
Subject: 670-690 Broadway
Public Meeting Information Report, CD 2/20

Department: Infrastructure Services

Division: Planning

Report #: IS-PL-2020-020

Meeting Date: September 23, 2020

Orangeville Forward – Strategic Plan

Priority Area: Sustainable Infrastructure

Objective: Plan for Growth

Sustainable Neighbourhood Action Plan

Theme: Land Use and Planning

Strategy: Co-ordinate land use and infrastructure planning to promote healthy, liveable and safe communities.

Recommendation

That report IS-PL-2020-020, 670-690 Broadway Public Meeting Information Report, CD 2/20, be received by Council as information at the Public Meeting on September 23, 2020.

Background

A Public Meeting was previously held on December 2, 2019 in consideration of Official Plan and Zoning By-law Amendment applications (OPZ 4/19) submitted for the subject lands. Since then, the applicant has submitted a Vacant Land Condominium application to create the property fabric for the proposed development.

Under the Planning Act and Condominium Act, Vacant Land Condominium applications must follow a public process, given that they are similar to Plans of Subdivision. As

such, this Public Meeting is being held specifically in regard to the Vacant Land of Condominium application (CD 2/20) to meet the public participation and notice requirements for this application.

Purpose of a Public Meeting

In accordance with the Planning Act, a Public Meeting is held for applicants to present their applications to the public and Council, to receive comments, and answer questions that the public and members of Council may have.

Staff and Council will not make a recommendation, decision or take a position on the applications at a Public Meeting. Upon receipt of any comments following the statutory public meeting and the response by the applicant to these comments, a future staff report with additional detail and analysis will be brought forward to Council for consideration.

Existing Site Context

The lands subject to this application are comprised of two parcels located on the south side of Broadway, east of Riddell Road. The subject lands are municipally known as 670 & 690 Broadway and have a combined lot area of approximately 1.107 hectares (2.735 acres), with approximately 173 metres (567.59 feet) of frontage along Broadway. Attachment No. 1 includes a location map of the subject properties.

Two single-storey detached dwellings are situated on the subject lands, with one dwelling located on each of the two properties. Each dwelling has an independent driveway access onto Broadway.

Surrounding land uses generally consist of a mixture of commercial and industrial uses to the north (opposite to Broadway, within the Township of Amaranth), low and medium-density residential developments to the east, south and west, with conservation lands also immediately surrounding the subject properties

Development Proposal

Official Plan and Zoning By-law Amendment Applications (OPZ 4/19)

On July 25, 2019, Matthews Planning & Management Ltd. submitted applications on behalf of 2040771 Ontario Inc. & Habitat for Humanity to amend the Town's Official Plan and Zoning By-law to facilitate the development of forty (40) condominium townhouse units. The applications were deemed incomplete by Planning Division staff on September 4, 2019, and subsequently deemed complete on October 3, 2019.

A public meeting was held on December 2, 2019 to present the proposed development to Council and members of the public and answer any questions and obtain feedback. Several questions and concerns were expressed with respect to the proposed development and its potential impacts to traffic and natural features, as well as its

compatibility with surrounding residential areas. In response to the comments received, and through the ongoing application review process, the applicant has revised the concept plan. The current concept plan is included as Attachment No. 2. Key revisions made in comparison to the original development plan are summarized in the following table:

Statistic	Original Concept	Current Concept
Dual Frontage Townhouses	19	7
Standard Townhouses	21	26
Total Units	40	33
Density	41 units per net hectare	34 units per net hectare
Parking	2 resident spaces per unit 10 visitor spaces	2 resident spaces per unit 9 visitor spaces
Parkette	none	198 square metres
Walkway	Proposal to connect south to Dinnick Crescent	Connecting east to adjacent townhouse development

Draft Plan of Vacant Land Condominium (CD 2/20)

On August 17, 2020, Van Harten Surveying Inc. submitted a Vacant Land Condominium application on behalf of 2040771 Ontario Inc. & Habitat for Humanity. The purpose and effect of the Draft Plan of Vacant Land Condominium application is to subdivide the subject lands to create 33 lots for townhouse units, delineate the common elements comprised of a private road, parkette and visitor parking, and to establish appropriate easements.

Unlike a standard or common-element condominium where the dwelling units and common elements are created prior to the condominium registration, units within a vacant land condominium are created as vacant lots upon which buildings will be constructed after the condominium is registered. As such, the vacant land condominium resembles a plan on subdivision, but with land identified as either a privately-owned unit or common element. Required easements (i.e. servicing and access) can also be created through this process. Overall, it is an alternative approach that combines the traditional plan of subdivision, part lot control exemption and common-element condominium applications into one application process.

Subsection 9(2) of the Condominium Act, 1998 states that the approval process for a condominium must follow the approval process for plans of subdivision under the Planning Act. The Condominium Act also contains provisions that allow for a condominium application to proceed directly to final approval (i.e. Condominium Exemption), thereby bypassing the requirements for notification, public consultation and draft approval, which are part of the approval process for subdivisions under the Planning Act.

Most condominium applications processed by the Town are common-element condominiums that serve to legally establish the common elements that will be subject to condominium ownership within a development. These are circumstances where the development has proceeded through a prior planning approval process (i.e. land use, site plan approval, etc.) and are appropriate to facilitate the condominium approval through the exemption process.

For this application, because it is a vacant land condominium serving to create both individual units and common areas, and since the development is still proceeding through the land use approval process, it is appropriate to follow the typical subdivision approval process involving public consultation and draft plan approval. The Vacant Land Condominium Plan will implement the Official Plan and Zoning By-law Amendment applications (OPZ 4/19) and is included as Attachment No. 3. The Condominium Plan proposes to create the individual units (Units 1 to 33) and the common elements areas, which include the internal laneway, shared visitor parking area, a parkette feature within the eastern part of the site and associated landscaped areas. In addition, the Condominium Plan will establish the necessary easement areas for services (i.e. water, sanitary and stormwater management) within the condominium.

Additional Applications Required

In addition to the current applications, the following planning approvals would also be required to facilitate the proposed development:

1. **Site Plan Approval** to consider the exterior elements of the development, including site servicing and construction details, drainage and stormwater management, architectural design, tree preservation and landscaping;
2. **Residential Demolition** to permit the demolition of the two (2) existing detached dwellings on the subject properties; and
3. **Approval to remove the Holding (H) Symbol** to formally confirm and allocate the appropriate servicing capacities needed to accommodate the development.

Analysis

County of Dufferin Official Plan

The subject lands are designated “Urban Settlement Area” on Schedule ‘B1’ in the County of Dufferin Official Plan.

The County Official Plan identifies urban settlement areas as focal points for growth, which are intended to accommodate a broad range of uses. These areas are comprised of lands that provide full municipal services (i.e. sewage, water and stormwater management) and support a broad range of land uses and densities, including a mix of housing types, affordable housing options and alternative housing forms for special

needs groups. Urban settlement areas are to be designed to support walkable communities with opportunities for public transit use.

Town of Orangeville Official Plan

The subject lands are designated “Residential” and “Open Space Conservation” on Schedule ‘A’ (Land Use Plan) in the Town of Orangeville Official Plan (OP). The “Residential” designation permits a range of housing types including single detached, converted dwellings, semidetached dwellings, duplex dwellings, triplexes, quadruplexes, and multi-family housing including row/townhouses and apartments (Section E1.3). The “Open Space Conservation” designation represents areas where the land is protected for natural features, and development is prohibited. Permitted uses are limited to public works associated with watercourses (i.e. bridges, wells and sewage treatment facilities), outdoor recreational uses, and accessory uses, subject to approvals by all appropriate agencies (Section E5.3.6).

The related OP amendment application (OPZ 4/19) proposes to remove the “Open Space Conservation” designation from the southern part of the subject lands, such that the entirety of the subject land is designated “Residential”. The “Open Space Conservation” designation will remain on the newly delineated conservation land boundary between the subject lands and the properties on Dinnick Crescent, as shown in Attachment No. 1.

The related OP amendment application (OPZ 4/19) also proposes to re-designate the entirety of the subject lands as “Low Density Multiple” on Schedule ‘C’ (Residential Density Plan). The “Low Density Multiple” designation permits single detached, 2 to 4-unit dwellings and row/townhouses, at a maximum density of 49 units per net residential hectare (Section E1.4.3). The residential density resulting from the proposed development is approximately 34 units per net hectare.

The subject lands are designated as “Greenfield Areas” on Schedule ‘B1’ (Built Boundary) in the OP. The Town’s OP policies generally support development within the designated greenfield area, provided they be planned to achieve a density that contributes towards an overall minimum density of 46 resident and jobs per hectare (Section E1.11.8). Greenfield development should strive to be compact and transit supportive (Section D9.2.4), contribute to creating a complete community, support various mode of transportation, provide a diverse mix of land uses, ensure a high quality of public open spaces and urban design, and complement the established character of the neighbourhood (Section E1.11.7).

The Vacant Land Condominium Plan will implement the Official Plan and Zoning By-law Amendment applications (OPZ 4/19), and future Site Plan application.

Town of Orangeville Zoning By-law No. 22-90

The subject property is zoned “Development” (D) Zone, Holding (H) Symbol on Schedule ‘A’ (Map No. C1) to Zoning By-law No. 22-90, as amended. The ‘D’ Zone permits any existing dwelling units, as well as home occupations.

The related Zoning By-law amendment application (OPZ 4/19) proposes to rezone the subject lands to “Multiple Residential Medium Density” (RM1), with Special Provisions (SP 24.XXX), with a Holding (H) Symbol to permit the proposed development. Permitted uses within the RM1 Zone include multiple dwellings (i.e. a multi-unit residence with a common entrance), and townhouse dwellings, among other uses. The special provisions proposed are reflective of the specific attributes of the proposed development and are similar to the existing site-specific zone provisions (SP 24.201) for the adjacent townhouse development to the east (620 Broadway).

The Vacant Land Condominium Plan will implement the Official Plan and Zoning By-law Amendment applications (OPZ 4/19), and future Site Plan application.

Comments Received

General Public

The application was received on August 17, 2020 and deemed complete by Planning Division staff on August 24, 2020.

In accordance with the requirements of the Planning Act, on September 3, 2020, a Notice of Complete Application and Public Meeting 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.

Staff have not received any written submissions from residents specifically with respect to this condominium application (CD 2/20). However, comments have been received concerning the related Official Plan and Zoning By-law Amendment applications (OPZ 4/19), as previously discussed in this report.

Internal Departments and External Agencies

The application was circulated to staff and external agencies on August 31, 2020. As such, as of the time of writing this report, no comments have been received from internal departments or external public agencies with respect to this application.

Financial Impact

There are no anticipated financial impacts to the Town arising from this Report.

Respectfully submitted:

Prepared by:

Douglas G. Jones, M.E.Sc., P.Eng.
General Manager, Infrastructure Services

Larysa Russell, MCIP, RPP
Senior Planner, Infrastructure Services

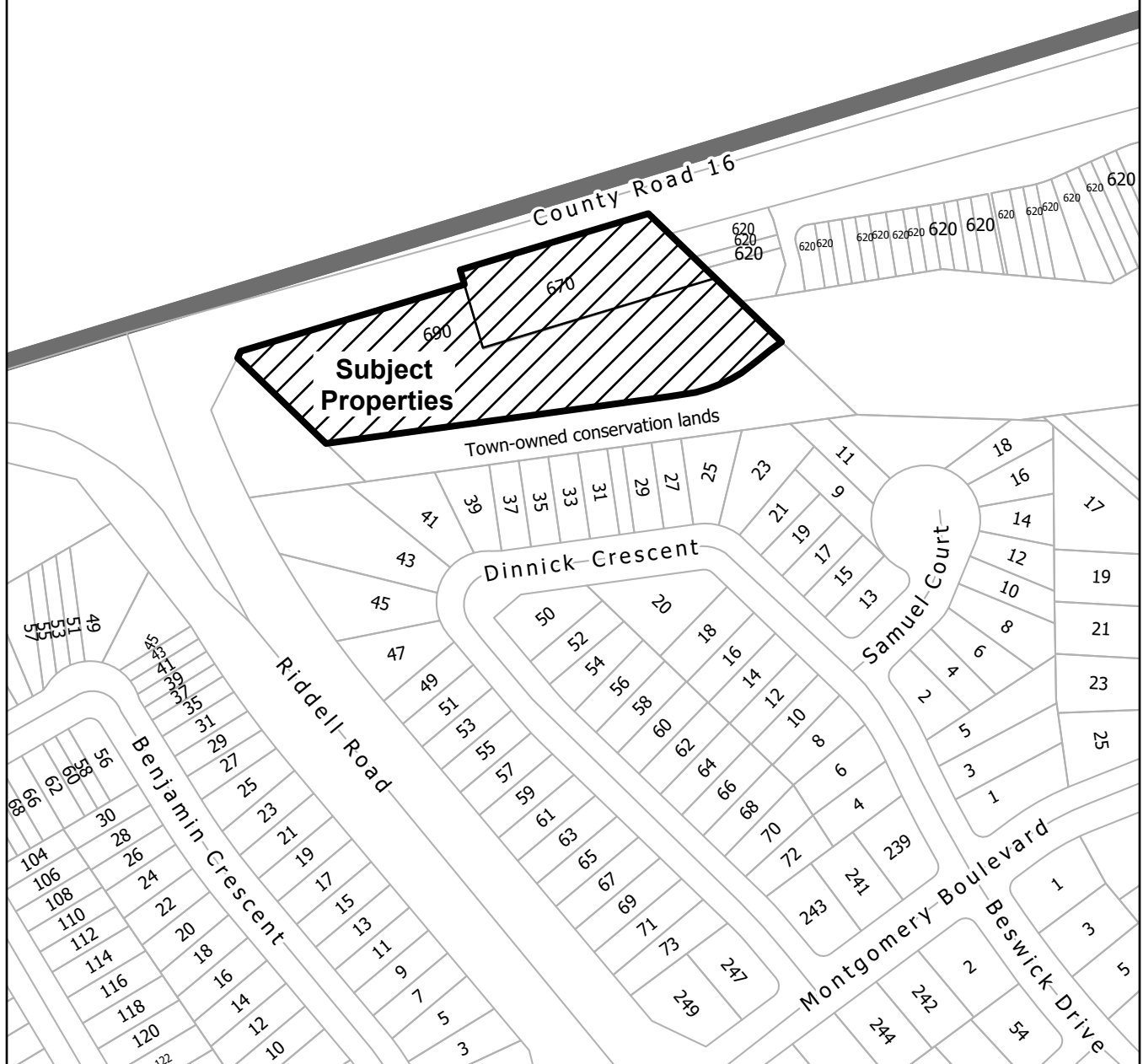
Attachments:

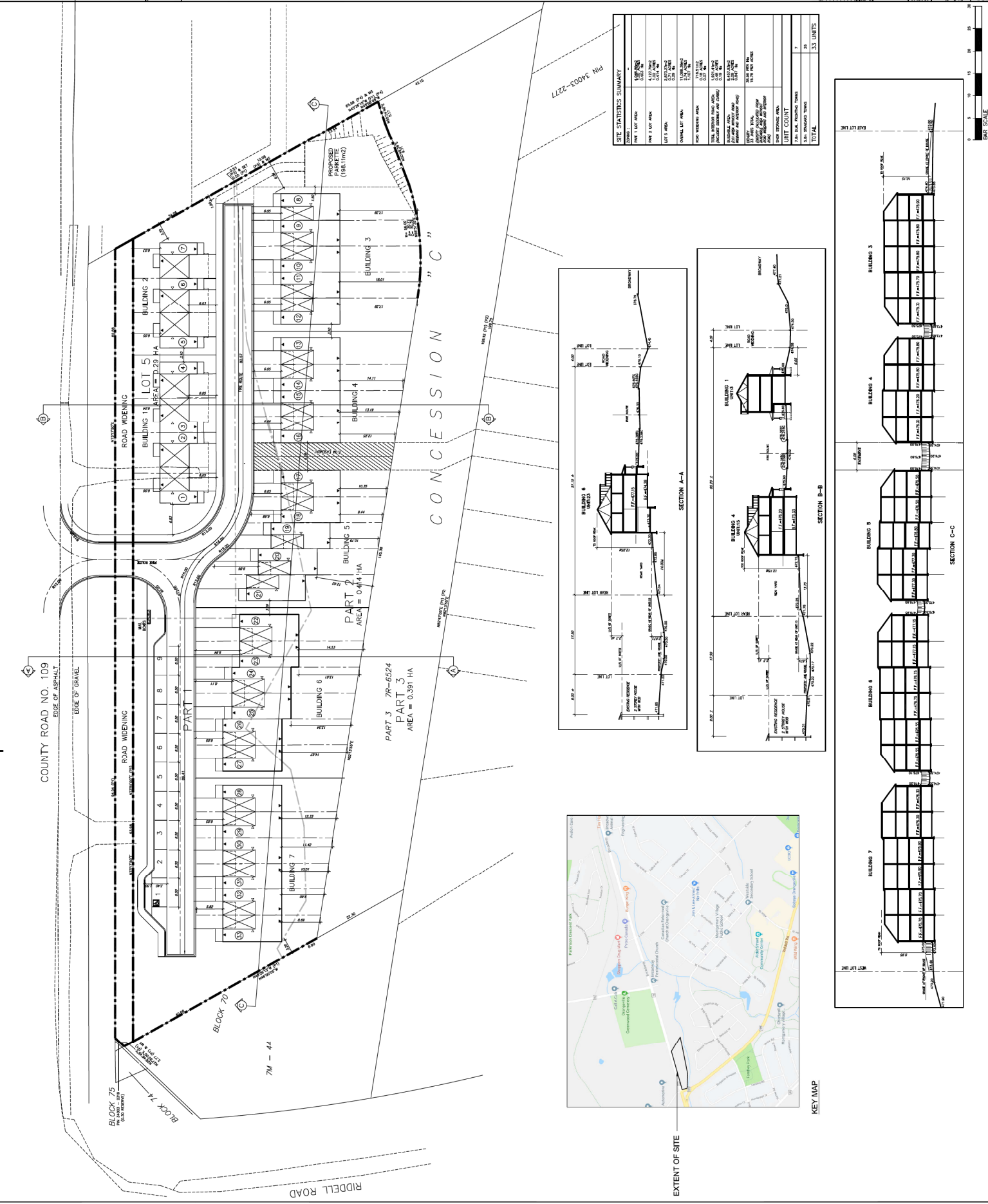
1. Location Map
2. Conceptual Site Plan
3. Draft Plan of Vacant Land Condominium

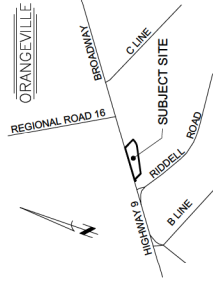
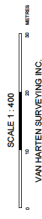
Applicant: 2040771 Ontario Inc. & Habitat for Humanity
c/o Van Harten Surveying Inc.



Township of
Amaranth







UNIT & COMMON ELEMENTS AREAS			
UNIT	AREA m ²	UNIT	AREA m ²
1	187.5	18	173.3
2	179.8	19	183.1
3	187.5	20	187.5
4	177.7	21	200.4
5	177.8	22	208.4
6	146.0	23	218.4
7	167.1	24	201.5
8	207.5	25	204.8
9	216.0	26	199.5
10	216.7	27	220.0
11	214.8	28	241.3
12	214.8	29	241.3
13	267.6	30	175.3
14	166.3	31	170.0
15	197.0	32	164.7
16	197.0	33	164.7
17	223.1	COMMON ELEMENTS	2892.5

SCHEDULE:

- | SCHEDULE: | | GENERALITY OF THE PLANNING ACT: |
|-----------|---|---------------------------------|
| 1 | GENERAL INTENT TO SHOW | |
| 2 | KEY PLANS AS SHOWN | |
| 3 | NOTES IF FOUND AS SHOWN | |
| 4 | PURPOSE OF SITE STORY/TOWNHOUSE CONDOMINIUMS | |
| 5 | OTHER FEATURES AS SHOWN | |
| 6 | DIMENSIONS OF UNITS AS SHOWN | |
| 7 | NATURAL FEATURES NA | |
| 8 | MUNICIPAL WATER AVAILABLE | |
| 9 | ALL UTILITIES AS SHOWN | |
| 10 | ALL MUNICIPAL SERVICES AVAILABLE | |
| 11 | ADDITIONAL SERVICES, NOTES AND NOTES AS SHOWN | |

(i) NO EASEMENTS FOUND ON SUBJECT PROPERTY

SITE AREA: 0.990 ha
NUMBER OF RESIDENTIAL UNITS: 33

OWNER'S CERTIFICATE

OWNER'S CERTIFICATE
2040771 INC. AUTHORIZES THE SUBMISSION OF THIS DRAFT PLAN OF SUBDIVISION TO THE TOWN OF
COLLINGSVILLE IN A MEMO OF RESOLUTION.

10. Mr. A.

Brent Hollenbeck

Source: <http://www.bls.gov>.

SURVEYOR'S CERTIFICATE
I CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBSIDIZED AND THE

RELATIONSHIP TO THE ADJACENT LANDS ARE CORRECTLY SHOWN.

James

JAMES M. LAVIS, O.L.S.
Van Hatten Surveying Inc.

NOTE:
REPRODUCED FROM www.fishbase.org FOR EDUCATIONAL PURPOSES ONLY. NOT TO BE REPRODUCED FOR OTHER PURPOSES.

METRIC:

DISTANCES AND COORDINATES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.



Elmina	Qualchi	Orangeville

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www.vanharten.com		info@vanharten.com

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G: EAST GARAFRAX/CONCHABITAT 670 BROADWAY/VACADIA
PLAN 690 BROADWAY.dwg

