



Public Meeting Cover Sheet

Subject: 48, 50, 50A and 52 Broadway, Public Meeting Information Report, OPZ-2022-01

Department: Infrastructure Services

Report #: PM-2025-001

Public Meeting Date: 2025-02-24

Previous Council Meeting Date: 2022-05-09

Link to Access Previous Council Report: [INS-2022-032: 48, 50, 50A and 52 Broadway, Public Meeting Information Report, OPZ-2022-01](#)

Background and Analysis

The lands subject to this public meeting are situated on the south side of Broadway, between Third Street and Fourth Street, and are municipally known as 48, 50, 50A and 52 Broadway. They have a combined lot area of approximately 0.96 hectares (2.37 acres), with approximately 139 metres (456 feet) of frontage along Broadway. The subject lands are currently developed with an autobody shop and parking area, and have existing driveway access from Broadway.

Proposed Development

On January 6, 2022, R.J. Burnside & Associates Ltd. submitted applications on behalf of Moksh Developments Ltd. to amend the Town's Official Plan and Zoning By-law, to permit the development of a 7-storey mixed-use building, containing 129 residential units and 408 square metres of ground floor retail space. A Public Meeting was held May 9, 2022 to present the development concept to Council and the public.

Revised applications were submitted on January 17, 2025, to permit an updated development concept featuring a 6-storey mixed-use building, containing 158 residential units and 840 square metres of ground floor retail space. The details of the proposed development are explained in the applicant presentation, included as Attachment 1 to this report. The purpose of the February 24, 2025 public meeting is to present the revised development concept to Council and the public.

Official Plan Amendment

The subject lands are designated as “Service Commercial” on Schedule ‘A’ (Land Use Plan) in the Town of Orangeville Official Plan, with Site Specific Special Policy E8.62. Service Commercial areas are situated along major transportation routes and permit a range of uses intending to provide specialized products or services relying on greater exposure to the travelling public (Section E2.7.1). Site Specific Policy E8.62 removes permissions for automotive uses such as automobile parking depots, automobile dealerships and used car lots. The intent of this policy is to reinforce and complement the focus of the east Broadway area as the easterly gateway into Town, and the entry into the Downtown Heritage Conservation District, and the Town’s continuing efforts to beautify this area.

In order to facilitate the proposed development an Official Plan Amendment is required. The proposed Official Plan Amendment is to re-designate the subject lands from “Service Commercial” to “Neighbourhood Commercial with Special Policy Area” and “Open Space Conservation” in order to permit the development as proposed.

“Neighbourhood Commercial” areas are distributed in various parts of Orangeville, primarily in response to the location of residential uses. Neighbourhood commercial uses should generally be located on arterial or major collector roads. Residential uses are permitted within upper floors of buildings containing other permitted retail/commercial uses (Section E2.6).

Zoning By-law Amendment

The subject lands are zoned “Service Commercial” (C3 Zone) on Schedule ‘A’ to Zoning By-law No. 22-90, as amended. The C3 Zone permits a range of commercial uses and excludes residential uses. To permit the development as proposed, the Zoning By-law amendment application proposes to rezone the developable portion of the subject lands to “Neighbourhood Commercial (C2) Zone with Site-Specific Provision 24.XXX” (with the “XXX” to be assigned in numerical order according to the special provision section of the By-law). The C2 Zone permits a range of retail/commercial uses as well as residential uses on upper floors. The site-specific special provision will apply special zone standards (i.e. setbacks and parking rates) that reflect the development proposal.

A Holding (H) Zone symbol will also be applied to the developable part of the site, which will impose conditions to confirm servicing capacity allocation in order for the Holding (H) symbol to be removed for the development to proceed.

The undevelopable rear part of the site is a flooding-related hazard area associated with the adjacent Mill Creek and would be rezoned to the “Open Space Conservation (OS2) Zone”.

Notice Provisions

In accordance with the requirements of the Planning Act, on February 6, 2025, a Notice of the Public Meeting scheduled for February 24, 2025 was:

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

Attachment(s): 1. Applicant Presentation

Respectfully submitted

Tim Kocialek, P.Eng., PMP
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