

# 48, 50, 50A & 52 BROADWAY AVENUE

Public  
Information  
Meeting

February 24<sup>th</sup>, 2025








PLANNING  
URBAN DESIGN  
& LANDSCAPE  
ARCHITECTURE



# LOCATION MAP

## LOCATION MAP






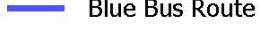



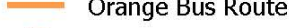











-  Subject Lands
-  CVC 24m Meander Belt
-  6m Meander Belt Buffer
-  Development Site
-  Lands Subject to Proposed OPA and ZBA Application



# SURROUNDING CONTEXT & TRANSIT NETWORK



## CONTEXT MAP

- |   |                            |   |                           |
|---|----------------------------|---|---------------------------|
|  | Subject Lands              |  | Central Business District |
|  | Low Density Residential    |  | Bus Stop                  |
|  | Medium Density Residential |  | Blue Bus Route            |
|  | High Density Residential   |  | Green Bus Route           |
|  | Commercial                 |  | Orange Bus Route          |
|  | Employment Area            |  | School                    |
|  | Open Space                 |  | Dining                    |
|  | Institutional              |  | Shopping                  |
|   |                            |  | Grocery Store             |
|   |                            |  | Library                   |
|   |                            |  | Place of Worship          |
|   |                            |  | City Hall                 |
|   |                            |  | Park                      |

1. Dragonfly Park
2. Credit Lake Park
3. Rotary Park
4. Idlewyld Park
5. Alexandra Park
6. Mill Square Park
7. Kay Cee Gardens



# EXISTING USES

## 48-50 Broadway:

One-storey commercial building containing an auto service facility at the northwestern portion of the property and a one-storey accessory building situated along the eastern boundary.

## 50A and 52 Broadway:

Parking areas are currently located on the north portions of both properties.

View southerly towards 48, 50, 50A and 52 Broadway (Subject Lands)

48-50



50A, 52





View westerly towards Subject Lands



View northerly towards Subject Lands and rear parking area



View westerly towards Mill Creek



View westerly towards Subject Lands



View easterly towards 48-50 Broadway portion of Subject Lands



View easterly towards 50A and 52 Broadway portion of Subject Lands



View southerly towards western edge of Subject Lands



View westerly towards 50A and 52 Broadway portion of Subject Lands



View easterly towards southern edge of existing parking area

# TIMELINE OF KEY DATES



# PROPOSED REDEVELOPMENT

- Proposed OPA from Service Commercial to Neighbourhood Commercial Special Policy Area, and Open Space Conservation
- Proposed ZBA from Service Commercial (C3) Zone to Neighbourhood Commercial (C2) with Special Provision 24.##, Open Space – Conservation (OS2) with Special Provision 24.##, and Open Space - Conservation (OS2)
- 6 storey (20 m) building height – complies to 23 m height permissions in Zoning By-law
- 841 sq m ground floor retail – increase of 766 sq m over existing
- 158 residential units 517 -1165 sq ft , 1-3 bedroom/attainable
- 246 parking spaces – underground with 56 surface spaces for retail and visitors
- Landscaped Open Space – 60% of lot area
- Architecture to balance existing Broadway character and surrounding historic Orangeville character while providing for redevelopment
- Aligns with Gateway Policy direction in Official Plan



NORTH EAST PERSPECTIVE



NORTH WEST PERSPECTIVE

# KEY REVISIONS FROM FIRST PUBLIC MEETING

- Proposed building height decreased from 7 storeys (22.85 m) to 6 storeys (20.6 m)
- Number of residential units increased from 129 to 158
- Proposed retail area increased from 408 sq m to 841 sq m
- Front yard setback increased from 1.0 m to 2.0 m
- East yard setback increased from 3.0 m to 5.0 m
- Proposed landscaped open space increased from 39% of lot area to 60% of lot area



**PREVIOUS CONCEPT**



**CURRENT CONCEPT**



# ELEVATIONS



North Elevation



South Elevation

# ELEVATIONS



West Elevation

East Elevation



# REPORTS SUBMITTED IN SUPPORT OF OPA, ZBA APPLICATION

- Transportation Study
- Hydrogeological Assessment
- Environmental Site Assessments
- Arborist Report
- Planning Justification Report
- Creek Rehabilitation Design Brief
- Geotechnical Investigation
- Functional Servicing Report
- Environmental Noise Assessment
- Urban Design Report
- Ecological Land Classification Characterization

# Town Official Plan – Site Specific Policy

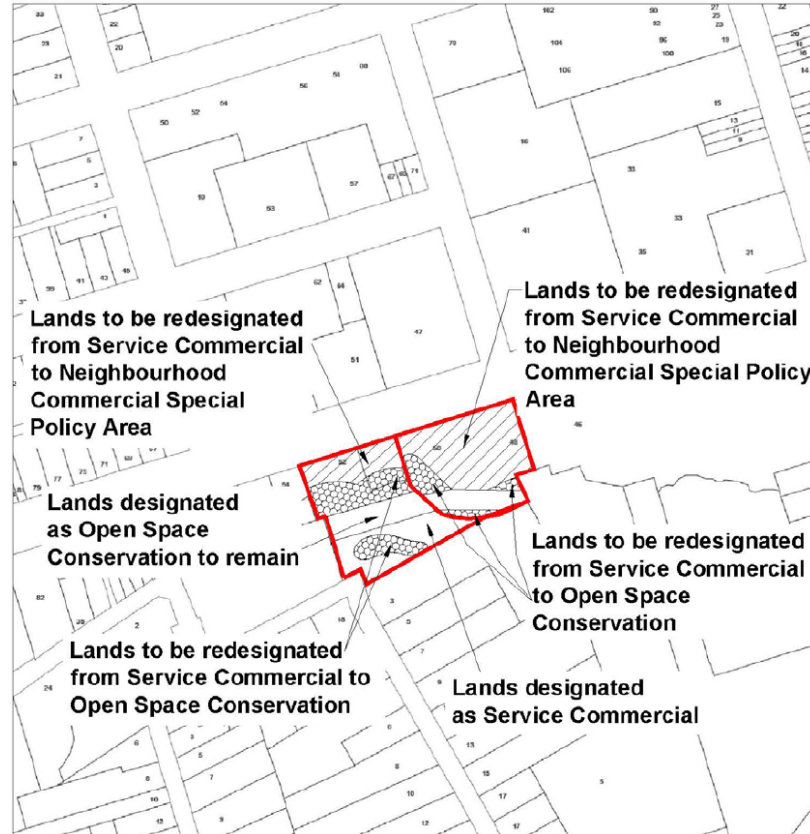
E8.62

*Notwithstanding the Service Commercial designation of the lands located on the north and south sides of Broadway, between Third/Wellington Streets and Highway 10, automotive uses such as automobile parking depots, automobile dealerships and used car lots are not permitted, while automobile service stations and public garages are permitted.*

*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. It is anticipated that over time, specific proposals for amendment to the Zoning By-law and redevelopment proposals will be made in accordance with this policy so as to have the effect of relocating those automotive and automotive-related uses that rely on the outdoor storage and display of motor vehicles and equipment to more appropriate areas of Town.*

# Proposed Official Plan Amendment

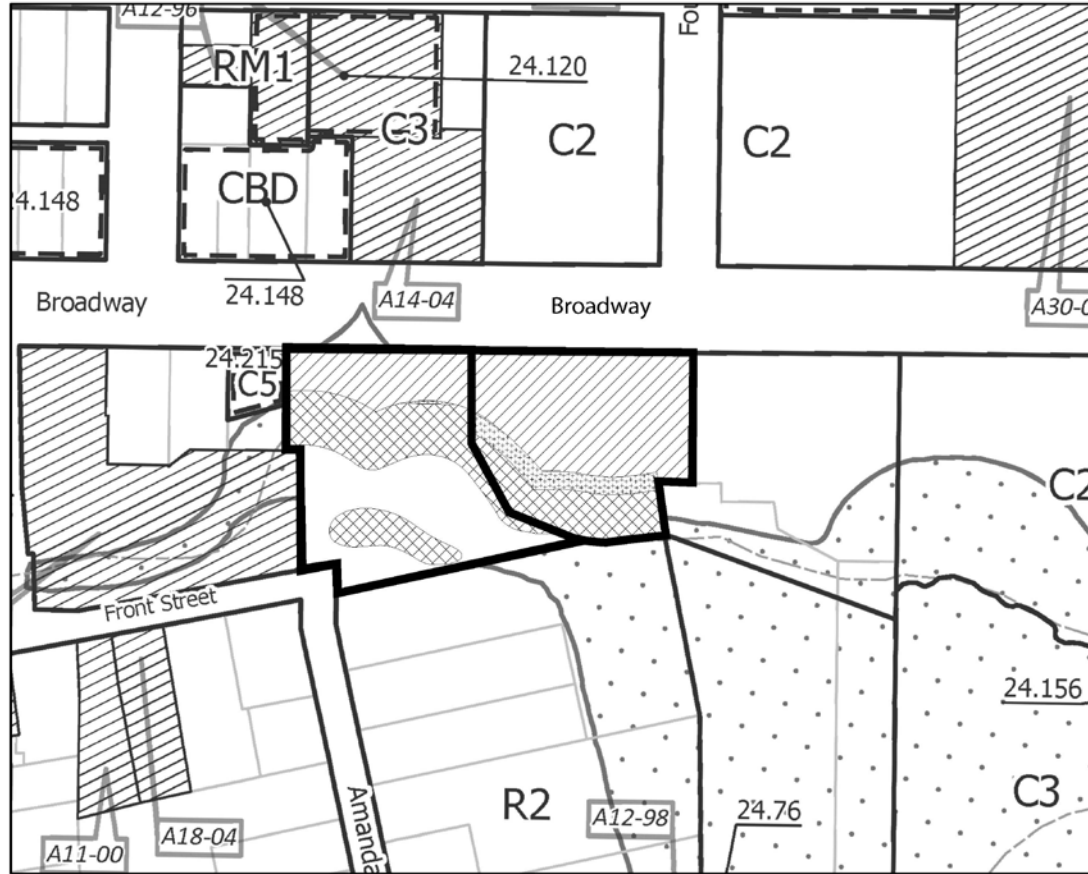
Schedule 'A' to Official Plan Amendment No. \_\_\_\_




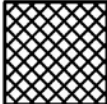
# Proposed Official Plan Amendment

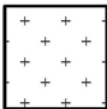
- Implements Site Specific Policy E8.62 by redesignating the development lands from Service Commercial to a Site Specific Neighbourhood Commercial designation;
- Allows for a mixed-use building with ground floor retail space fronting onto Broadway Avenue and residential units on upper floors;
- Sets out permitted uses appropriate for a mixed-use building servicing as a gateway to the Central Business District to increase the vitality and day/night character of the area;
- Refines the environmental corridor for Mill Creek by maintaining existing Open Space Conservation designation and redesignating other lands within the 24 m meander belt and within the existing meadow marsh/wetland from Service Commercial to Open Space Conservation.

# Proposed Zoning By-Law Amendment



 Lands to be rezoned from Service Commercial (C3) Zone to Neighbourhood Commercial (C2) Zone with Special Provision 24.## Zone

 Lands to be rezoned from Service Commercial Zone (C3) to Open Space - Conservation Zone (OS2)

 Lands to be rezoned from Service Commercial (C3) Zone to Open Space - Conservation Zone (OS2) with Special Provision 24.## Zone

# Proposed Zoning By-Law Amendment

- Implements Site Specific Policy E8.62 by rezoning the development lands from Service Commercial (C3) to Neighbourhood Commercial (C2) with Special Provision 24.##;
- C2 Zone with Special Provision 24.## permits:
  - Retail uses on ground floor fronting onto Broadway
  - Dwelling units on upper floors



# Proposed Zoning By-Law Amendment

Regulation	Service Commercial (C3) Zone (current zone)	Neighbourhood Commercial (C2) Zone (proposed zone)	Proposed ZBA
Minimum Lot Area	500 m <sup>2</sup>	800 m <sup>2</sup>	800 m <sup>2</sup>
Minimum Lot Frontage	12.0 m	20.0 m	20.0 m
Minimum Front Yard	3.5 m	3.5 m (Maximum: 22.5 m)	2.0 m
Minimum Interior Side Yard (adjacent to commercial zones)	Nil	5.0 m	5.0 m from defined interior lot lines. Permits balcony encroachments up to 1.5 m into a required interior side yard.
Minimum Rear Yard	7.5 m	7.5 m	6.0 m from defined rear yard lot line. Further, It permits balcony encroachments no greater than 1.5 m into an adjacent OS2 Zone and OS2 with Special Provision 24.## Zone
Maximum Building Height	23.0 m	12.0 m	23.0 m
Maximum Building Coverage	50%	N/A	50%
Maximum Gross Floor Area for a Retail Outlet, other than food store and hardware store	N/A	1,858 m <sup>2</sup>	1,858 m <sup>2</sup>
Minimum Parking Spaces (multiple dwelling unit)	1.5 parking spaces per unit	1.5 parking space per unit	Resident: 1 space per unit Visitor: 0.25 spaces per unit
Minimum Parking Spaces (retail unit)	1 parking space for each 20 m <sup>2</sup> of floor area	1 parking space for each 20 m <sup>2</sup> of floor area	1 space for each 20 m <sup>2</sup> of floor area

# SITE PLAN



Site Area

2.37 acres



Floors

6 storeys



Height\*

20.6 m



Density

Gross FSI  
1.7



Units

TOTAL  
158



Parking

TOTAL  
246

Res. GFA  
15,228 sq. m.

1-BED  
80 – 50.6%

Surface  
56

Retail GFA  
841 sq. m.

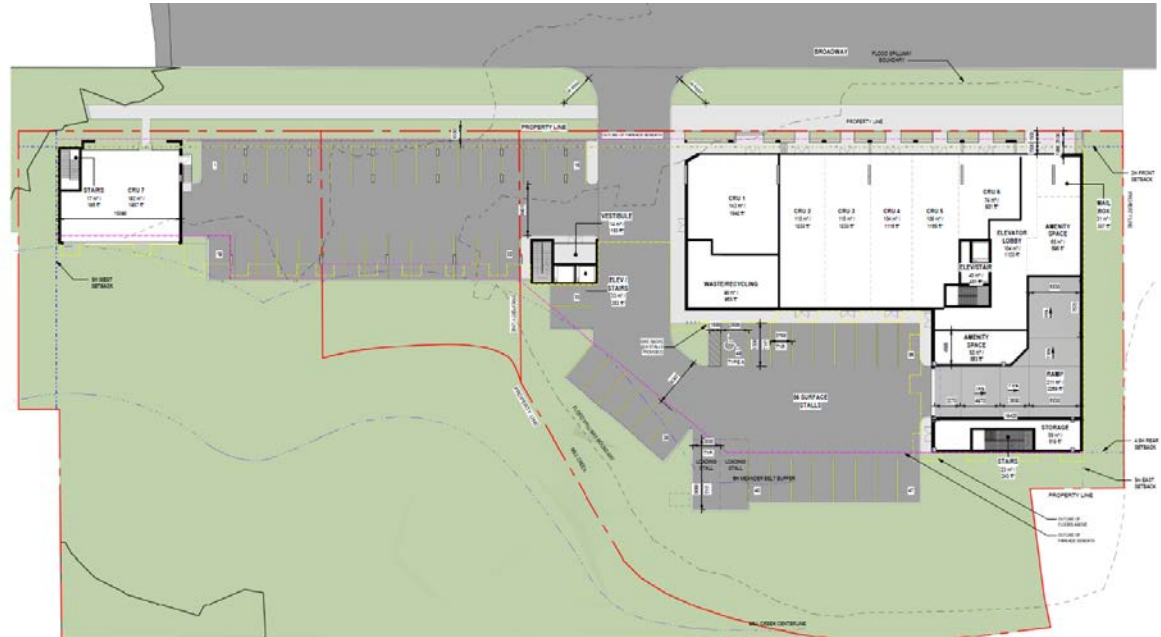
2-BED  
73 – 46.2%

P1  
95

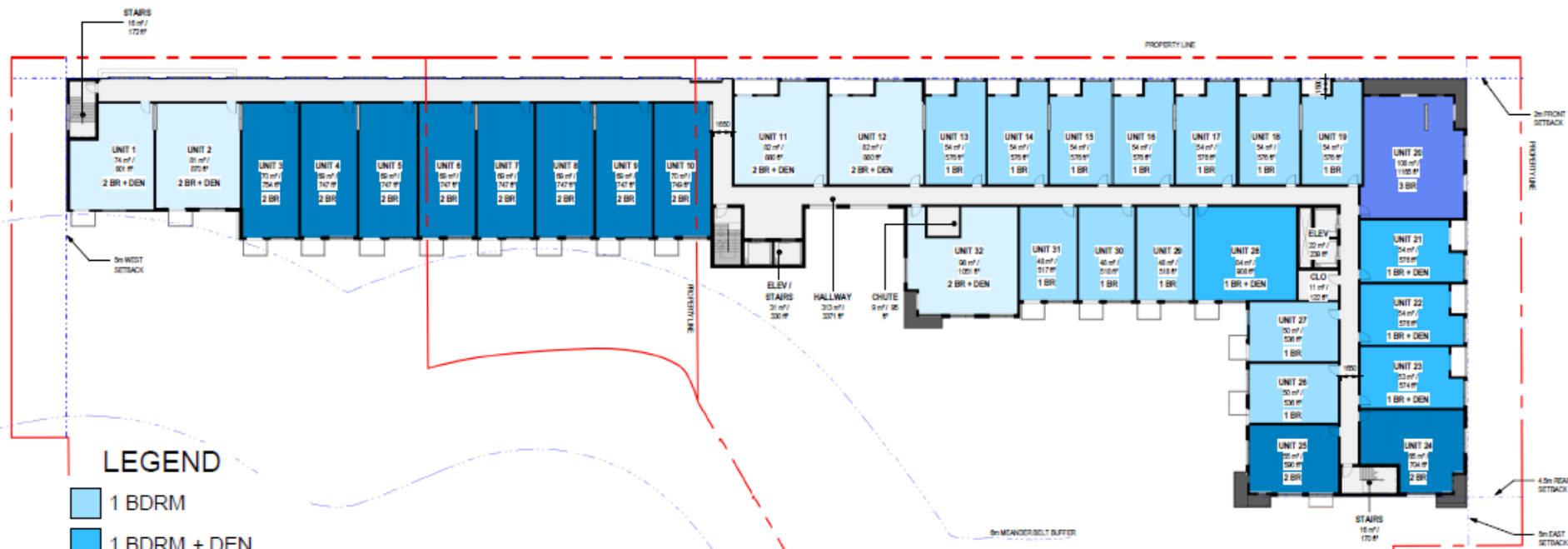
Total GFA  
16,068 sq. m.

3-BED  
5 – 3.2%

P2  
95



# TYPICAL FLOOR PLAN



## LEGEND

- 1 BDRM
- 1 BDRM + DEN
- 2 BDRM
- 2 BDRM + DEN
- 3 BDRM
- COMMON AREA



**THANK YOU!**  
**QUESTIONS?**

