATE AND FINAL LOCATIONS ARE TO BE DETERMINED ON SITE.

**J WELLS ARCHITECT INC**  
190 BROADWAY #206 - ORANGEVILLE, ONT - L9W 1K3  
TEL: 519.938.2217  
EMAIL: JWELLS@JWALCA  
WWW.JWALCA

CONSULTANT

PROJECT PROPOSED NEW DEVELOPMENT:  
**4 SEMI-DETACHED RESID. UNITS + 1 COMMERCIAL UNIT**  
200 ELIZABETH ST. ORANGEVILLE, ON.

SHEET TITLE  
**SITE PLAN**

APR. 14 2021	REVISED PER FIRST PLANNING COMMENTS		
SEPT. 30 2020	ISSUED FOR SITE PLAN SUBMISSION		
SEPT. 24 2020	RE-ISSUED PER PARKING ENGINE STUDY		
AUG. 26 2020	UNIFORMITY RECONF. - RE-ISS. FOR PLANNING DEVELOPMENT	JUL. 14 2021	ISSUED FOR SITE PLAN SUBMISSION (R01)
JUN. 08 2020	ISSUED FOR PLANNING DEVELOPMENT	MAY 19 2021	REVISED INT. SY. SETBACK PER DISCUSSION w/TOWN PLANNING
DATE	REVISION	DATE	REVISION

PROJ. NO: 19-100-R  
DATE: OCT. '19  
DRAWN BY: J.G.W.  
CHECKED: [Signature]  
SCALE: AS NOTED  
DATE PRINTED: 5853  
DRAWING NO: A1.1

ONTARIO ASSOCIATION of ARCHITECTS  
JOEL G. WELLS  
LICENCE 5853



### 3. Concerns regarding additional cars and vehicular traffic.

A Transportation Study was prepared and reviewed as part of this application. The study noted that the proposed development would result in approximately a 1% increase in peak morning and evening hour traffic volumes from the baseline traffic in the area. As such, the study concluded that the proposed development would have an insignificant impact on traffic at the Ada Street and Elizabeth Street intersection and surrounding area.

### 4. Council requested that the applicant consider revising the parking layout such that the barrier-free parking space be relocated to the west side of the entrance to the convenience store.

Upon detailed review by the applicant, it was determined that it would not be possible to relocate the barrier-free parking space, while maintaining the required 5 parking spaces for the convenience retail use. Specifically, there is not enough space on the west side of the parking lot towards the west lot line. Relocation would conflict with site grading requirements in order to maintain compatible grades with adjacent properties. The Transportation Study confirms that the barrier-free parking space has adequate room for a vehicle to safely maneuver and that it has been designed in accordance with the AODA requirements.

### 5. Concerns with stormwater management and impact on adjacent properties.

A Hydrogeological & Water Balance Assessment as well as a Functional Servicing and Stormwater Management Study were prepared and reviewed as part of this application. These studies informed the site grading and assessed pre- and post-development stormwater runoff and infiltration rates.

Stormwater runoff generated by the proposed development will be directed towards either Elizabeth Street or Ada Street. External drainage from neighbouring properties will be permitted to drain through the subject property and out to Elizabeth Street or Ada Street. Further, infiltration on the property will be improved by approximately 7% by directing roof water into landscaped locations. Permeable pavers are also being considered for the residential walkways which will improve infiltration. Technical details relating to grading and stormwater management will be reviewed in greater detail through the Site Plan process.

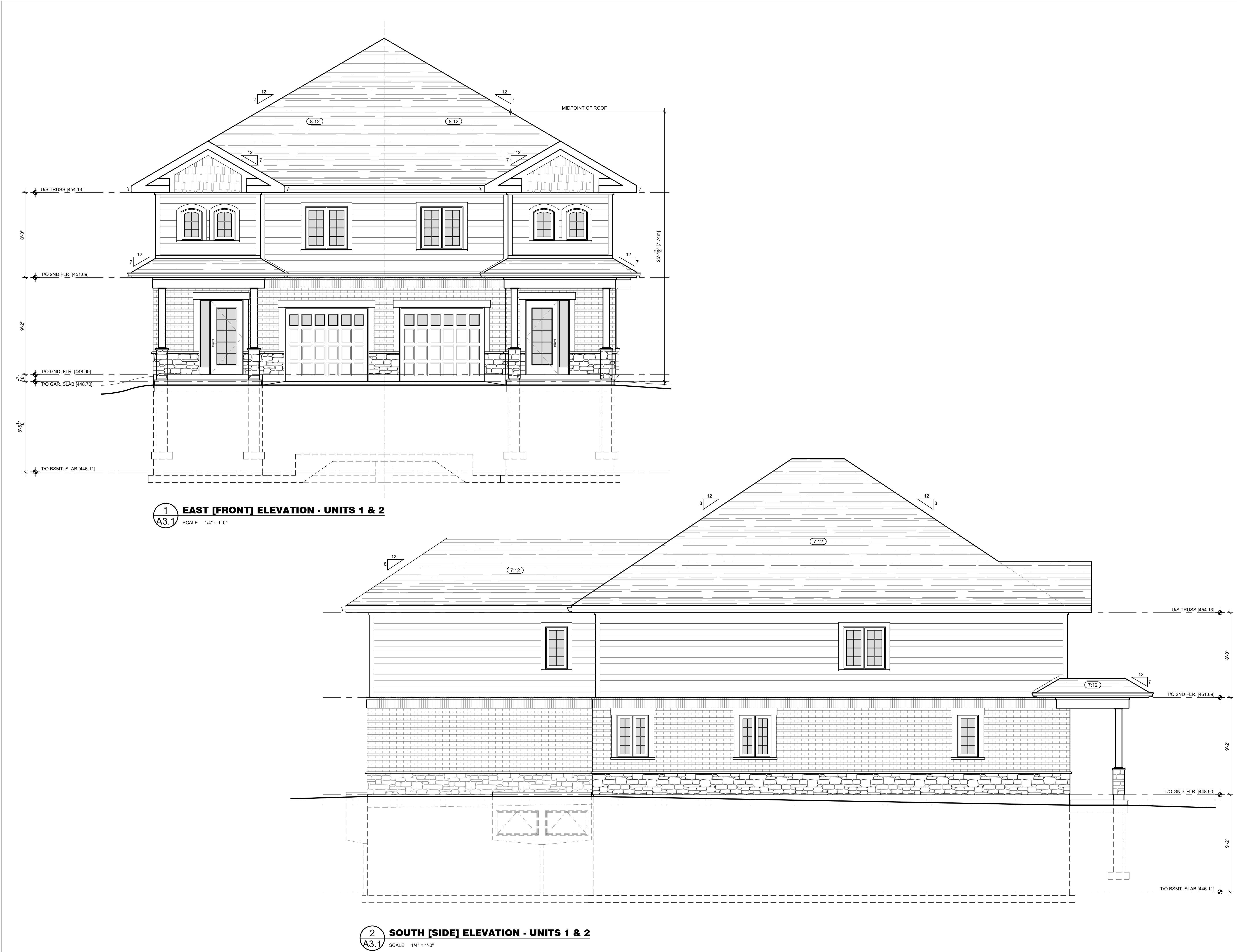
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## Strategic Alignment

### Orangeville Forward – Strategic Plan

Priority Area: Sustainable Infrastructure

Objective: Plan for Growth





**J WELLS ARCHITECT INC**  
190 BROADWAY #206 - ORANGEVILLE, ONT - L9W 1K3  
TEL: 519.938.2217  
EMAIL: JWELLS@JWALCA  
WWW.JWALCA

CONSULTANT

PROJECT MULTI-UNIT DEVELOPMENT:  
**200 ELIZABETH ST.**  
ORANGEVILLE ONTARIO

SHEET TITLE  
**EAST & SOUTH ELEVATIONS - UNITS 1 & 2**

DATE	REVISION	DATE	REVISION
JUL 14 2021	ISSUED FOR SITE PLAN SUBMISSION		

PROJ. NO. 19-100-CI

DATE OCT. '19

DRAWN BY J.G.W.

CHECKED

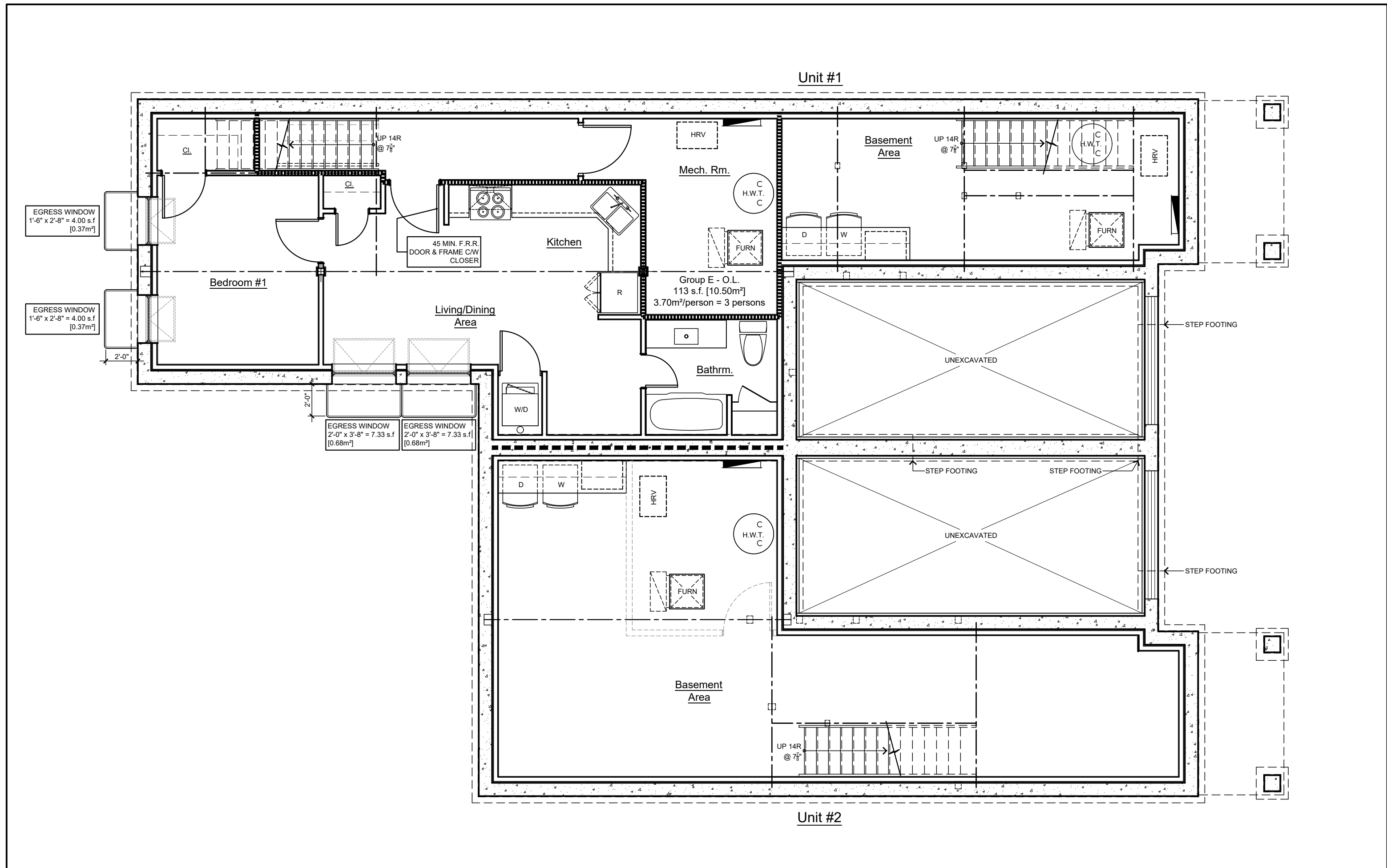
SCALE AS NOTED

DATE PRINTED

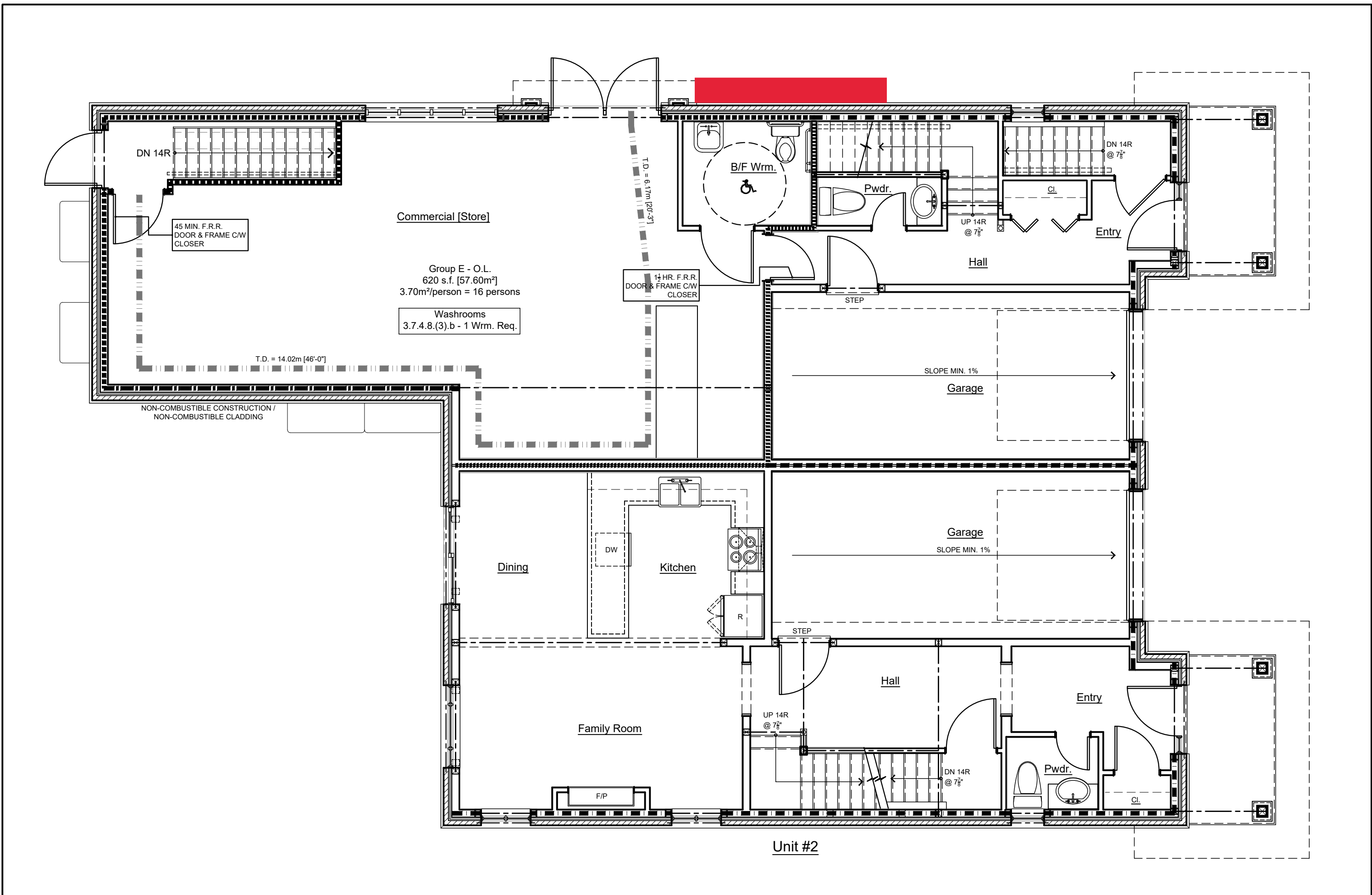
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**A3.1**

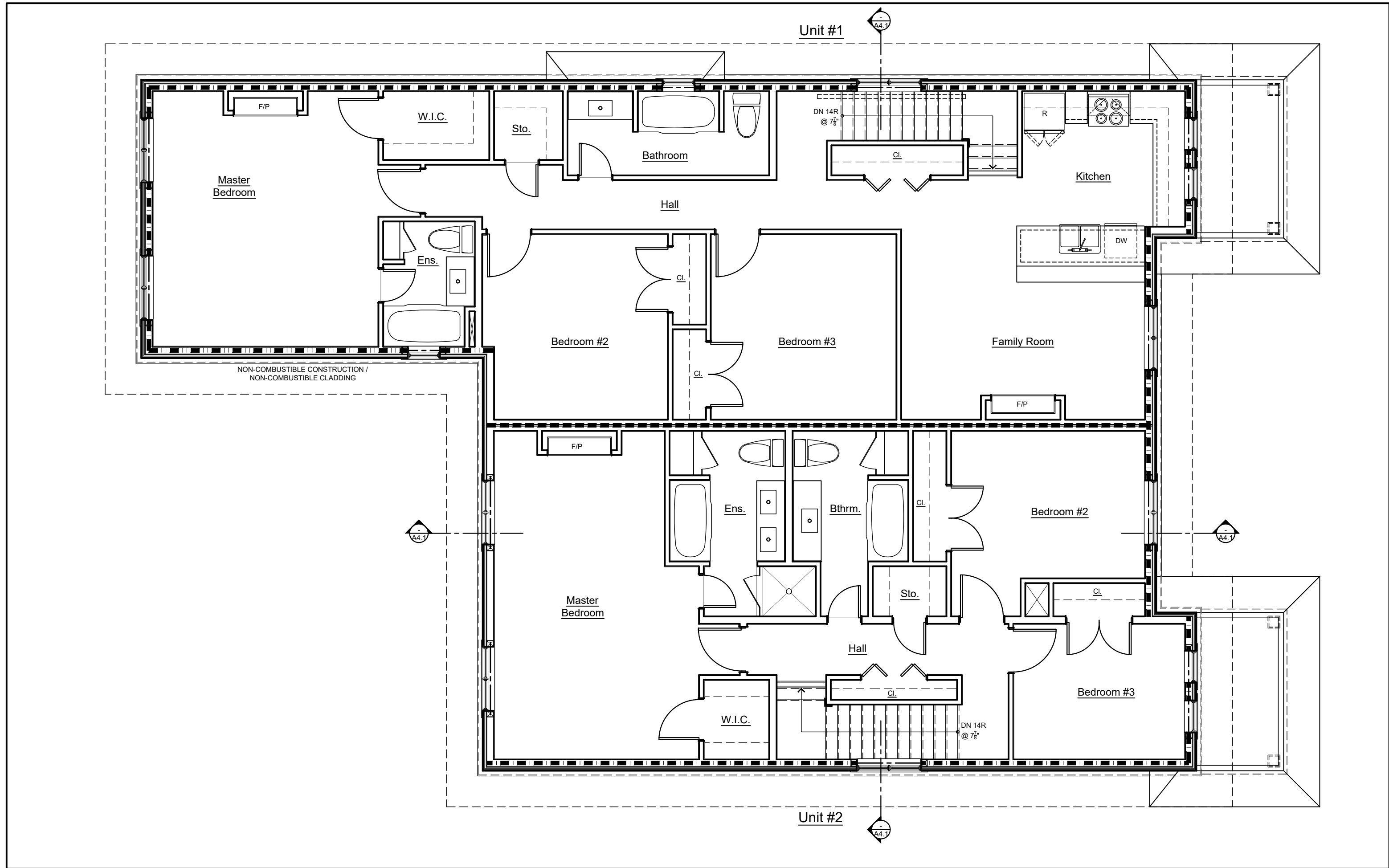




**1 BASEMENT PLAN**  
BC.1 SCALE 3/16" = 1'-0"



**2 GROUND FLOOR PLAN**  
BC.1 SCALE 3/16" = 1'-0"



**3 SECOND FLOOR PLAN**  
BC.1 SCALE 3/16" = 1'-0"

**O.B.C. LEGEND**

- 2 HR. FIRE RESISTANCE RATING (w/NON-COMBUSTIBLE CLADDING)
- FIRE SEPARATION / 2 HR. FIRE RESISTANCE RATING
- 1 HR. FIRE RESISTANCE RATING (w/NON-COMBUSTIBLE CLADDING)
- FIRE SEPARATION / 1 HR. FIRE RESISTANCE RATING (MIN. SOUND RESIST.: STC 51)
- 1 HR. FIRE RESISTANCE RATING
- 45 MIN. FIRE RESISTANCE RATING
- T.D. = 30.0m [98'-5"]
- TRAVEL DISTANCE TO EXIT
- 45 MIN. F.R.R. DOOR & FRAME CW CLOSER
- DOOR QUICK REFERENCE INFORMATION

**J WELLS ARCHITECT INC**  
190 BROADWAY #206 - ORANGEVILLE, ONT - L9W 1K3  
TEL: 519.938.2217  
EMAIL: JWELLS@JWALCA  
WWW.JWALCA

CONSULTANT

PROJECT MULTI-UNIT DEVELOPMENT:  
**200 ELIZABETH ST.**  
ORANGEVILLE ONTARIO

SHEET TITLE  
**UNITS #1 & #2 PLANS**

DATE	REVISION	DATE	REVISION
JUL 14 2021	ISSUED FOR SITE PLAN SUBMISSION		

PROJ. NO.	19-100-CI
DATE	OCT. '19
DRAWN BY	J.G.W.
CHECKED	
SCALE	AS NOTED
DATE PRINTED	DRAWING NO.

**BC.1a**

# Joint Accessibility Advisory Committee Work Plan for 2021

Updated: August 13, 2021

	Deliverable / Project	Description	Frequency	Scheduled Date	Location	Lead	Status	Deadline	Budget/Comments
1.	Ramp Program	To continue review of current ramp program with a view to implementing a more user-friendly program.	Monthly review of applications if any received.				On-going review of best possible solutions for a ramp program		\$10,000 budget carryover from 2020 request to Council
2.	Abilities Fair	Once Public Health Guidelines Permit.	Annual				Originally planned for Spring 2020. Due to COVID-19 event was cancelled. If public health guidelines permit an Abilities Fair could be planned for Fall of 2022		\$10,000 from 2021 budget special projects
3.	Tip of the Month	To provide an accessibility tip on a monthly basis for the Town page in newspaper and on the accessibility page of the Town's website.	monthly					Due at each monthly meeting	Provided monthly by Committee member. Committee votes on tip each month for selection.
4.	Town of Orangeville Accessibility Plan	To update Town accessibility plan.	Annual review						To be completed in-house. If consulting services required \$5,000 from 2020 special projects budget.
5.	Rack cards/post cards	Marketing and promotion of the committee to the public	Annually				As public health guidelines permit and the committee is able to be more active in the community this initiative may be completed		\$2,000 printing cost
6.	Education for Audio Pedestrian Signals	A program or instruction guide to facilitate the use of the audio pedestrian signals at Town crosswalks	One time event				As public health guidelines permit the committee will determine a timeline for this initiative		

7.	Communication Boards	An installation used at community parks to increase accessibility					The committee is still in the investigative stages of this initiative but may wish for fall 2022 implementation.		
8.	Accessibility Awards	Awards for businesses and service groups within the County of Dufferin	Annual event	Accessibility Month, 2022			Committee to determine criteria for award		