



Council - Public Meeting Minutes

November 6, 2023, 7:00 p.m.

**Electronic and In-Person Participation - Council
The Corporation of the Town of Orangeville
(Mayor and Clerk at Town Hall - 87 Broadway)
Orangeville, Ontario**

Members Present: Mayor L. Post
Councillor D. Sherwood
Councillor J. Andrews
Councillor A. Macintosh
Councillor T. Prendergast
Councillor R. Stevens

Members Absent: Deputy Mayor T. Taylor

Staff Present: T. Kocialek, General Manager, Infrastructure Services
M. Pourmanouchehri, Project Manager, IT Transformation
Project
T. MacDonald, Deputy Clerk
M. Adams, Legislative Co-ordinator
D. Smith, CAO
B. Ward, Manager, Planning
D. Waters, Senior Planner
P. Kelly, Treasurer
E. Dick, Junior Help Desk Technician

1. Call To Order

The meeting was called to order at 7 pm.

2. Approval of Agenda

Resolution 2023-323

Moved by Councillor Stevens

Seconded by Councillor Macintosh

That the agenda for the November 6, 2023 Council - Public Meeting, be approved.

Carried Unanimously

3. Disclosure of (Direct and Indirect) Pecuniary Interest

None.

4. Closed

5. Singing of National Anthem

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

6. Land Acknowledgement

The Mayor acknowledged the treaty lands and territory of the Williams Treaty Nations and the Mississaugas of the Credit First Nation. The Mayor also recognized that Dufferin County is the traditional territory of the Wendat and the Haudenosaunee, and is home to many Indigenous people today.

7. Announcements by Chair

Mayor Post advised the gallery and viewing audience with respect to the public nature of Council Meetings and that it is webcast. Mayor Post also provided instructions with respect to muting and unmuting during the meeting.

8. Statutory Public Meetings

Mayor Post outlined the procedure to be followed for the statutory public meeting at item 8.

8.1 Presentation by Jim Kotsopoulos, Principal - JKO Planning Services Inc.; Mike Mehak, Project Manager, Cushman Wakefield; and Peter Thoma, Partner, Urban Metrics - The Fairgrounds Shopping Centre, RZ-2023-02

Mr. Kotsopoulos, JKO Planning Services Inc. provided a presentation on their rezoning application. The subject lands are identified as the Fairgrounds Shopping Centre and include the addresses of 55, 65, and 75

Fourth Avenue. The site is surrounded by Highway 10, Fourth Avenue, Fifth Avenue and First Street. The property is surrounded by a mixture of land uses, including commercial, high density residential, medium density residential, low density residential and open space. There are number of existing commercial uses on property, including Walmart, The Shoe Company, Galaxy Cinemas, Montana's BBQ and Bar, and Tim Horton's. Mr. Kotsopoulos said that they are seeking Zoning By-law amendments to amend sections 24.82(4) and 24.83(4). These sections currently restrict the permitted uses on the lands on the basis of maximum gross floor area and maximum number of establishments.

Mr. Kotsopoulos indicated Urban Metrics prepared a Retail Market Cap Review as part of its application submission. The study was to assess any potential impacts in eliminating the existing restrictions in the Zoning By-law that restricts the permitted uses on the lands on the basis of maximum gross floor area and maximum number of establishments. This application will facilitate the retooling of these two special provisions that will provide a more viable opportunity for the owner to reinvest in the property. The current policy framework within the Zoning By-law is outdated and not in the public interest as it no longer reflects the market realities of landlords, tenants or consumers. The restrictions on the subject lands have outlived their useful application. The market cap should be eliminated outright to help improve and optimize commercial market conditions enabling this commercial market node to support the market needs of the trade area.

The Mayor asked if there were any questions or comments from the public and there were none.

The Mayor asked if there were any questions from Council.

Councillor Sherwood asked Mr. Ward to clarify if these extra provisions were put on in order to satisfy the concerns of that type of development with the BIA. She also asked if the BIA has been consulted about this.

Mr. Ward said the provisions date back to the mid- to late-90's and early 2000's. The rationale was to avoid competition or interference with the viability of the downtown area. The applicant's submission has demonstrated that times have changed and the retail landscape has changed and it has proven that the restrictiveness of those provisions are redundant or unnecessary.

Mr. Ward indicated the BIA have been circulated, and have provided comments. They have expressed an interest to make sure the business

functionality of the BIA is upheld and not impacted but they also recognize that the Fairgrounds Centre needs to be viable as well.

Councillor Sherwood asked if these provisions apply to 150 First Street property, formerly known as the Orangeville Mall.

Mr. Ward said no they do not. They are specific to these subject lands.

Councillor Andrews asked if new units will be created on this site.

Mr. Ward said that this is not part of a development proposal. The applicant is simply seeking more flexibility for units within the existing building footprint. He is not sure of any aspirations for future new build on the site.

Mr. Kotsopoulos said that this is strictly to eliminate those restrictions as opposed to try to facilitate something that is pending in terms of any expansions on the lands.

Mr. Mehak confirmed that the application is to try and address the vacancy problems they are experiencing on the shopping centre due to the complications of the zoning. Any future changes to the property would go through a full formal public process.

8.2 The Fairgrounds Shopping Centre, Public Meeting Information Report, RZ-2023-02, INS-2023-057

Resolution 2023-324

Moved by Councillor Andrews
Seconded by Councillor Prendergast

That Report INS-2023-057, Public Meeting Information Report, RZ-2023-02, be received by Council as information at the Public Meeting on November 6, 2023.

Carried Unanimously

9. By-Laws

Resolution 2023-325

Moved by Councillor Sherwood
Seconded by Councillor Macintosh

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

Carried Unanimously

9.1 A by-law to confirm the proceedings of the Council of The Corporation of the Town of Orangeville at its Council - Public Meeting held on November 6, 2023

10. Adjournment

Resolution 2023-326

Moved by Councillor Stevens

Seconded by Councillor Andrews

That the meeting be adjourned at 7:18 p.m.

Carried Unanimously

Todd Taylor, Deputy Mayor

Tracy Macdonald, Deputy Clerk