



## Report

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**Subject:** 99 Mill Street  
Public Meeting Information Report, OPZ 2/20

**Department:** Infrastructure Services

**Division:** Planning

**Report #:** IS-PL-2020-019

**Meeting Date:** September 23, 2020

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### 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.

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## Recommendation

That report IS-PL-2020-019, 99 Mill Street Public Meeting Information Report, OPZ 2/20, be received by Council as information at the Public Meeting on September 23, 2020.

## Background

### 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 land subject to these applications are located on the east side of Mill Street, between Mary Street and South Wellington Street. The subject land is legally described as Lot 23, Block 7 on Registered Plan 138, and is municipally known as 99 Mill Street. The subject land has a lot area of approximately 0.063 hectares (0.157 acres), with approximately 15.6 metres (51.3 feet) of frontage along Mill Street. Attachment No. 1 includes a location map of the subject land.

The subject land is presently developed with a two-storey building, which previously contained a ground-level convenience store fronting onto Mill Street, with residential units above and to the rear. Over time, the convenience store use has vacated from the premises and four (4) dwelling units now occupying the building. The building is included on the Municipal Register of Cultural Heritage Properties as non-designated. Site photos are included as Attachment No. 2.

Existing land uses surrounding the subject land consist of:

- **North:** Low-rise residential uses comprised of single detached and semi-detached units.
- **East:** Princess Margaret Public School, and low-rise residential uses comprised of single detached, semi-detached and townhouse units.
- **South:** Railway Parkette, low-rise residential uses comprised of single detached, semi-detached and multiple-dwelling units, and industrial and commercial uses south of Town Line.
- **West:** Low-rise residential uses comprised of single detached, semi-detached and multiple-dwelling units.

### Development Proposal

On, April 15, 2020, Pedro Pimentel Architect Inc. submitted applications on behalf of Clover Tuah to amend the Town's Official Plan and Zoning By-law. The applications propose to legalize the conversion of the existing building from a mixed-use commercial and residential building, to a multiple-residential building containing four (4) units. Three (3) parking spaces are currently provided within the driveway at the rear of the property, accessed by Peavoy Lane.

To permit this use, an Official Plan Amendment application has been submitted to re-designate the subject land from "Neighbourhood Commercial" to "Residential" (Schedule A – 'Land Use Plan') with a "Low Density Multiple" (Schedule C – 'Residential Density Plan') overlay designation., which permits a multiple-residential building.

Consistent with the Official Plan amendment, the Zoning By-law amendment application proposes to rezone the subject land from “Neighbourhood Commercial” (C2 Zone) to “Multiple Residential Medium Density” (RM1 Zone) with Site Specific Provisions to facilitate the proposed legalization of the existing residential units.

### **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, building materials and landscaping.

## **Analysis**

### **County of Dufferin Official Plan**

The subject land is 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 land is designated “Neighbourhood Commercial” on Schedule ‘A’ (Land Use Plan) in the Town of Orangeville Official Plan (“OP”). Neighbourhood Commercial areas are distributed in various parts of Orangeville, primarily in response to the location of residential uses. They are intended accommodate smaller scale retail uses that serve the immediate residential area, including: supermarkets, drug stores, hardware stores, service establishments, small retail outlets, recreational establishments, nursery schools, business or professional offices, and veterinarian clinics. Residential uses are permitted within upper floors of buildings containing other permitted uses. The existing Neighbourhood Commercial designation reflects the previous mixed-use building on the property, which included a convenience store on the ground floor with residential units above and to the rear of the retail store. The convenience retail use vacated the site many years ago and there is no intent to revive a commercial retail use at this location.

The OP amendment proposes to re-designate the subject lands to “Residential” (Schedule A – ‘Land Use Plan’) with a “Low Density Multiple” (Schedule C – ‘Residential Density Plan’) overlay. The Low Density Multiple designation permits a range of residential uses including single detached, 2 to 4 unit dwellings, and row/townhouses. The maximum permitted density is 49 units per net residential hectare. A Site Specific policy is proposed to permit a maximum density of up to 64 units per hectare in order to legalize the 4 units at this location, based on a site area of approximately 643.5 square-metres.

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

The subject land is zoned “Neighbourhood Commercial” (C2 Zone) with Special Provision 24.58 on Schedule ‘A’ (Map No. C4) to Zoning By-law No. 22-90, as amended. The Special Provision limits the use of the subject land to convenience retail on the ground floor with dwelling units on the upper floors.

Consistent with the OP amendment application, the Zoning By-law amendment application proposes to rezone the subject lands to “Multiple Residential Medium Density” (RM1 Zone) to legalize the conversion of the existing building to a residential building containing 4 units. The ‘C2’ zone permits the following uses:

- Converted Dwelling House
- Multiple Dwelling
- Townhouse Dwelling
- Home Occupation
- Public Park or Playground
- Crisis Care Facility
- Group Home
- Nursing Home
- Retirement Home

Site specific provisions are also being requested in recognition of the location of the existing building on the subject land. The following site specific provisions to the “Multiple Residential Medium Density” Zone (Section 12) standards of the by-law are proposed:

Regulation (RM1 Zone)	Requirement	Site Specific
Lot Area (min)	500 sq. m.	-
Lot Frontage (min)	20 m	15.63 m
Front Yard (min)	6 m	0.62 m
Interior side yard (min)	½ the height of the building	north - 0.006m; south - 0.96 m
Rear yard (min)	10 m	-
Building height (max)	14 m	-
Density	99 units per hectare	4 units (64 units per hectare)

In addition, the following site specific provision to the General Provisions (Section 5.17.1) of the by-law is proposed:

Regulation (General Provisions)	Requirement	Site Specific
Parking Space Requirements (min)	2 spaces per unit = 8 spaces	1.25 spaces per unit = 5 spaces

As previously mentioned, a Site Plan application will be required to implement the proposal and allow staff to consider the exterior elements of the development.

## Comments Received

### General Public

The applications were received on April 15, 2020 and deemed incomplete by Planning Division staff on April 21, 2020 due to certain required supporting information not being included with the application submission. The applications were subsequently deemed complete on May 8, 2020 upon receipt of the outstanding submission material.

In accordance with the requirements of the Planning Act, on May 21, 2020, a Notice of Complete Application 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.

On September 3, 2020, A Notice of Public Meeting was provided in the same manner as described above.

Staff have not received any written submissions from members of the public with respect to the proposed development.

### Internal Departments and External Agencies

Comments received to-date from the following agencies and Town departments have expressed no concerns with the application:

- Heritage Orangeville
- Fire Department
- Dufferin County – Planning
- Canada Post

Specific comments received to-date from internal departments and external agencies are summarized as follows:

- **Infrastructure Services, Environment Division** noted that no source protection requirements need to be met, as there are no proposed expansions to paved or impermeable areas.

- **Infrastructure Services, Building Division** has noted that a significant amount of internal work has been completed without permits, and building permits will be required.
- **Infrastructure Services, Transportation and Development** expressed no concern and noted that a detailed review will be completed at the Site Plan stage.
- **Infrastructure Services, Planning Division** has requested updates to the Zoning By-law Amendment and Planning Rationale Report to accurately represent the proposed development. Based on recent discussions with the applicant regarding the current parking configuration for the site (3 spaces) relative to the minimum required by the Zoning By-law (eight (8) spaces for the four (4) dwelling units), the applicant is proposing to revise the site configuration to provide two additional spaces, for a total of five (5) spaces. The existing site is physically unable to accommodate eight (8) parking spaces as required by the By-law.

As of the time of writing this report, there have been no additional comments 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:

Douglas G. Jones, M.E.Sc., P.Eng.

General Manager, Infrastructure Services

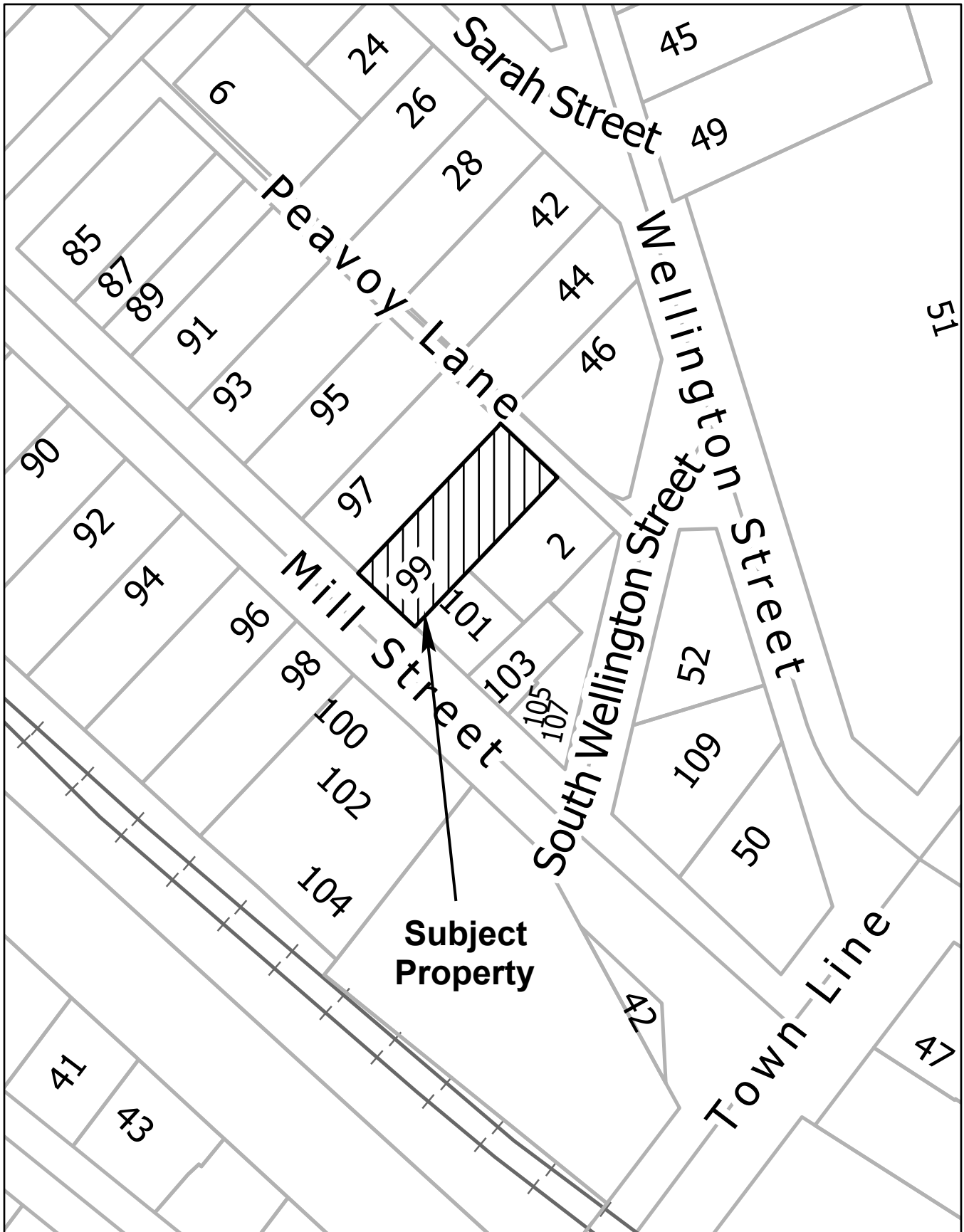
Prepared by:

Larysa Russell, MCIP, RPP

Senior Planner, Infrastructure Services


Attachments:

1. Location Map
2. Site Photos (August 28, 2020)
3. Conceptual Site Plan





 Subject Lands

 Photo Number & Location



**1. Subject lands, Mill Street frontage, looking east at existing building.**



**2. Subject lands, Peavoy Lane frontage, looking west at existing building.**





**3. Subject lands, amenity area at rear.**



**4. Peavoy Lane, looking north towards Mary Street.**





**5. Peavoy Lane, looking south towards Princess Margaret Public School.**



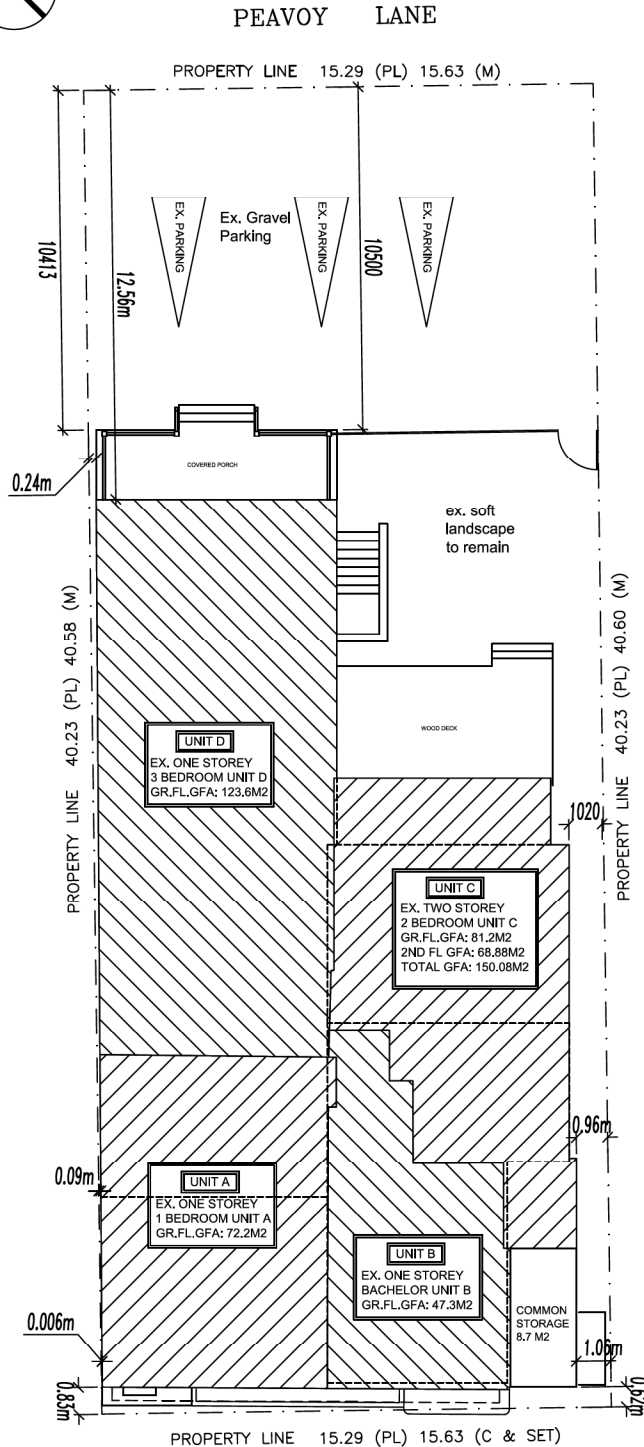
**6. Mill Street, looking north towards Mary Street.**





**7. Mill Street, looking south towards Town Line.**





INFORMATION TAKEN FROM  
PLAN OF SURVEY OF  
LOT 23, BLOCK 7  
REGISTERED PLAN 138  
TOWN OF ORANGEVILLE  
COUNTY OF DUFFERIN

SCALE 1 : 100

"TABLE 2"

#### SITE STATISTICS :

ZONE :

LOT AREA = 6,829.4 SQ. FT. ( 634.45 M2)

TOTAL EX. GFA AREA = 4,326 S.F. (401.88 m2)

EXISTING FRONT YARD SETBACK = 0.62 M  
(EX. CONDITIONS TO REMAIN )

EXISTING SOUTH SIDE YARD SETBACK = 0.96 M  
(EX. CONDITIONS TO REMAIN )

EXISTING NORTH SIDE YARD SETBACK = 0.006 M and 0.09 M  
(EX. CONDITIONS TO REMAIN )

EXISTING REAR YARD SETBACK = 12.56 M  
(EX. CONDITIONS TO REMAIN )

EX. HEIGHT TO TOP OF RIFGE ROOF = 7.164 M

( GFA ):

EX. GROUND FL. AREA = 3,584.5 SQ.FT. (333 m2)

EX. SECOND FL. AREA = 741.44 SQ.FT. (68.88 m2)

TOTAL EXISTING FLOOR GFA AREA = 4,326 S.F. (401.88 m2)

#### EX. UNITS GFA STATISTICS

UNIT A EX. ONE STOREY 1 BEDROOM GR.FL.GFA: 72.2 M2

UNIT B EX. ONE STOREY BACHELOR GR.FL.GFA: 47.3 M2

UNIT C EX. TWO STOREY 2 BEDROOM GR.FL. + 2ND FL. GFA: 150.08 M2

UNIT D EX. ONE STOREY 3 BEDROOM GR.FL.GFA: 123.6 M2

COMMON GROUND FLOOR STORAGE GFA: 8.7 M2

EX. BUILDING AREA: 333 M2

EX. GRAVEL PARKING AREA AT REAR TO REMAIN

EX. SOFT LANDSCAPE AT REAR TO REMAIN

6	
5	
4	ISSUED ZONING BYLAW AMENDMENT APR. 03, 2020
3	ISSUED OFFICIAL PLAN AMENDMENT APR. 03, 2020
2	APPROVED BY CLIENT MAR 5, 2020
1	SITE MEASURE EX. LAYOUT MAR 3, 2020
No Revisions	Ch'd Date
<b>PEDRO PIMENTEL ARCHITECT INC.</b>	
111 FLORADALE DRIVE, MISSISSAUGA, ONTARIO TEL: (905) 277 9054 CELL: (416) 464 3975	
<b>PROJECT</b> MAINTAIN EXISTING FOUR RESIDENTIAL UNITS AT EXISTING 2 STOREY MASONRY/SIDING BUILDING	
99 MILL STREET, ORANGEVILLE, ONTARIO	
<b>SITE PLAN</b> <b>SITE STATISTICS</b>	
Scale	1 : 150
Date	MAR, 2020
Drawn	
Checked	P P
Revised	
Printed	
Project No/Drawing No	202011
	A1