
Infrastructure Services

Memo

To: Access Committee

From: Matthew Mair, Planner – Development & Community Improvement

Subject: **Site Plan Application**
D+H Architects Inc. on behalf of Broadway Holdings Inc.
SPA-2024-06
229 Broadway

Date: February 3rd, 2025

A complete submission for a Site Plan Approval application has been made by D+H Architects Inc. on behalf of Broadway Holdings Inc. for the above-noted property. The land subject to this application is located on the north side of Broadway at the intersection of John Street, municipally known as 229 Broadway.

The purpose and effect of the application is for the proposed development for an 8 storey mixed-use building with commercial uses on the ground floor and residential uses on all upper storeys, including 65 residential units and 925.22 square meters of commercial space, with 92 underground parking spaces and 61 surface parking spaces.

The submission materials were originally submitted on September 30th, 2024, and were reviewed by Town staff and external agencies. The circulation did not include the Access Committee, however Town staff realise there may be a committee interest given the public access to the proposed development. The following documents are most pertinent to the Access Committee's review and have been included as attachments for reference.

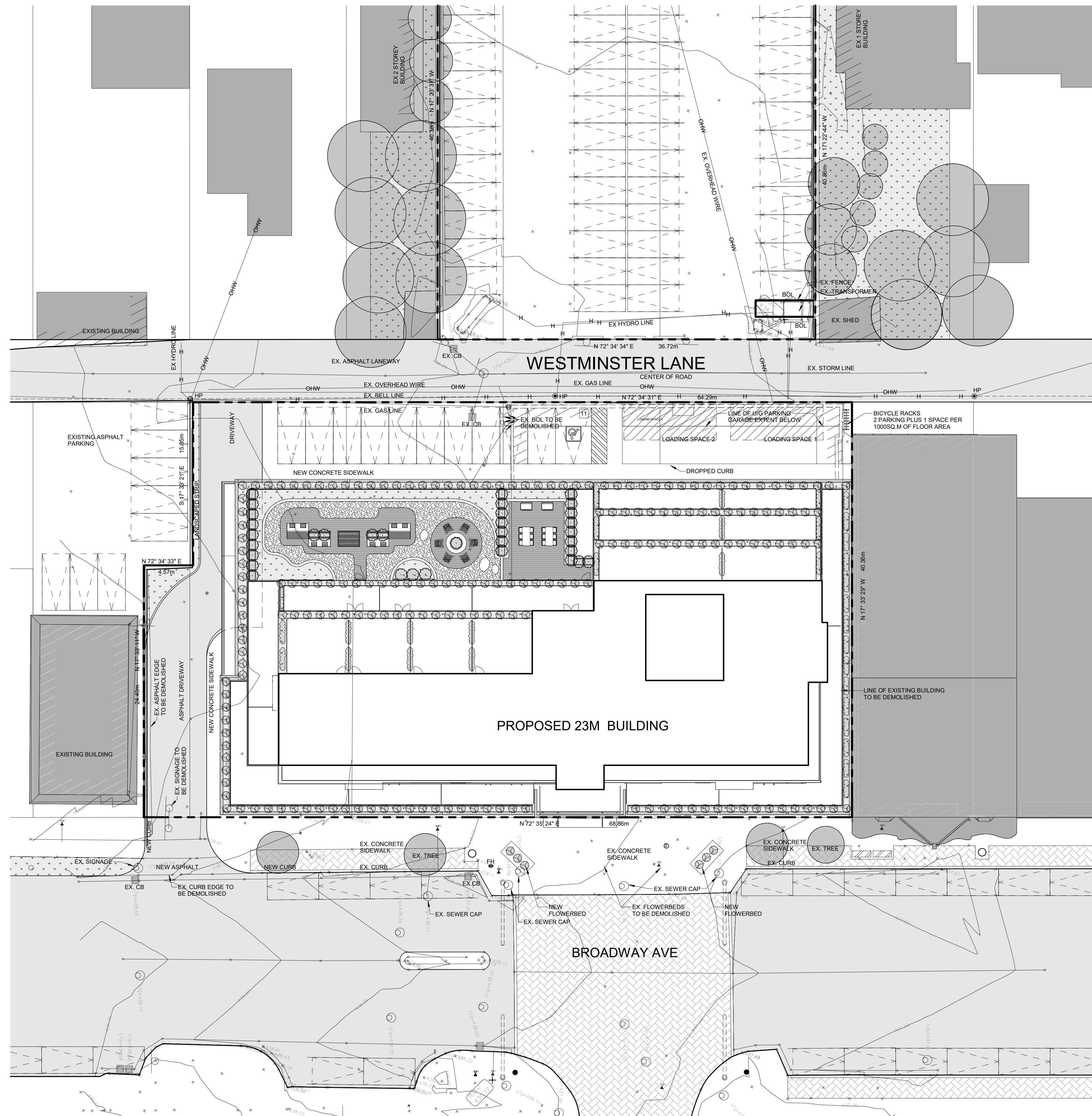
- Conceptual Rendering, prepared by D+H Architects Inc.
- Drawing A1.0 – Site Plan, prepared by D+H Architects Inc.
- Drawing L1 – Landscape Plan, prepared by D+H Architects Inc.
- Drawing A5.1 - Elevations, prepared by D+H Architects Inc.

Please forward all relevant comments related the Access Committee's scope of review to the undersigned once available.

Sincerely,

Matthew Mair

Matthew Mair, BURPI
Planner, Development & Community Improvement, Infrastructure Services

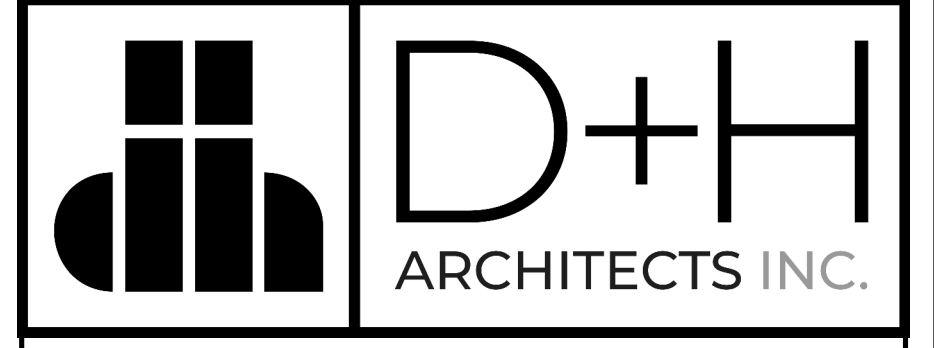


1 SITE - LANDSCAPE PLAN
1:200

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No.	Description	Date
3	RE-ISSUED FOR SPA	2024.08.30
2	RE-ISSUED FOR SPA	2024.06.25
1	ISSUED FOR SPA	2024.05.01



45 MILL ST, ORANGEVILLE, ON, L9W 2M4 519-941-0912

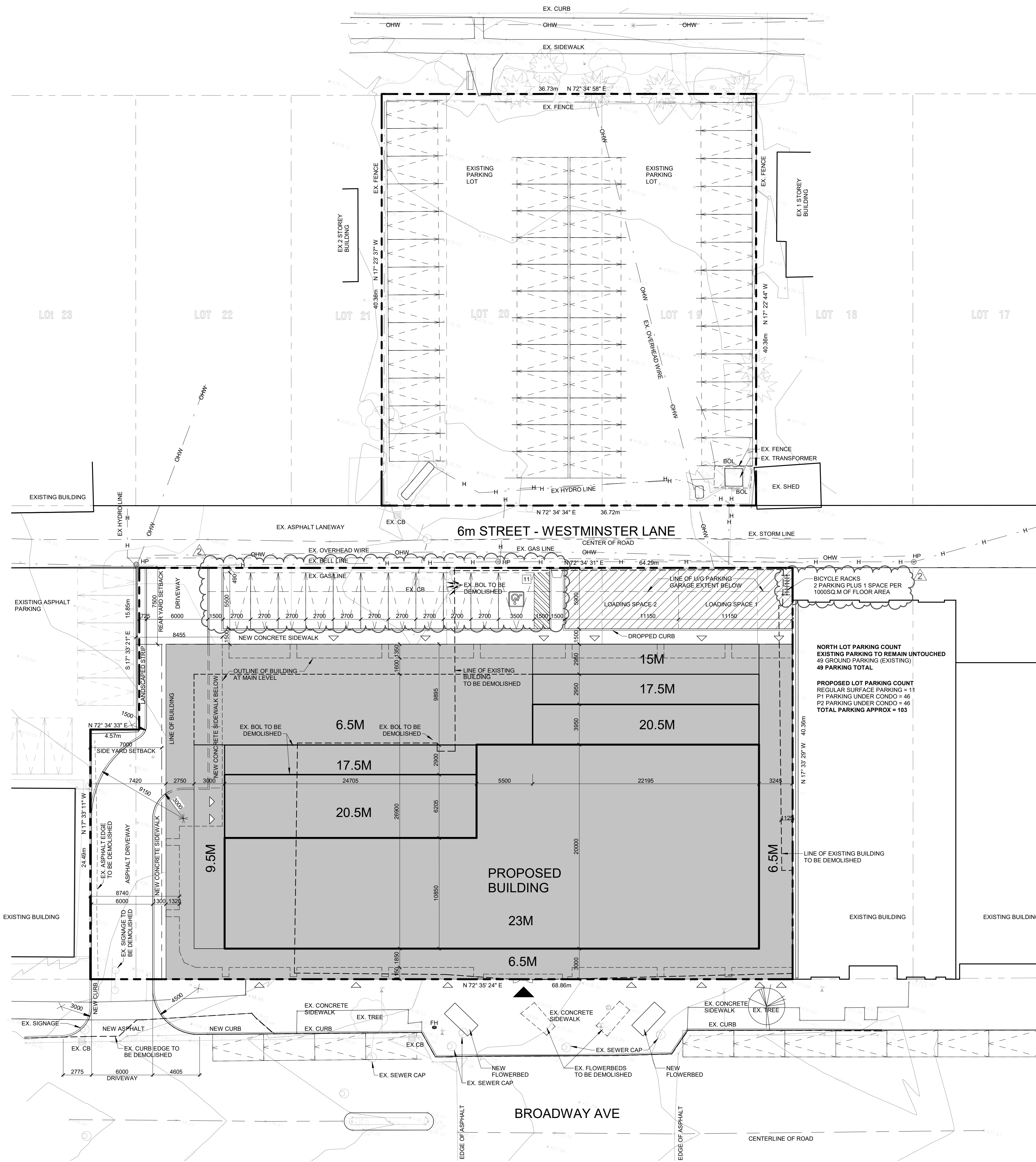
CONSULTANT

PROJECT OVERALL NAME
229 BROADWAY
ORANGEVILLE 229 BROADWAY AVE. ONTARIO

SHEET TITLE
LANDSCAPE PLAN

PROJ. NO.	22-139
DATE	AUGUST 2024
DRAWN BY	JM
CHECKED	MH
SCALE	1:200
DATE PLOTTED	2024-08-29 3:18:04 PM
DRAWING NO.	L1





LEGAL DESCRIPTION
 LOTS 9, 10, 11 & 12 AND PART OF LOTS 8, 13, 19, 20 & 21 BLOCK 1.
 REGISTERED PLAN 212 TOWN OF ORANGEVILLE.
 SITE INFORMATION WAS BASED ON SURVEY PREPARED BY
 TED VAN LANKVELD, ONTARIO LAND SURVEYOR.

SITE DESCRIPTION
 ZONING (CURRENT): CBD ZONE
 OFFICIAL PLAN: BY-LAW 43-99

BUILDING CLASSIFICATION
 OCCUPANCY: GROUP C, GROUP F3
 CLASSIFICATION: PART 3

BUILDING STATISTICS

GROSS FLOOR AREA (GFA)	m ²	sf	RESIDENTIAL UNIT COUNT
EXISTING	1,640	17,653	
PROPOSED			
GROUND FLOOR RETAIL	925.22	9,959	N/A
GROUND FLOOR RESIDENTIAL	766.91	8,255	N/A
2ND FLOOR	1720.56	18,520	14
3RD FLOOR	1178.38	12,684	8
4TH FLOOR	1090.77	11,741	10
5TH FLOOR	1074.05	11,561	10
6TH FLOOR	1025.46	11,038	10
7TH FLOOR	939.52	10,113	9
8TH FLOOR	669.92	7,211	4
GFA - TOTAL	9,390.79	101,082	65

NUMBER OF PARKING SPACES REQUIRED

TOTAL PARKING REQUIRED:
 REQ'D COMMERCIAL PARKING = 953m²/20 = 48/2 = 24 SPACES
 REQ'D RESIDENTIAL PARKING = 1 PER UNIT = 66 SPACES
 BARRIER FREE PARKING CALCULATION:
 (13-100 P.S. = 4% OF TOTAL NUMBER OF SPACES) = 4 SPACES

TOTAL PARKING SPACES PROVIDED:
 TYPICAL PARKING SPACE: 2.7m x 5.5m = 152 SPACES
 TOTAL BARRIER-FREE PROVIDED (INCLUDED ABOVE):
 TYPE A: 3.5m x 5.5m = 2 SPACES
 TYPE B: 2.7m x 5.5m = 2 SPACES
 AISLE WIDTH (min.): 5.5m (min.)
 LOADING SPACE REQUIREMENT: (2300m² TO 7,500m²) = 2 SPACES
 LOADING SPACE SIZE: 3.5m x 9.0m

TOTAL BICYCLE PARKING REQUIRED:
 REQ'D COMMERCIAL BICYCLE PARKING = 2 SPACES, PLUS 1 SPACE FOR EVERY 1000SQ.M = 3 SPACES

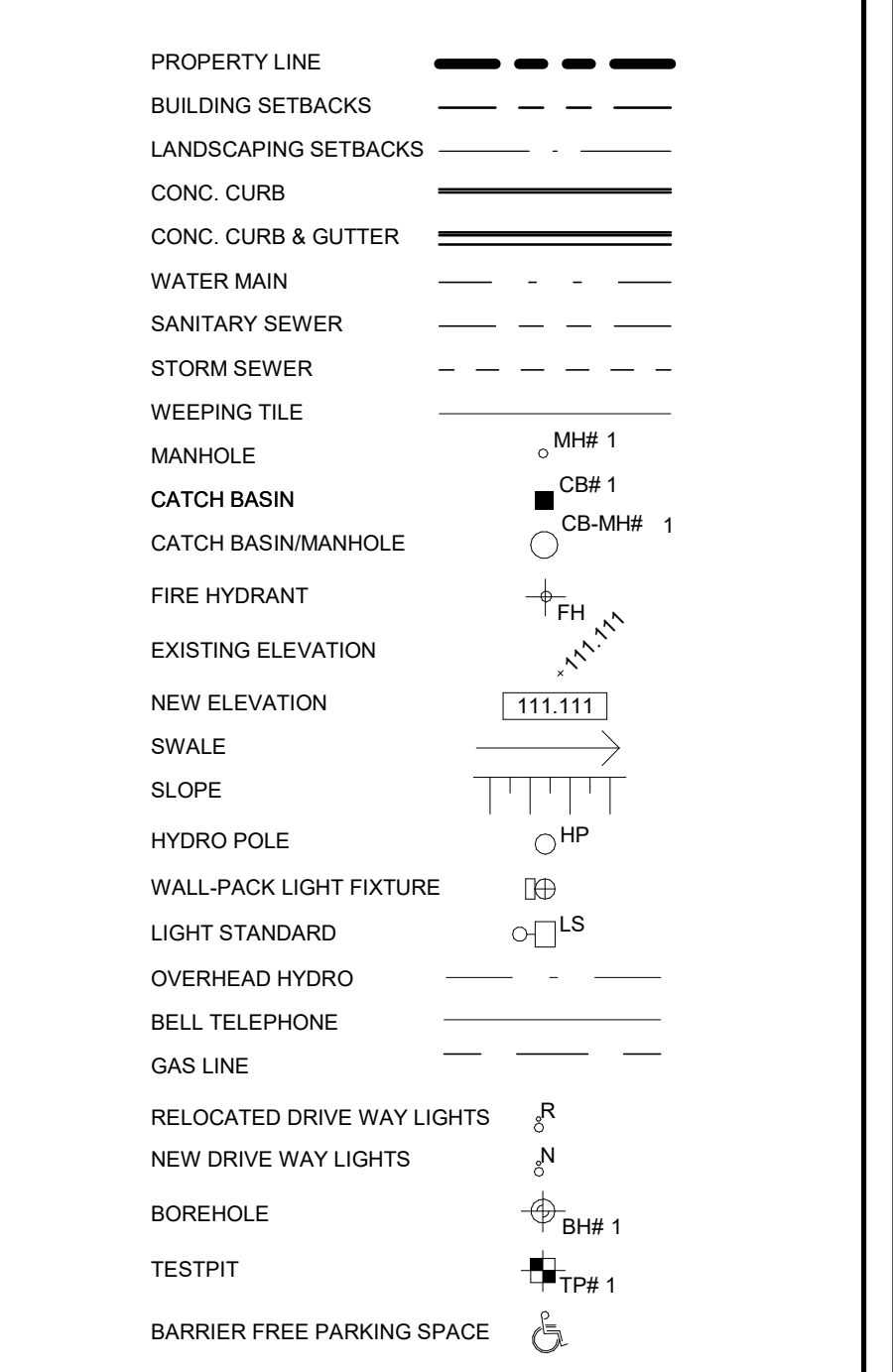
TOTAL BICYCLE PARKING PROVIDED:
 REQ'D PROVIDED BICYCLE PARKING = 6 SPACES

SITE STATISTICS

	REQUIRED	PROVIDED
LOT AREA (MIN.):	NIL	2,710.14 m ²
LOT FRONTAGE (MIN.):	NIL	0 m
LANDSCAPED OPEN SPACE (MIN.):	N/A	0 %
LOT COVERAGE (MAXIMUM):	75%	73.4 %
FRONT YARD SETBACK (MIN.):	NIL	0 m
INTERIOR SIDEYARD SETBACK (MIN.):	NIL/7.0m	7.0 m
EXTERIOR SIDEYARD SETBACK (MIN.):	NIL	N/A
REAR YARD SETBACK (MIN.):	7.5m	7.5 m
SETBACK FROM RESIDENTIAL (MIN.):	N/A	N/A
LANDSCAPE BUFFER:	N/A	N/A
LOT DEPTH:	N/A	40.4 m
BUILDING HEIGHT (MAX.):	23.0m	23.0 m
DENSITY:	N/A	3.62

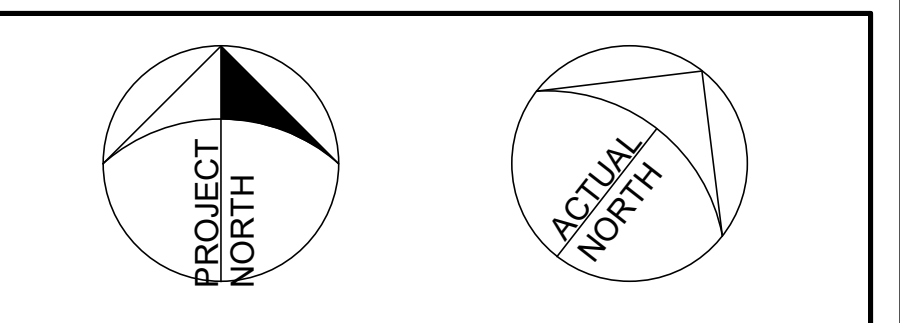
NORTH LOT PARKING COUNT
 EXISTING PARKING TO REMAIN UNTOUCHED
 50 GROUND PARKING (EXISTING)
 50 PARKING TOTAL

PROPOSED LOT PARKING COUNT
 REGULAR SURFACE PARKING = 11
 P1 PARKING UNDER CONDO = 46
 P2 PARKING UNDER CONDO = 46
 TOTAL PARKING APPROX. = 103



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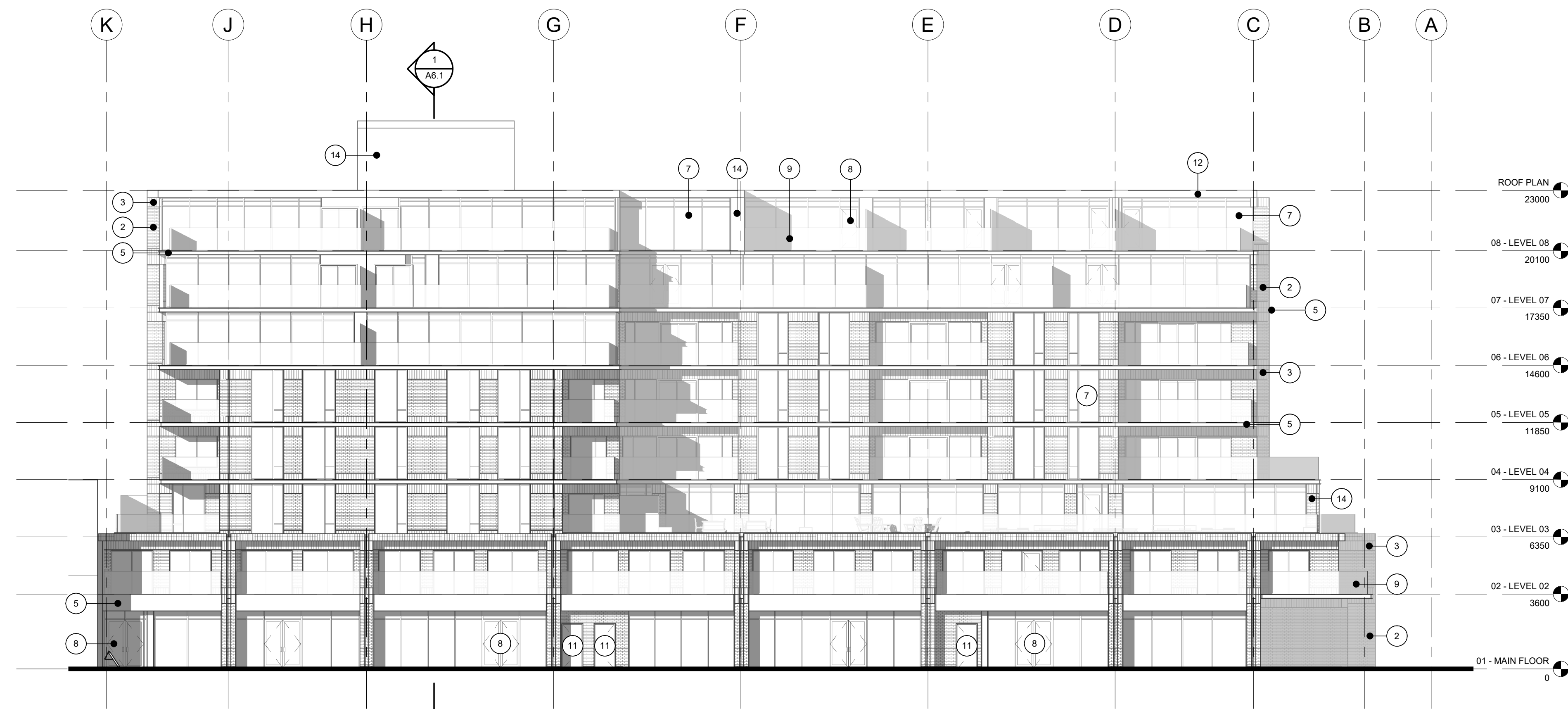
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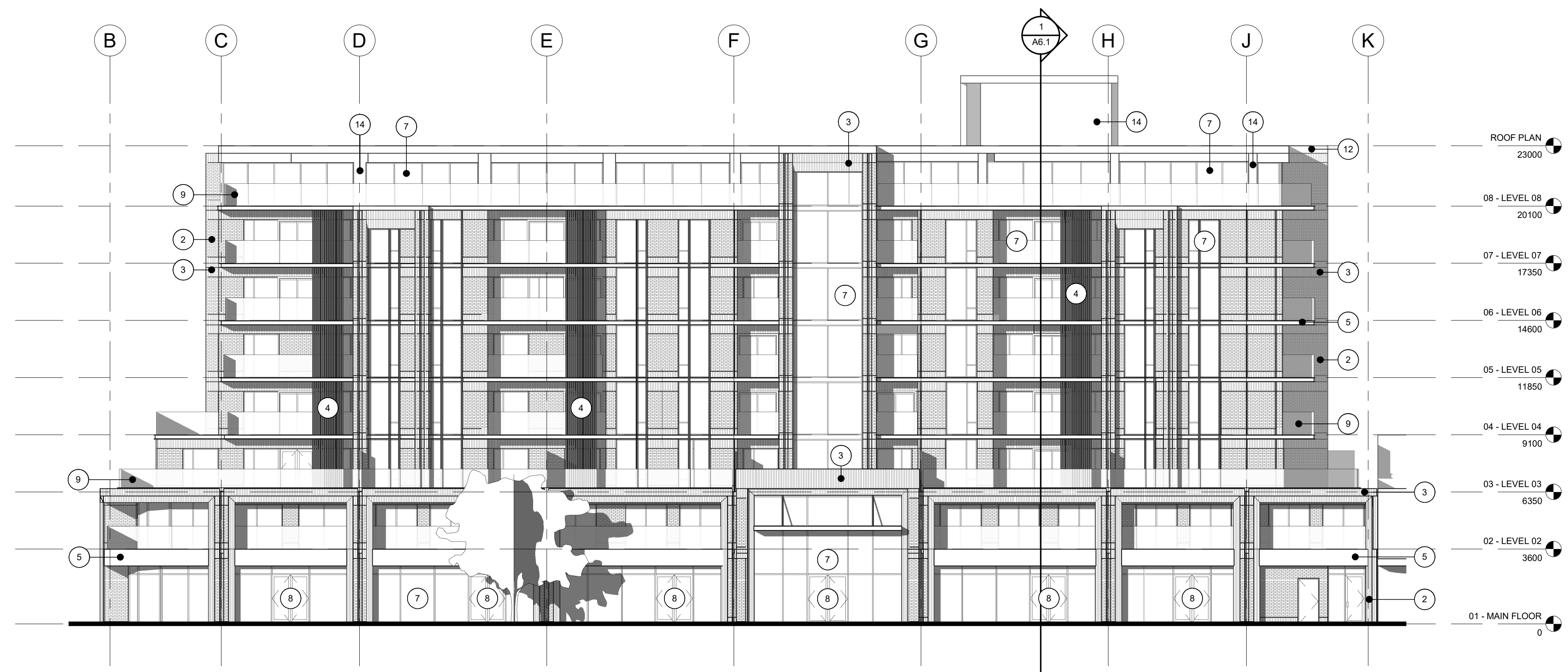
SHEET TITLE
SITE PLAN

PROJ. NO.	22-139
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4 NORTH ELEVATION
A5.1 1 : 150



5 SOUTH ELEVATION
A5.1 1 : 150

LEGEND
 7 SYMBOL SHOWN ON ELEVATIONS DENOTES MATERIAL TYPE SHOWN IN MATERIAL LIST

MATERIAL LIST

2	BRICK VENEER
3	BRICK SOLIDER COURSING
4	PREFINISHED WOOD
5	PREFINISHED METAL
7	PREFINISHED FIBREGLASS WINDOW
8	PREFINISHED FIBREGLASS DOORS
9	PREFINISHED GLASS RAILING SYSTEM
11	PAINTED HOLLOW METAL DOOR (INSULATED)
12	PREFINISHED ALUMINUM CAP FLASHING
14	PREFINISHED ALUMINUM PANELS

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