



Agenda
Council - Public Meeting

Monday, July 18, 2022, 7:00 p.m.

Electronic Meeting

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

NOTICE

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

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

Members of the public wishing to raise a question during the public question period of the Council meeting may beginning at 7:00 p.m. on the evening of the Council meeting, call +1 289-801-5774 Conference ID 311 724 795#

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

Accessibility Accommodations

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

Pages

- 1. Call To Order**
- 2. Approval of Agenda**
Recommendations:
That the agenda, and any addendums, for the July 18, 2022 Council-Public Meeting, be approved.
- 3. Disclosure of (Direct and Indirect) Pecuniary Interest**
- 4. Closed**
None.
- 5. Singing of National Anthem**
- 6. Land Acknowledgement**
We would like to acknowledge the traditional territory of the Anishinaabe people

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

7. Announcements by Chair

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

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

Any member of the public connecting via telephone is reminded to press *6 to mute and unmute. Please remain muted until the Chair requests comments or questions from the public.

8. Statutory Public Meetings

8.1. Larysa Russell, Senior Planner, 3 Zina Street, RZ-2022-02 3 - 12

8.2. 3 Zina Street, Public Meeting Information Report, RZ-2022-02, INS-2022-050 13 - 26

Recommendations:

That report INS-2022-050, 3 Zina Street, Public Meeting Information Report, RZ-2022-02, be received by Council as information at the Public Meeting on July 18, 2022.

8.3. Juliane von Westerholt, MHBC Planning, 3 Zina Street, RZ-2022-02 27 - 38

9. By-Laws

Recommendations:

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

9.1. A by-law to confirm the proceedings of the Council of The Corporation of the Town of Orangeville at is Council-Public Meeting held on July 18, 2022 39 - 39

10. Adjournment

Recommendations:

That the meeting be adjourned.



Public Meeting Presentation

Randall Realty

c/o MHBC

3 Zina Street

Town File No. RZ-2022-02

Monday July 18, 2022

7:00 pm

Summary of Application

Application: Zoning By-law Amendment

Submitted by: Randall Realty c/o MHBC

Location: 3 Zina Street

File Number: RZ-2022-02

Received on: May 25, 2022

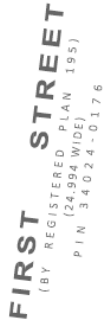
Deemed complete on: June 3, 2022

Proposal: permit the conversion of the existing place of worship into a mixed-use building, including 8 residential units and 184 square metres of flexible community meeting space, with an additional 165 square metre café in the basement.

SITE LOCATION



REFER TO SITE
SERVICING
PREPARED BY V
SURVEYING

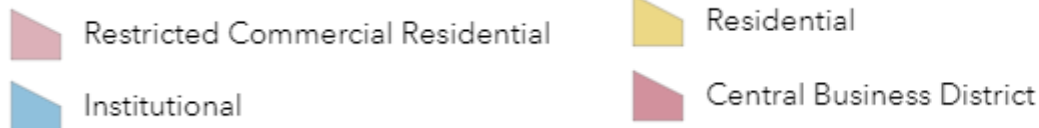




CURRENT OFFICIAL PLAN

“Restricted Commercial Residential”

- Permitted uses:
 - Residential
 - Commercial
 - Offices
 - Financial establishments
 - Clinics
 - Animal hospitals
 - Art galleries
 - Studios
 - Day nurseries
 - Funeral homes
 - Office services
 - Personal services
 - Institutional uses
 - Small-scale retail



CURRENT ZONING

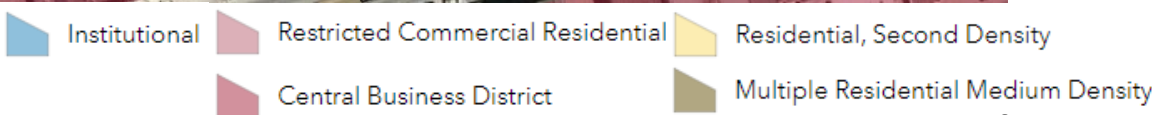
"Institutional (INST)"

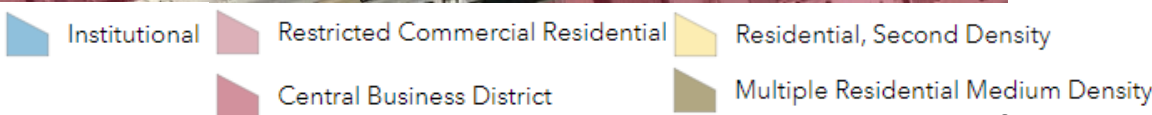


Subject Lands

• Permitted uses:

- Assembly hall
- Club house
- Community centre
- Nursing home
- Crisis care facility
- Day nursery
- Government building
- Hospital
- Library
- Medical centre
- Public park
- Religious institution
- Cemetery
- Retirement home
- School





PROPOSED ZONING

"Restricted Commercial Residential (C5)"

• Permitted uses:

- Single detached dwelling
- Semi-detached dwelling
- Duplex dwelling
- Triplex dwelling
- Converted dwelling
- Art gallery
- Art studio
- Beautician
- Business office
- Professional office
- Crisis care facility
- Funeral home
- Group home
- Hair care establishment
- Medical centre
- Medical laboratory
- Mixed-use building
- Nursery school
- Optometrist
- Pet grooming
- Religious institution
- Retirement home
- Retail store
- Shoe repair shop
- Tanning salon
- Veterinarian clinic
- Café
- Assembly hall
- Theatre
- Club house
- Multiple dwelling

Comments Received

Agency, Committee and Department Comments:

No concerns expressed by:

- County of Dufferin - Planning
- Enbridge Gas
- Orangeville Hydro
- Canada Post

Public Comments:

- No formal comment letters have been received to-date.

Next Steps

1. Statutory public meeting & information report to Council (Today)
2. Planning Division staff review of comments received through public consultation and circulation review - for applicant response
3. Planning Division staff to prepare a recommendation report for a Council decision

Thank You

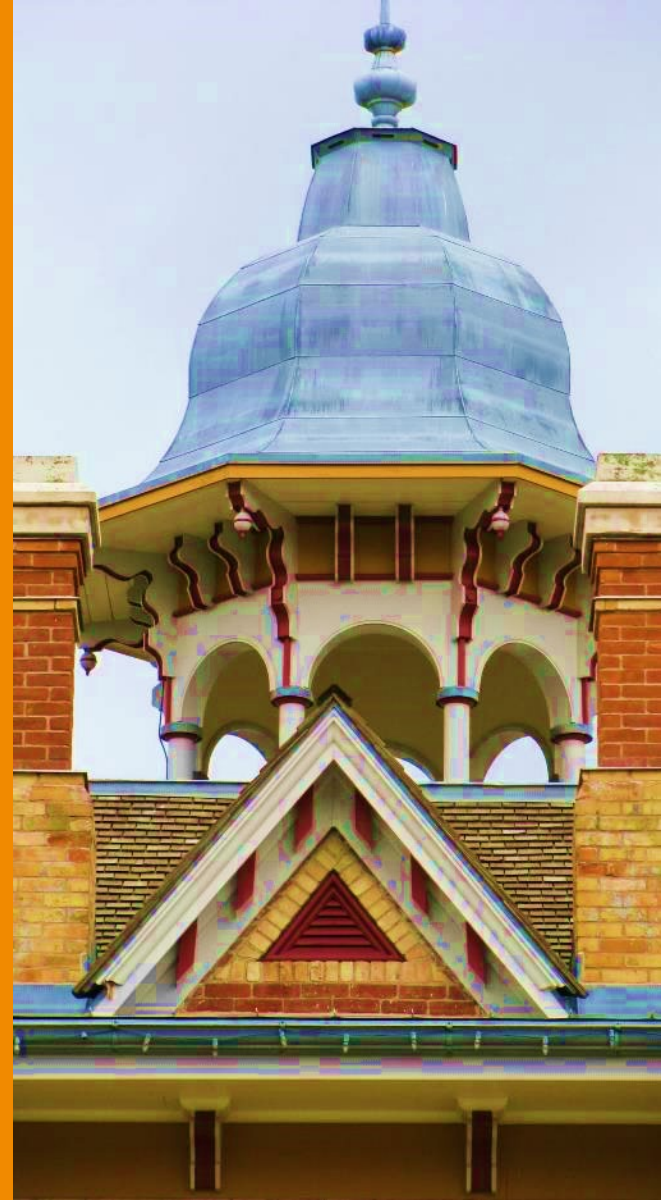
For further information, please contact:

Larysa Russell, MCIP, RPP

Senior Planner, Planning, Infrastructure Services

519-941-0440 Ext. 2254

lrussell@orangeville.ca



Subject: 3 Zina Street, Public Meeting Information Report, RZ-2022-02

Department: Infrastructure Services

Division: Planning

Report #: INS-2022-050

Meeting Date: 2022-07-18

Recommendations

That report INS-2022-050, 3 Zina Street, Public Meeting Information Report, RZ-2022-02, be received by Council as information at the Public Meeting on July 18, 2022.

Background

In accordance with the Planning Act, a Public Meeting is held for applicants to present their applications to the public and Council, to receive comments, and answer questions that the public and members of Council may have.

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

Existing Site Context

The land subject to this application is comprised of one parcel located on the northwest corner of Zina Street and First Street. The subject land is legally described as PLAN 212 PT BLK 5 1 N/S ZINA, and is municipally known as 3 Zina Street. The subject land has a total area of approximately 0.07 hectares (0.17 acres), with approximately 47 metres (153 feet) of frontage along Zina Street and approximately 15 metres (50 feet) of frontage along First. The subject land currently contains a 4-storey place of worship. Attachment No. 1 includes a location map identifying the subject land.

Existing land uses surrounding the subject land consist of:

- **North:** a mix of residential and commercial uses along the First Street corridor.
- **East:** a mix of institutional, commercial and residential uses, beyond which are predominantly single detached dwellings.
- **South:** mixed-use townhouse dwellings containing business and professional offices, beyond which is the Central Business District along Broadway.
- **West:** a residential neighbourhood predominantly comprised of single detached and duplex dwellings, with some non-residential uses including professional offices, the County Court House and County offices.

Site photos are included in Attachment No. 2.

Development Proposal

On May 25, 2022, MHBC Planning submitted an application on behalf of Randall Realty Inc. to amend the Town's Zoning By-law to permit the conversion of the existing place of worship into a mixed-use building. The conversion includes 8 residential units and 184 square metres of flexible community meeting space, with an additional 165 square metre café in the basement. 6 of the 8 units are proposed to be designed to accommodate seniors.

The property currently contains 6 parking spaces, and 1 additional space within the Town's right-of-way, which are proposed to remain. The parking spaces are proposed to be solely for the residential units. No parking spaces are proposed for the non-residential uses. Renovations required as part of the proposed conversion are predominately internal, with exterior façade upgrades. There are no proposed changes to the building footprint, height or massing.

A Conceptual Site Plan and Renderings are included as Attachment No. 3.

In order to permit the development as proposed, a Zoning By-law amendment application is required. The Zoning By-law Amendment proposes to rezone the subject lands from "Institutional (INST) Zone", to "Restricted Commercial/Residential (C5) Zone with Special Provision 24.XXX" to permit the proposed development.

Additional Applications Required

Should the proposed development be retained by a sole owner as a rental building, no additional planning approvals would be required. However, should the proposed development proceed as a condominium, the following planning approvals would also be required:

1. **Plan of Condominium (exemption)** to establish the common elements (i.e. parking, landscape and amenity areas, internal common spaces, etc.) that will form the condominium plan. A Condominium Exemption Application has not been submitted to-date in conjunction with this application

Analysis

County of Dufferin Official Plan

The subject land is designated ‘Urban Settlement Area’ on Schedule ‘B1’ in the County of Dufferin Official Plan.

The County Official Plan identifies urban settlement areas as focal points for growth, which are intended to accommodate a broad range of uses. These areas are comprised of lands that provide full municipal services (i.e. sewage, water and stormwater management) and support a broad range of land uses and densities, including a mix of housing types, affordable housing options and alternative housing forms for special needs groups. Urban settlement areas are to be designed to support walkable communities with opportunities for public transit use.

Town of Orangeville Official Plan

The subject lands are designated “Restricted Commercial Residential” on Schedule ‘A’ (Land Use Plan), which permit commercial and residential uses, either alone or in combination. Permitted commercial uses include offices, financial establishments, clinics, animal hospitals, art galleries, studios, day nurseries, funeral homes, office services, personal services, institutional uses, and small-scale retail uses (Section E2.8.2).

Restricted Commercial Residential areas are portions of the Broadway and First Street corridors, leading to and from the Central Business District. These areas provide an interconnecting linkage between the Central Business District and the General Commercial area in the Highway 10 corridor north of Fourth Avenue. The form of development is generally converted house-form buildings (Section E8.2.1).

An Official Plan Amendment is not required.

Town of Orangeville Zoning By-law No. 22-90

The subject property is zoned “Institutional” (INST Zone) on Schedule ‘A’ to Zoning By-law No. 22-90, as amended. The ‘INST’ Zone permits a range of institutional and commercial uses including:

- Assembly hall
- Club house
- Community centre
- Nursing home
- Crisis care facility
- Day nursery
- Government building
- Hospital
- Library
- Medical centre
- Public park
- Religious institution
- Cemetery
- Retirement home
- School

The Zoning By-law Amendment application proposes to rezone the subject lands to “Restricted Commercial Residential” (C5 Zone), to permit the conversion of the existing institutional building into a mixed-use building. The ‘C5’ zone permits the following uses:

- Single detached dwelling
- Semi-detached dwelling
- Duplex dwelling
- Triplex dwelling
- Converted dwelling
- Art gallery
- Art studio
- Beautician
- Business office
- Professional office
- Crisis care facility
- Funeral home
- Group home
- Hair care establishment
- Medical centre
- Medical laboratory
- Mixed-use building
- Nursery school
- Optometrist
- Pet grooming
- Religious institution
- Retirement home
- Retail store
- Shoe repair shop
- Tanning salon
- Veterinarian clinic

Site specific use permissions (SP.24.XXX) are being sought to permit the following additional uses:

- Café
- Theatre
- Multiple dwelling (8 units)
- Assembly hall
- Club house

Site specific provisions are also proposed to recognize the existing building location on the subject land. The following table outlines the site-specific provisions (SP.24.XXX) proposed in comparison to the “Restricted Commercial Residential” (Section 18) standards of the by-law:

Regulation (C5 Zone)	Requirement	Site Specific (SP.24.XXX)
Lot Area (min)	500 sq. m.	-
Lot Frontage (min)	15.0 m	-
Front yard (min)	6.0 m	2.6 m
Exterior side yard (min)	3.5 m	0.0 m
Interior side yard (min)	1.8 m	0.0 m
Rear yard (min)	7.5 m	4.7 m
Building height (max)	9.0 m	15.0 m
Lot Coverage (max)	30 %	63 %

In addition, the following site-specific provisions to the General Provisions (Section 5.17.1) are required:

Regulation (General Provisions)	Requirement	Site Specific (SP.24.XXX)
Parking – Residential	1.5 spaces/dwelling + 0.25 visitor spaces/dwelling	6 spaces
Parking – Non-Residential	Varies based on type of commercial use	0 spaces

Comments Received

General Public

Town staff have received several inquiries regarding the proposed development; however, no formal comment letters have been received to-date.

Internal Departments and External Agencies

On June 6, 2022, the application was circulated to internal Town departments and external agencies for review and comment.

As a result of the circulation, the following internal department and external agencies have expressed **no concerns** with the application:

- Orangeville Hydro
- Enbridge Gas
- Canada Post
- County of Dufferin - Planning

No additional external comments or internal comments have been received with respect to this application to-date.

Orangeville Forward – Strategic Plan

Priority Area: Sustainable Infrastructure

Objective: Plan for Growth

Sustainable Neighbourhood Action Plan

Theme: Land Use and Planning

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

Notice Provisions

In accordance with the requirements of the Planning Act, on June 9, 2022, a joint Notice of Complete Application and Public Meeting was:

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

Financial Impact

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

Respectfully submitted

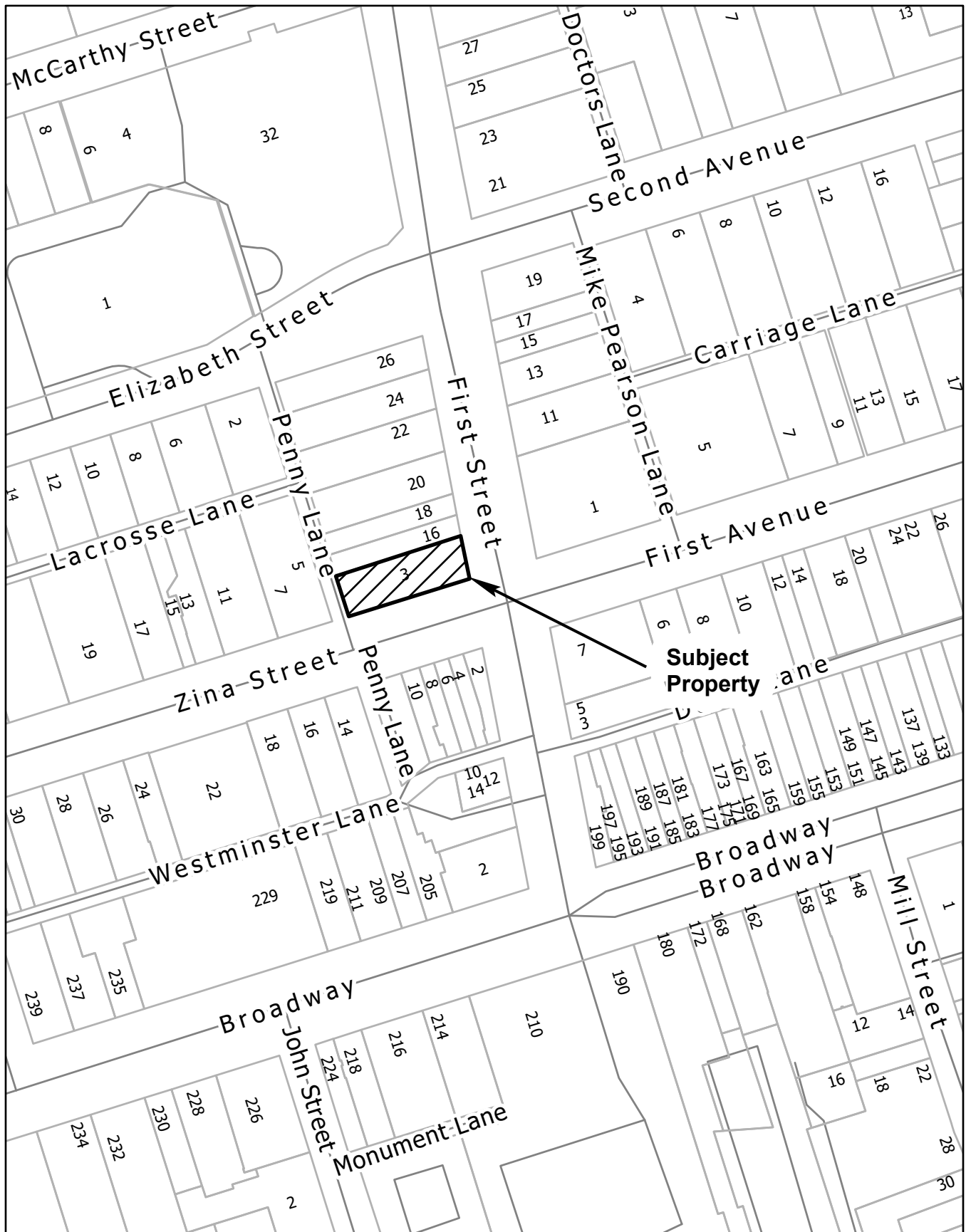
Gary Kocialek
General Manager (Interim), Infrastructure Services

Prepared by



Larysa Russell, MCIP, RPP
Senior Planner, Planning

Attachment(s):

1. Location Map
2. Site Photos (June 29, 2022)
3. Conceptual Site Plan & Renderings





-  Subject Lands
-  Photo Number & Location

1. Subject lands.



2. Mixed-use townhouses, directly south of the Subject Lands.



3. Looking south at existing uses.



4. Looking north at existing uses.



5. Looking east at existing uses.



6. Looking west at existing uses.

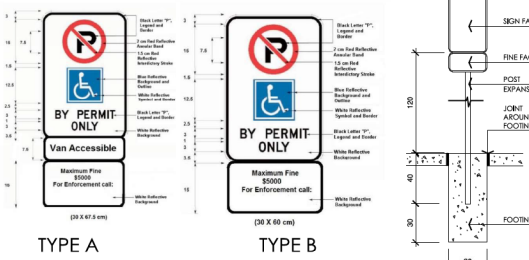


Report No. INS-2022-050 - Attachment 3

ZONING TABLE		
ZONE: INST - INSTITUTIONAL		
USE: RETIREMENT HOME, COMMUNITY CENTRE		
	REQUIREMENTS	EXISTING
1. MINIMUM LOT AREA	1,600.0 m ²	701.4 m ²
2. MINIMUM LOT FRONTAGE	36.0 m	44.8 m
3. MINIMUM FRONT YARD	6.0 m	2.89 m
4. MINIMUM EXTERIOR SIDE YARD	6.0 m	0.22 m
5. MINIMUM SIDE YARD	2.0 m	0.2 m
6. MINIMUM REAR YARD	4.3 m	4.76 m
7. MAX. BUILDING HEIGHT	14.0 m	15.0 m

LOT COVERAGE		437.10 m ²
EXISTING BRICK ADDITION & OLD CHURCH		
TOTAL LOT COVERAGE		62.32%

PARKING/LOADING CALCULATIONS			
ZONE - INSTITUTIONAL			
	ZONING	REQUIRED	PROVIDED
LOADING SPACE	0 SPACE REQUIRED	0 SPACE REQUIRED	0 SPACE
RECREATION (20'X20') HOME	1 SPACE FOR 3 BEDS	4 SPACES (11 BEDS)	4 SPACES
FLEX SPACE	1 SPACE PER 10m ²	14 SPACES (124 m ²)	3 SPACE
CAFE	1 SPACE PER 10m ²	8 SPACES (70 m ²)	0 SPACE
TOTAL SPACES REQUIRED			24 SPACES
TOTAL SPACES PROVIDED			7 SPACES
NUMBER OF PARKING FREE PARKING OUT OF TOTAL PARKING			1 SPACE



TYPE A

TYPE B

1-SIGN FACE

BARRIER FREE PARKING SIGNAGE REQUIREMENTS

- ALL HANDICAPPED PARKING STALLS SHALL BE DESIGNATED BY SIGNAGE AS PER BY-LAW.
- ONE SIGN PER BAY IS REQUIRED UNLESS A ROW OF SEVERAL BAYS IS PROVIDED IN WHICH CASE, A SIGN AT EACH END OF THE ROW WITH APPROPRIATE DIRECTIONAL ARROWS AS PER DRAWING 3- SIGN LOCATION FOR.
- MULTIPLE PARKING STALLS IS ACCEPTABLE. THE REQUIRED SIGN(S) MUST BE MOUNTED AT LEAST 0.6m AND NOT MORE THAN 2.0m FROM THE FACE OF THE CURB AT A HEIGHT OF 1.2m ABOVE THE TOP OF CURB ELEVATION. SIGNS MUST NOT OBSTRUCT THE SIDEWALK.
- WHERE AN UNOBSTRUCTED BUILDING FACE IS LOCATION NO MORE THAN 2.0m FROM THE FACE OF THE CURB AT THE HANDICAPPED BAY, THE REQUIRED SIGN(S) MAY BE MOUNTED ON THE BUILDING FACE.

POST

- 75mm DIAMETER GALVANIZED STANDARD STEEL PIPE, POST TO BE CAST IN PLACE IN 300mm DIAMETER CONCRETE FOOTING, OR
- RECONSTRUCT SIGN POST MOUNTED ON CURB, MANUFACTURE: IMPACT RECOVERY (<https://www.impactrecovery.com/>) STYLE: 80x160 Sign Posts, SIGN MOUNTING HEIGHT & SIGN AS PER TOWN ACCESSIBILITY STANDARDS

2-MOUNTING DETAIL

SIGN FACE

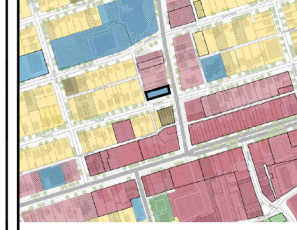
- 0.064 GAUGE ALUMINUM SIGN
- BLANK WHITE BACKGROUND
- NO. 50 METRIC PUNCH

MOUNTING

- THE SIGN FACE MUST BE SECURED TO A POST WITH TWO GALVANIZED 12mm HEX HEAD BOLTS AND NUTS WITH FLAT WASHERS ON BOTH SIDES.
- TO A MASONRY BUILDING FACE WITH TWO GALVANIZED 50mm LONG 6mm DIAMETER HEX HEAD LAG BOLTS WITH FLAT WASHERS IN LEAD SHEET MASONRY ANCHORS.
- TO A METAL BUILDING FACE WHERE THE MINIMUM METAL THICKNESS IS 2mm WITH TWO #10 PLATED, SELF-TAPPING SHEET-METAL SCREWS WITH FLAT WASHERS.

SITE PLAN APPLICATION NUMBER

3 ZINA STREET
ALL OF LOT 1
BLOCK 5
REGISTERED PLAN 212
TOWN OF ORANGEVILLE



KEY PLAN

N.T.S.

NOTE:

GENERAL NOTES:

- ALL EXISTING PAVEMENT, CURBS, SIDEWALKS, DRIVEWAYS AND BOULEVARD AREAS DISTURBED BY THE CONSTRUCTION MUST BE RESTORED TO THE SATISFACTION OF THE TOWN.
- UTILITY IS THE RESPONSIBILITY OF THE DEVELOPER/OWNER.
- THE CONTRACTOR/OWNER IS RESPONSIBLE FOR ALL UTILITY LOCATES AND AND DAMAGE OR DISTURBANCE DURING CONSTRUCTION.
- ALL BARRED TREE ENTRANCES AND BARRED TREE PATHS OF TRAVEL MUST COMPLY WITH O.B.C. 3.8.
- ALL EXTERIOR ILLUMINATION TO BE DIRECTED DOWNWARD AS WELL AS INWARD AND DESIGNED TO MAINTAIN ZERO CUTOFF LIGHT DISTRIBUTION AS THE PROPERTY LINE.
- ALL DOWNSPOUTS TO BE CONNECTED TO THE STORM DRAINAGE SYSTEM.
- ALL CONDENSING UNITS TO BE SCREENED ON THE ROOF.
- SEPARATE PERMITS ARE REQUIRED FOR ANY SIGNAGE ON THE PROPERTY.
- WHERE POSSIBLE TREES ARE TO BE PROTECTED FROM CONSTRUCTION.
- EXCESS SNOW WILL BE REMOVED BY PRIVATE HAULER SUBJECT TO DEMAND FOR PARKING.
- BUILDER TO CONTACT ORANGEVILLE HYDRO TO DISCUSS SERVING OPTIONS, BUILDING TO MEET CLEARANCE REQUIREMENTS FROM EXISTING ABOVE GROUND ELECTRICAL INFRASTRUCTURE, DEVELOPMENT TO MEET SECTION OBC 3.1.19.1 CLEARANCES TO BUILDINGS

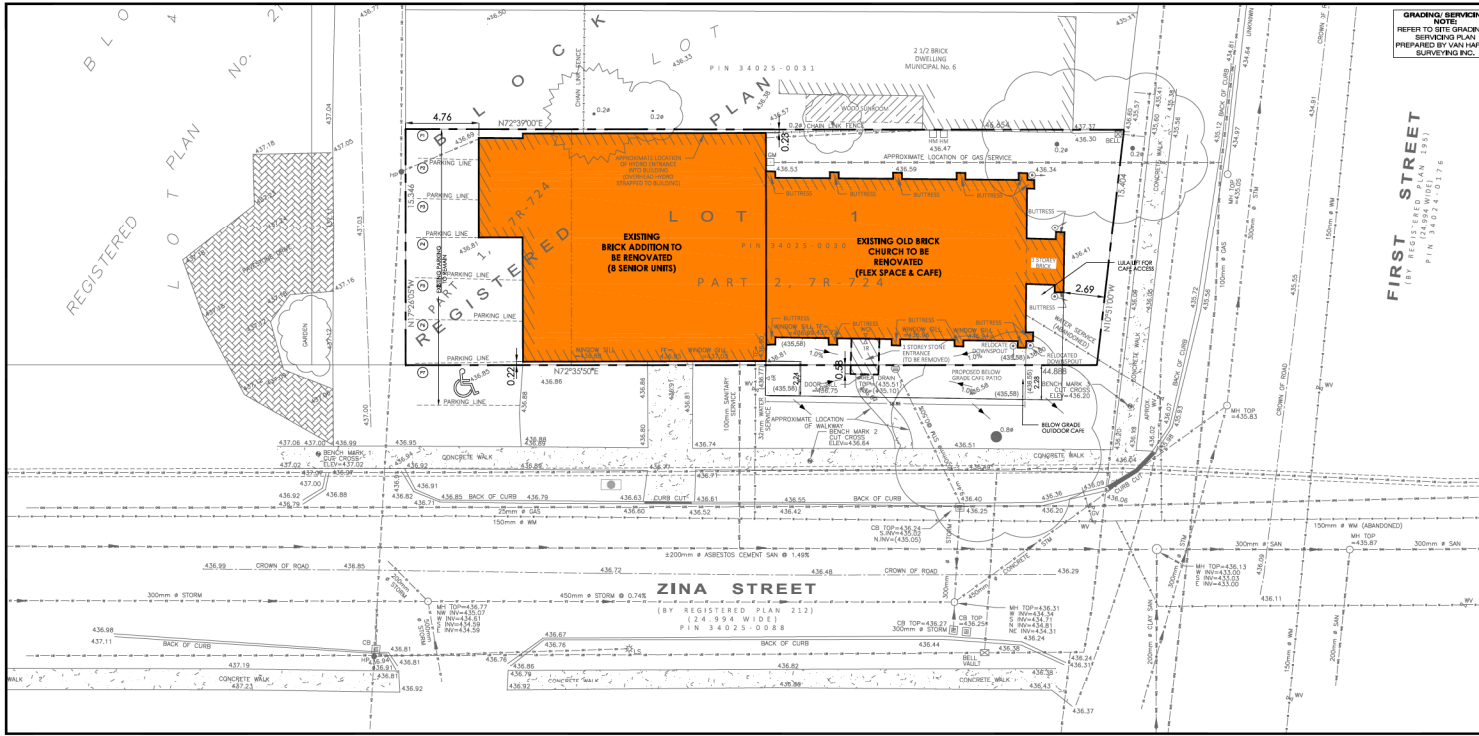
REFER TO SITE SERVING & GRADING PLAN PREPARED BY VAN HARTEN FOR ADDITIONAL INFO

LED SIGNAGE

- NO LIGHT SPILL IS PERMITTED ON PROPERTY
- ALL LED SIGNAGE SUBJECT TO SITE PLAN/LIGHTING PLAN REVIEW



- RECOMMENDED LINE WIDTH FOR MARKINGS IS 10 CM
- ALL PAVEMENT MARKINGS TO BE SUP. RESISTANT PAINT



SITE PLAN

1:150

PROJECT NAME
3 ZINA T. MIXED-USE BUILDING

PROJECT ADDRESS
3 ZINA ST.
ORANGEVILLE ON

CLIENT
RANDALL REALTY INC.

ARCHITECT
KHALSA DESIGN INC.



BRAMPTON, ON
TELEPHONE: 647-688-2940

CONSULTANTS:

COPYRIGHT KHALSA DESIGN © 2020
THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THE DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED AND SHALL RESULT IN THE FULLEST EXTENT OF PROSECUTION UNDER LAW

REGISTRATION

Project number	22002
Date	05/20/2022
Drawn by	AS
Checked by	KCI
Scale	As indicated

REVISIONS

No.	Description	Date

PROPOSED
SITE PLAN

ASP-1

3 ZINA ST.



PROJECT NAME		
3 ZINA ST. MIXED-USE BUILDING		
PROJECT ADDRESS		
3 ZINA ST. ORANGEVILLE ON		
CLIENT		
RANDALL REALTY INC.		
ARCHITECT		
KHALSA DESIGN INC.		
		
BRAMPTON, ON		
TELEPHONE: 647-468-2940		
CONSULTANTS:		
<small>COPYRIGHT KHALSA DESIGN © 2021 THESE DRAWINGS ARE NOW AND DO REMAIN THE SOLE PROPERTY OF KHALSA DESIGN. USE OF THESE PLANS OR ANY FORM OF REPRODUCTION OF THIS DESIGN IN WHOLE OR IN PART WITHOUT EXPRESS WRITTEN CONSENT IS PROHIBITED. AND SHALL RESULT IN THE FULLEST EXTENT OF PROSECUTION UNDER LAW</small>		
REGISTRATION		
Project number 22002		
Date	05/20/2022	
Drawn by	ASB	
Checked by	KDI	
Scale		
REVISIONS		
No.	Description	Date
RENDERING I		
ASP-302		
3 ZINA ST. MIXED-USE BUILDING		

Page 26 of 39





PROJECT TEAM

Andrea Sinclair, *MHBC Planning*

Juliane von Westerholt, *MHBC Planning*



Casey Ge . P. Eng. , *CGE Transportation Consulting*

ARCHITECT
KHALSA DESIGN INC.



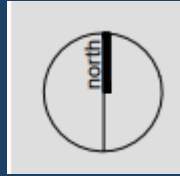
Amritpal Singh Bansal, Architect, OAA,M. ARCH , *KHALSA Design*

CONSULTANTS:



Mike Vaughn, P.Eng. *Van Harten Surveying Inc.*

3 ZINASITE LOCATION



3 ZINA| PROPOSAL



- Total of 8 apartments – 6 of which are geared toward seniors 40 m² (436 ft²) to 56 m² (604 ft²)
- 2 Loft style units apartments ranging from 125 m² (1343 ft²) to 172m² (1849 ft²) in size
- 184m² (1980 ft²) of Community Flex space (former Sanctuary)
- Basement Café 165 m² (1773 ft²)
- 6 on site parking spaces

PLANNING APPLICATIONS

PURPOSE OF PLANNING APPLICATION

Adaptive reuse project to convert the existing Church into a mixed use building containing 8 residential uses, a café and community flex space.

EXISTING ZONE:

Institutional

Permits insitutional uses



PROPOSED ZONE:

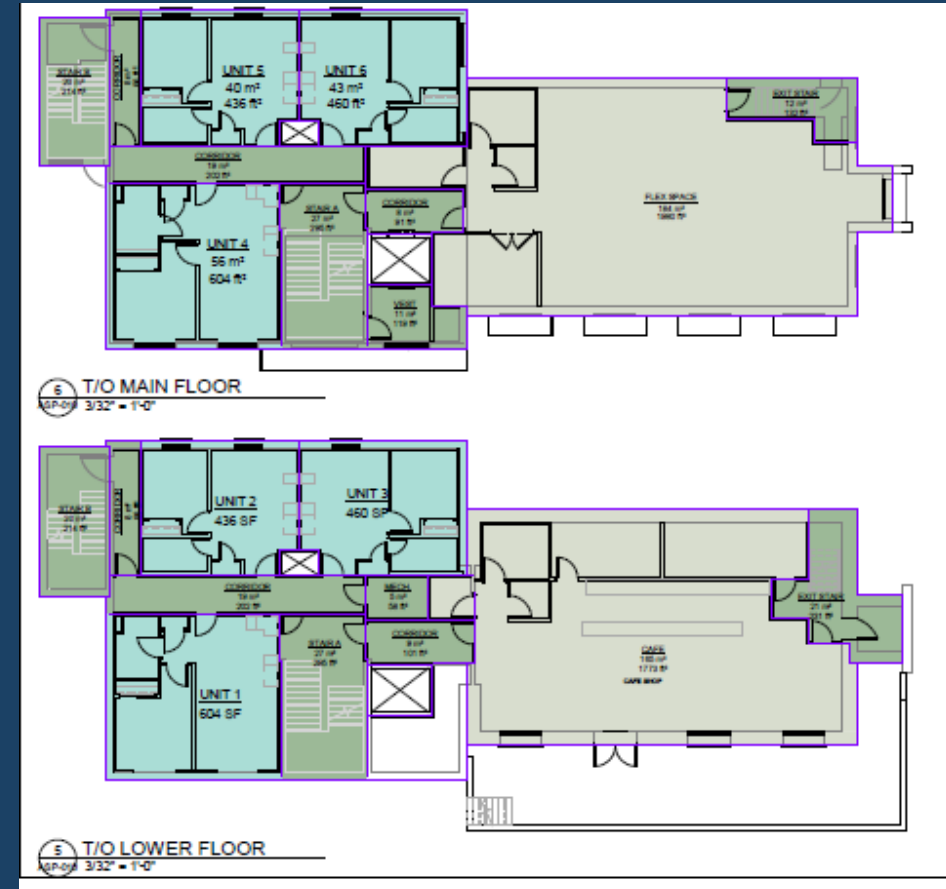
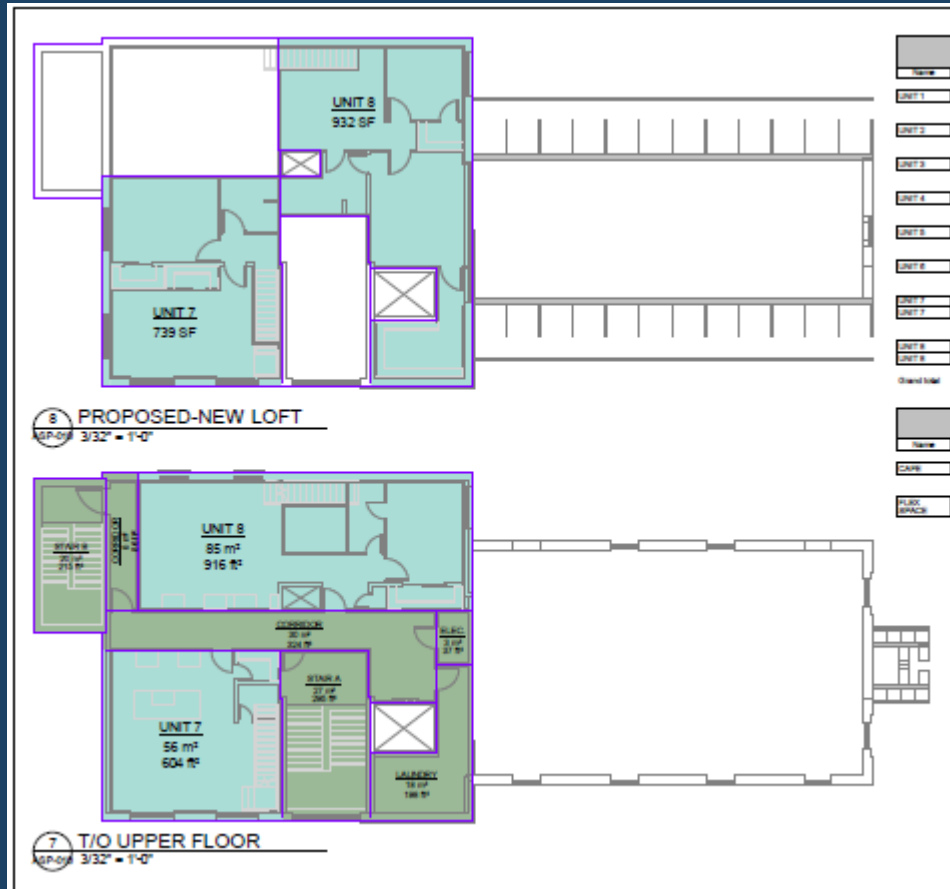
Restricted Commercial (C5 Zone) with Specialized Provision Zone to recognize existing conditions on site including interior and exterior side yard and rear yard setback reductions ; maximum building height of the existing buildings; reduction in the on site landscaping as it exists today; and reduction in parking for a total of 7 spaces and to permit the 7th space in the Town's right of way . Also the following new uses are requested: multiple residential, café, assembly hall, theatre, club house and art gallery.

PROPOSED IMPROVEMENTS



Minor exterior façade improvements are planned as part of this adaptive reuse to improve the overall appearance and to make it contiguous with the Annex portion . Proposed addition includes decorative green living shades. The overall integrity of the building is maintained.

PROPOSED SITE PLAN



Site plan showing the layout of the apartment units, café and flex space.

Proposed Cafe



PROPOSED IMPROVEMENTS BEFORE AND AFTER



Minor exterior façade improvements are planned as part of this adaptive reuse to improve the overall appearance and to make it contiguous with the Annex portion . Proposed addition includes decorative green living shades and better fenestration breaking up the blank wall in the annex portion.. The overall integrity of the building is maintained.

PROPOSED IMPROVEMENTS BEFORE AND AFTER



The overall integrity of the former church building is maintained.

IN CONCLUSION

- The proposed Zoning By-law Amendments is consistent with the PPS and conforms to the Provincial Growth Plan. The proposed zone change conforms with the Town's Official Plan.
- The proposed use will be **permitted** by the Official Plan and zoning by-law through a Special Policy/Provision not compromise the planned function of the adjacent Central Business District.
- The proposed zoning requests several variances to recognize the existing conditions on site and proposes to add a few new uses and proposes reduced parking which is appropriate given the location and the availability of nearby parking, transit and active transportation linkages and is supported by a Parking Study submitted in support of the applications.
- The location for the proposed use is appropriate and considers Official Plan direction to locate these uses to provide a transition between the CBD and the stable neighbourhoods. The property will provide a more attainable housing option.
- Improvements are proposed to the building and site. These include improvements to landscaping and lighting, as well as minor exterior façade improvements.
- On behalf of our client, we thank Council and Planning staff for the efforts to process this application efficiently.

THANK YOU



The Corporation of the Town of Orangeville

By-law Number

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 July 18, 2022

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

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

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

1. That all actions of the Council of The Corporation of the Town of Orangeville at its Council – Public Meeting held on July 18, 2022, with respect to every report, motion, by-law, or other action passed and taken by the Council, including the exercise of natural person powers, are hereby adopted, ratified and confirmed as if all such proceedings were expressly embodied in this or a separate by-law.
2. That the Mayor and Clerk are authorized and directed to do all the things necessary to give effect to the action of the Council of The Corporation of the Town of Orangeville referred to in the preceding section.
3. That the Mayor and the Clerk are authorized and directed to execute all documents necessary in that behalf and to affix thereto the seal of The Corporation of the Town of Orangeville.

Passed in open Council this 18th day of July, 2022.

Sandy Brown, Mayor

Carolina Khan, Clerk