



Council - Public Meeting Minutes

June 17, 2024, 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: M. Adams, Legislative Co-ordinator
J. Hawkins, System Administrator
T. Kocialek, General Manager, Infrastructure Services
J. Lavecchia-Smith, Deputy Clerk
M. Mair, Development Planner
R. Martell, Town Clerk
D. Smith, CAO
B. Ward, Manager, Planning

1. Call To Order

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

2. Approval of Agenda

Resolution 2024-105

Moved by Councillor Macintosh
Seconded by Councillor Stevens

That the agenda for the June 17, 2024 Council - Public Meeting, be approved.

Carried Unanimously

3. Disclosure of (Direct and Indirect) Pecuniary Interest

None.

4. Closed

None.

5. Singing of National Anthem

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

6. Land Acknowledgement

Mayor Post acknowledged the treaty lands and territory of the Williams Treaty Nations and the Mississaugas of the Credit First Nation. Mayor Post 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

Deputy Mayor Taylor assumed the role of Chair at 7:04 p.m. and outlined the procedure to be followed for the public meeting.

8.1 Official Plan and Zoning By-law Amendment for 11A York Street, OPZ-2023-01

8.1.1 Presentation by Mark Hicks and Jason Mooi, D+H Architects

Mark Hicks gave a presentation on the proposed development which included a short video of the proposed streetscape. The development will consist of two three-storey townhouse blocks containing seven townhouses on the west side of the property and five townhouses on the east side. The townhouses will be located at the rear of the lot and accessed by a driveway from York Street. The property is surrounded by single detached homes to the east

and west and a park at the rear. The existing home will be demolished in order to facilitate the development.

Craig Matheson, Skelton Brumwell & Associates Inc., prepared the Planning Justification report for the development. He spoke about the development from a planning policy perspective from all levels of government.

The Chair advised a request was received by Mary Jane Gerber to allow additional time to a maximum of ten minutes to delegate. He asked Council if there was anyone who would like to put forward a motion to approve the extra time. A motion was not put forward, therefore the additional time was not granted.

8.1.2 11A York Street, Public Meeting Information Report, OPZ-2023-01, INS-2024-026

This matter was dealt with following the public and Council comments.

8.1.3 Delegate - Richard Oliver, 22 York Street

Richard Oliver expressed his opposition to the proposed development and raised the following concerns: incompatibility with the historic neighbourhood, no privacy, increased noise, shadowing, and intensification.

8.1.4 Delegate - Linda Patterson, 25 York Street

Linda Patterson expressed her opposition to the proposed development and provided her opinion on the background and cultural landscape of the street. She shared the following concerns: the development was inappropriate for the street, intensification, infrastructure and servicing, water shortage, no archaeological assessment, noise, and light pollution.

8.1.5 Delegate - Wayne Townsend, 20 York Street

Wayne Townsend expressed his opposition to the proposed development and noted potential impacts on existing residents. His concerns included: increased density, on street parking, privacy and interference, light pollution, noise, impact on views from backyards to the park, increased traffic, location of mailbox, garbage container location, snow removal, noise, access to the park, and whether the

historic homes can withstand the construction period of the proposed development.

8.1.6 Delegate - Spencer Finch, 14 York Street

Spencer Finch expressed his opposition to the proposed development and indicated that the development is not suitable or affordable for seniors. In addition, he shared the following concerns relating to: septic pumping system, noise, light pollution, effect on habitat, loss of mature trees, safety, maneuvering of fire trucks, water shortage, garbage, traffic.

8.1.7 Delegate - Richard John Woolner, 20 York Street

Richard John Woolner expressed his opposition to the proposed development. His comments included intensification, not in keeping with character of the street, security at the park, unaffordable, aesthetics and design of proposed townhouses. Mr. Woolner provided his presentation to the Clerk forming part of the public record.

8.1.8 Delegate - Steve Scott, 9 York Street

Steve Scott expressed his opposition to the proposed development and shared the following concerns: overdevelopment for this site, incompatibility with the existing low density residential area, and incompatibility with the historical character.

8.1.9 Delegate - Mary Jane Gerber, 7 York Street

Mary Jane Gerber expressed her opposition to the proposed development. She indicated the positive impacts that greenspace has on mental health, and is concerned that the proposed development will negatively impact the existing greenspace of the park. In addition, she shared potential privacy concerns due to the height of the proposed townhouses.

8.1.10 Delegate - Karey Shinn, 42 John Street

Karey Shinn expressed her opposition to the proposed development. She provided a copy of her presentation to Council forming part of the public record.

8.1.11 Delegate - Ted Gerber, 7 York Street

Ted Gerber expressed his opposition to the proposed development. His concerns included: increased density, height, reduced setbacks, proximity to the park, incompatibility with the neighbourhood, and precedent setting.

8.1.12 Delegate - Karen Jones, 23 York Street

Karen Jones expressed her opposition to the proposed development. Her concerns included: affordability, inappropriate development, and creating a heritage conservation district.

Public Comments

Noel Ramsey, 15 Fead Street, expressed his opposition to the proposed development and commented on the water supply issue, and the historic charm of the Town.

Nick Garisto, 20 Paula Court, expressed his opposition to the proposed development. He had concerns about the water supply accommodating the development.

Garin Gaudit, 28 York Street, sought clarification in regard to the probability of the water supply system failing.

Zoe Shinn, 69 Madison Avenue, Toronto, expressed her opposition to the proposed development. Her concerns included: water supply issues, preserving the charm, precedent setting, frontage is too small for this development, and undue stress for the residents.

Council Comments

Councillor Andrews requested that the consultant provide a rendering of the seven townhouse units, a rendering of what it would look like from the park, and a sunshade analysis to show the impact of the development.

Councillor Macintosh sought clarification from Town staff on whether or not there is enough water supply for this type of development.

Councillor Sherwood sought clarification regarding the conceptual landscape drawing and asked whether it will be greenspace or a sidewalk. Mr. Hicks said that it will be a pedestrian walkway, however, the material has not been determined.

Councillor Sherwood asked if a Heritage Impact Assessment was completed. Mr. Hicks advised that a Heritage Impact Assessment was not submitted as part of the application.

Resolution 2024-106

Moved by Councillor Sherwood
Seconded by Councillor Macintosh

That staff be directed to request that the applicant submit a Heritage Impact Assessment and an Environmental Impact Assessment as part of their application for Official Plan and Zoning By-law Amendment for 11A York Street, OPZ-2023-01.

Carried

8.1.2 11A York Street, Public Meeting Information Report, OPZ-2023-01, INS-2024-026

Resolution 2024-107

Moved by Councillor Andrews
Seconded by Councillor Stevens

That Report INS-2024-026, 11A York Street, Public Meeting Information Report, OPZ-2023-01, be received for information.

Carried Unanimously

8.1.13 Correspondence from Karey Shinn, 42 John Street

8.1.14 Correspondence from Ted Gerber, 7 York Street

8.1.15 Correspondence from Richard Oliver and Rev. Maureen MacLeod-Oliver, 22 York Street

8.1.16 Correspondence from Linda Patterson and Jane Lightle, 25 York Street

8.1.17 Correspondence from Stephen White, 200 Broadway

8.1.18 Correspondence from Steve Scott and Rebecca Black-Scott, 9 York Street

8.1.19 Correspondence from the Gallagher Family, 8 John Street

- 8.1.20 Correspondence from Neal Grady, 488 College Avenue**
- 8.1.21 Correspondence from Elizabeth Smith, 26 York Street**
- 8.1.22 Correspondence from Mary Jane Gerber, 7 York Street**
- 8.1.23 Correspondence from Garin and Bethany Gaudit, 28 York Street**
- 8.1.24 Correspondence from Thomas Melanson, 23 York Street**
- 8.1.25 Correspondence from Karen Jones, 23 York Street**

Resolution 2024-108

Moved by Councillor Andrews
Seconded by Councillor Prendergast

That correspondence items 8.1.13 to 8.1.25 regarding file No. OPZ-2023-01, be received.

Carried

Mayor Post resumed the role of Chair at 8:49 p.m.

9. By-Laws

Resolution 2024-109

Moved by Councillor Andrews
Seconded by Deputy Mayor Taylor

That the by-law 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 its Council - Public Meeting held on June 17, 2024**

Carried Unanimously

10. Adjournment

Resolution 2024-110

Moved by Councillor Macintosh
Seconded by Councillor Stevens

That the meeting be adjourned at 8:51 p.m.

Carried Unanimously

Lisa Post, Mayor

Raylene Martell, Clerk