



Council - Public Meeting Minutes

February 24, 2025, 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
Deputy Mayor T. Taylor
Councillor J. Andrews
Councillor A. Macintosh
Councillor T. Prendergast
Councillor D. Sherwood
Councillor R. Stevens

Staff Present: J. Bramley, Supervisor, By-law Enforcement and Licensing
J. Hawkins, System Administrator
T. Kocialek, General Manager, Infrastructure Services
L. Raftis, Deputy Clerk
L. Russell, Senior Planner
D. Smith, CAO
B. Ward, Manager, Planning

1. Call To Order

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

2. Approval of Agenda

Resolution 2025-023

Moved by Councillor Stevens

Seconded by Councillor Macintosh

That the agenda for the February 24, 2025 Council-Public Meeting, be approved.

Carried

3. Disclosure of (Direct and Indirect) Pecuniary Interest

None.

4. Singing of National Anthem

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

5. 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.

6. 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.

7. Statutory Public Meeting as per the Planning Act – OPZ-2022-01

Deputy Mayor Taylor assumed the role of the Chair and outlined the procedure to be followed during the Statutory Public Meeting which pertains to file OPZ-2022-01.

7.1 Presentation by Mariusz Jastrzebski, Associate, MHBC - 48, 50, 50A, and 52 Broadway

Mariusz Jastrezebski, Associate, MHBC provided a presentation with respect to the proposed development at 48, 50, 50A and 52 Broadway. Mr. Jastrezebski highlighted existing uses, the proposed redevelopment, key revisions from the first public meeting held on May 9, 2022, elevations, and reports submitted in support.

Debra Walker, Partner, MHBC spoke to the Town Official Plan site specific policy, proposed official plan amendment, proposed zoning by-law amendment, and described the typical floor plan.

Deputy Mayor Taylor invited questions or comments from members of the public.

David Waugh, Amanda Street asked the following questions:

- What is the rational for the change in unit size?
- Will the Credit Valley Conservation (CVC) Authority component cause challenges later?
- What is the rational for the change in the exterior design?
- Will the parking lot be permeable pavement?
- How do members of the public access reports referenced in the presentation?

David Waugh further expressed his support for the development. Mr. Waugh received responses from Mr. Jastrzebski advising that the application now includes all four properties (48, 50, 50A, and 52 Broadway) rather than just 48 and 50 Broadway. Mr. Jastrzebski further advised that there are no concerns with the CVC component as they are working well together and spoke to the site plan approval process with respect to the exterior design and permeable pavement opportunities. Larysa Russell, Senior Planner for the Town advised that members of the public may contact Town planning staff to receive a copy of the reports.

Nick Garisto, Paula Court expressed his support of the revision of the height of the proposed development as well as the commercial zoning on the main level.

Matthew Smith, McCarthy Street expressed his support of the development.

Deputy Mayor Taylor invited questions or comments from members of Council.

Councillor Andrews sought clarification with respect to remediation of the property. Peter Bruce, Project Manager, R.J. Burnside & Associates Limited provided a response speaking to the environmental assessment completed in 2016 and the required remediation.

Councillor Andrews expressed concern with respect to the entrance/exit and asked if it was possible to add a secondary driveway. Mr. Bruce provided a response speaking to the revision to move the underground parking ramp to the back of the property instead of facing Broadway.

Councillor Andrews expressed his support of the variety of units and attainable housing being proposed.

Councillor Prendergast sought clarification with respect to integrating green infrastructure, sustainable stormwater management solutions, and spoke to the Dufferin County Green Development Standards and the opportunity for the Town of Orangeville to utilize this redevelopment as a pilot project to model best practices. Mr. Bruce provided a response with respect to the steps being taken to ensure that this redevelopment is integrating sustainable development practices.

Councillor Sherwood sought clarification with respect to the timeline of demolition of the current structures. Brandon Ward, Planning Manager for the Town, provided a response advising that this process occurs following Councils decision on the proposed application.

Councillor Sherwood expressed concern with children crossing Broadway to access Rotary Park and recommended a playground on the property.

Deputy Mayor Taylor sought clarification with respect to the arborist report. Mr. Bruce provided a response with respect to the plan for the removal and planting of trees on the property.

Deputy Mayor Taylor sought clarification with respect to the use of the main level. Mr. Ward advised that there is merit for commercial property on the main level.

Deputy Mayor Taylor asked how this redevelopment falls into the ongoing East and West Broadway Corridor Study. Mr. Ward provided a response advising that it is an appropriate time for this redevelopment.

Deputy Mayor Taylor asked if the property can be made presentable during construction. Mr. Bruce provided a response with respect to the demolition of the current structure.

Deputy Mayor Taylor sought clarification with respect to allocated parking. Mr. Bruce provided a response with respect to parking comparisons to similar developments in Orangeville and neighbouring communities.

Mayor Post expressed her support of the revisions and further expressed concern regarding waste diversion, traffic, and maintaining heritage within the community.

7.2 48, 50, 50A and 52 Broadway, Public Meeting Information Report, OPZ-2022-01, PM-2025-001

Resolution 2025-024

Moved by Councillor Sherwood
Seconded by Councillor Macintosh

That Report PM-2025-001, 48, 50, 50A and 52 Broadway, Public Meeting Information Report, OPZ-2022-01, be received for information.

Carried Unanimously

7.3 Correspondence from Susan Parker - 48, 50, 50A and 52 Broadway

Resolution 2025-025

Moved by Councillor Macintosh
Seconded by Councillor Andrews

That Council receive the correspondence submitted by Susan Parker regarding 48, 50, 50A and 52 Broadway.

Carried Unanimously

7.4 Correspondence from Lisa and Ken Snell, 54 Broadway - OPZ-2022-01

Note: This item was added to the agenda on February 25, 2025.

7.5 Correspondence from Craig Leslie, President, Skyline Retail REIT - OPZ-2022-01

Note: This item was added to the agenda on February 25, 2025.

8. Public Meeting – Mobile Food Vendor By-law Update

Deputy Mayor Taylor outlined the procedure to be followed during the Non-Statutory Public Meeting which pertains to the Mobile Vendor By-law Update.

8.1 Presentation by James Bramley, Licensing and By-law Enforcement Supervisor - Mobile Food Vendor By-law

James Bramley, Licensing and By-law Enforcement Supervisor provided a presentation with respect to the Mobile Food Vendor By-law Update and spoke to the timeline, background, and proposed regulations.

Deputy Mayor Taylor invited questions or comments from members of the public. None were raised.

Deputy Mayor Taylor invited questions or comments from members of Council.

Councillor Prendergast asked if the vulnerable sector check can be extended to the operators. Mr. Bramley provided a response speaking to enforcement challenges.

Councillor Andrews sought clarification with respect to special functions. Mr. Bramley provided a response.

Councillor Stevens expressed concern regarding the staff operating the vehicles and the requirement for vulnerable sector cheques. Councillor Stevens sought clarification with respect to enforcement and compliance. Mr. Bramley provided a response speaking to the enforcement process.

Deputy Mayor Taylor sought clarification with respect to the special event permit. Mr. Bramley spoke to the existing and future special event permit process.

Deputy Mayor Taylor suggested a different fee for non-residents. Mayor Post expressed concern with a non-resident fee and spoke to the challenge of acquiring mobile food vendors.

8.2 Mobile Food Vendor By-law, PM-2025-002

Resolution 2025-026

Moved by Councillor Macintosh
Seconded by Councillor Stevens

That Report PM-2025-002, Mobile Food Vendor By-law, be received for information.

Carried Unanimously

Mayor Post assumed the role of the Chair at 8:27 p.m.

9. By-Laws

Resolution 2025-027

Moved by Councillor Andrews
Seconded by Deputy Mayor Taylor

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

Carried

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 February 24, 2025

10. Adjournment

Resolution 2025-028

Moved by Councillor Macintosh
Seconded by Councillor Stevens

That the meeting be adjourned at 8:28 p.m.

Carried

Lisa Post, Mayor

Raylene Martell, Town Clerk