

Application to Amend the Zoning By-law

200 Elizabeth Street

PUBLIC MEETING

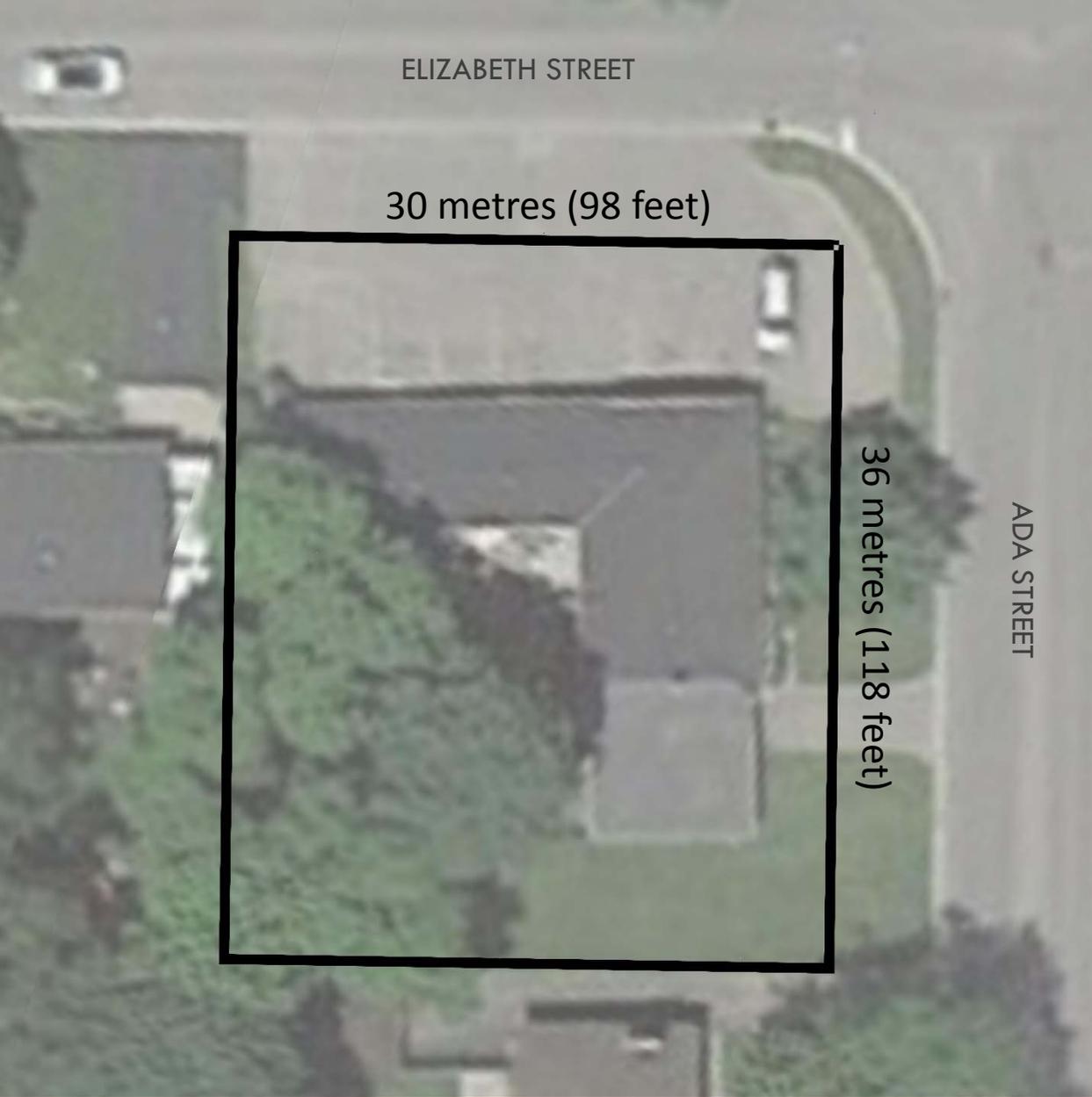
1705381 Ontario Ltd.

TOWN OF ORANGEVILLE, DUFFERIN COUNTY

April 19, 2021



GLEN SCHNARR & ASSOCIATES INC.
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS



ELIZABETH STREET

30 metres (98 feet)

36 metres (118 feet)

ADA STREET

SITE CHARACTERISTICS

Official Plan Designation: Neighbourhood Commercial

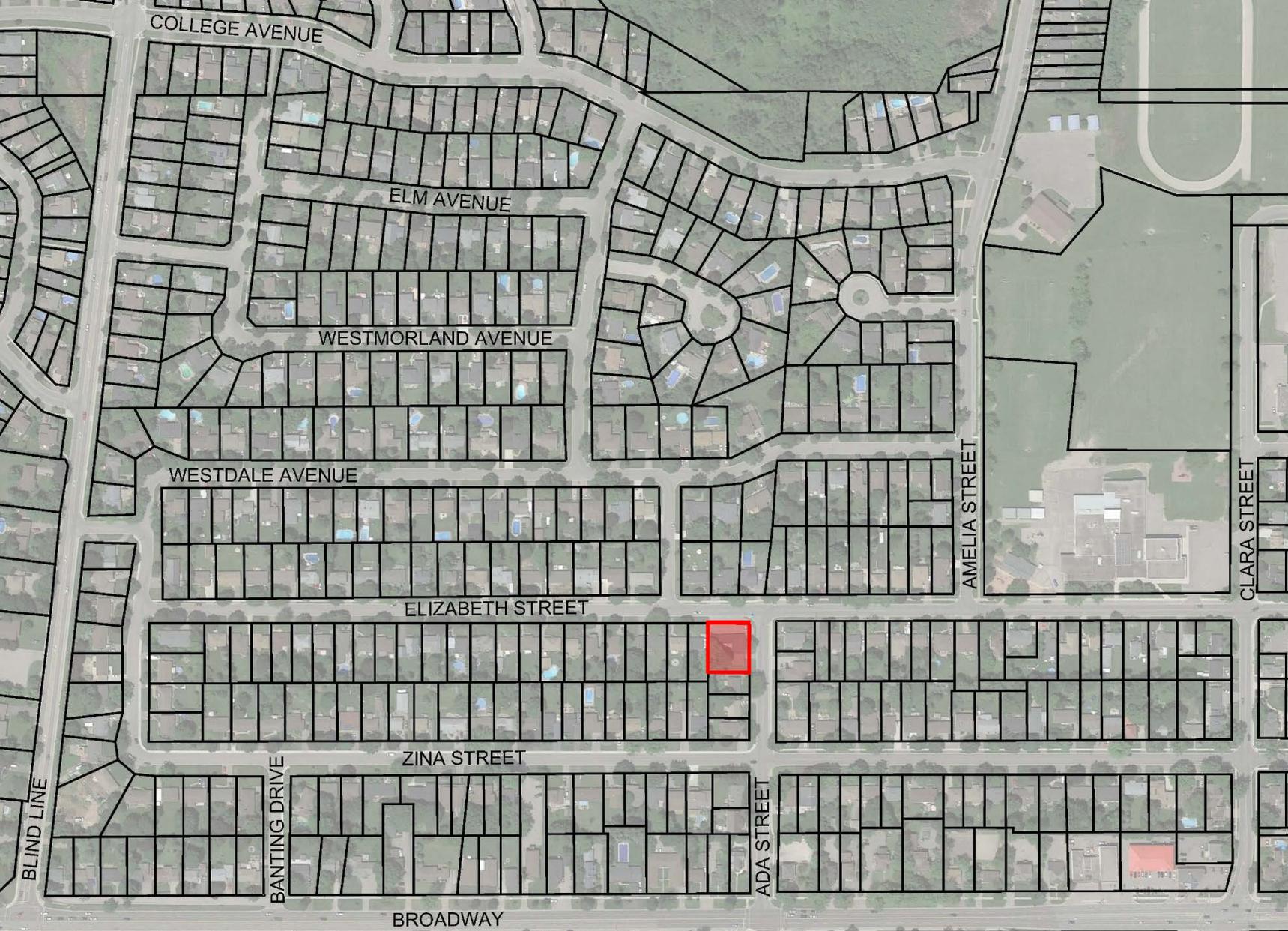
Current Zoning: Neighbourhood Commercial (C2-24.26A)

Existing Use: 1 convenience store and 1 attached dwelling unit

Lot Size: 0.11 ha (0.28 ac)
30 m X 36 m (98 ft X 118 ft)

EXISTING CONDITION

200 ELIZABETH STREET, ORANGEVILLE



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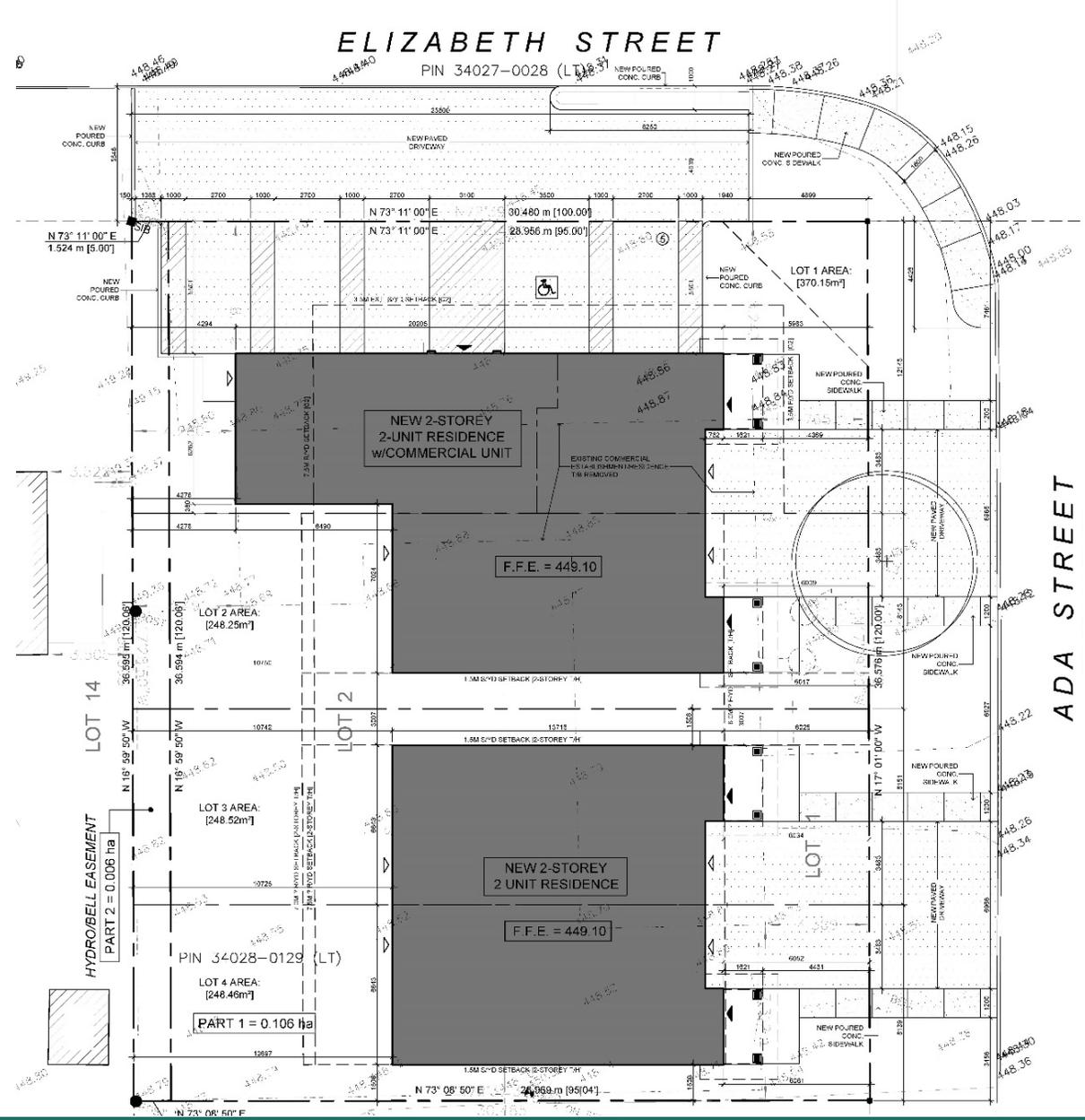
 Subject Property

EXISTING CONDITION

200 ELIZABETH STREET, ORANGEVILLE

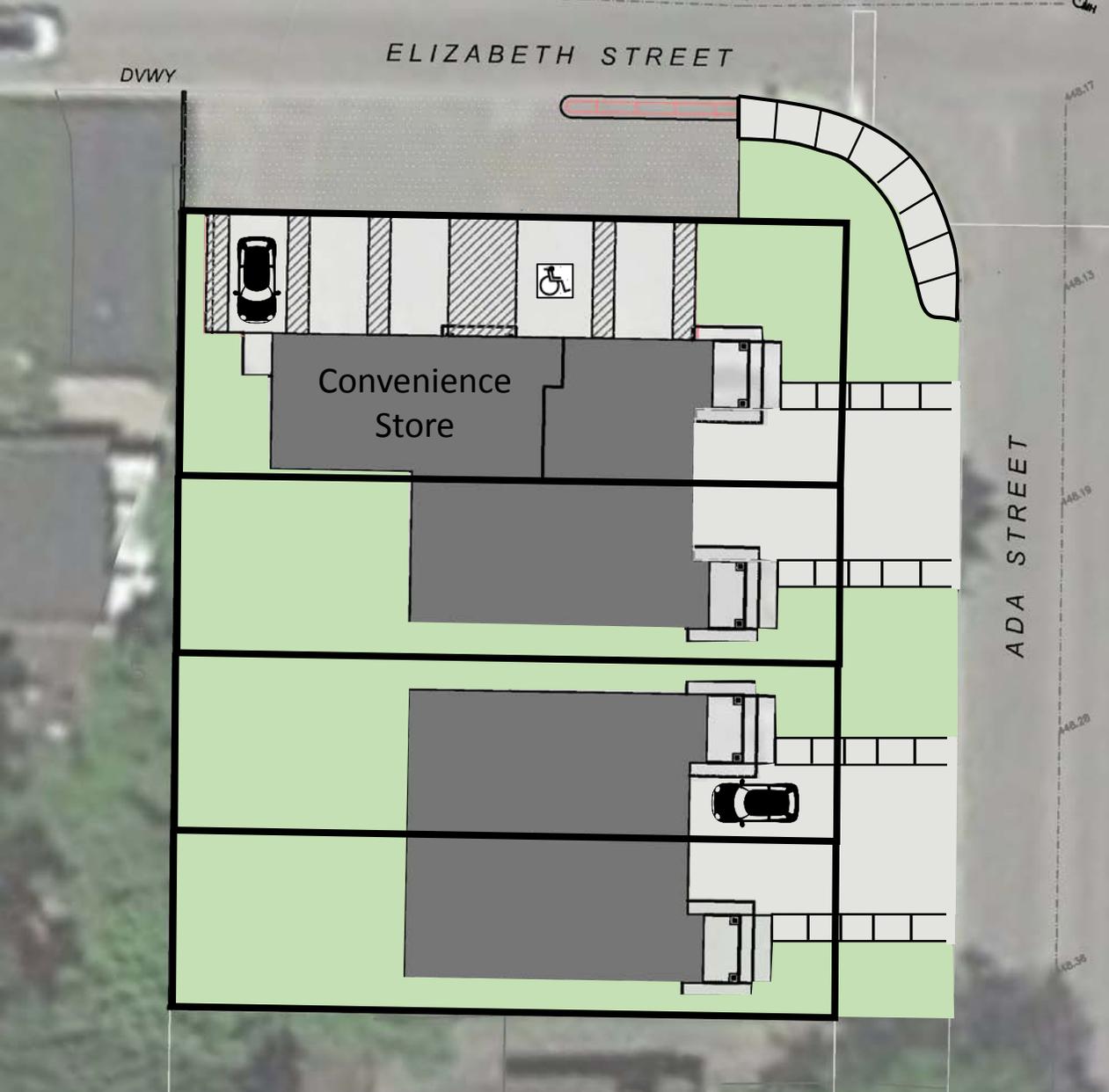
ELIZABETH STREET

PIN 34027-0028 (LT)



PROPOSED DEVELOPMENT DETAILS

- Number of Units:** 4 semi-detached dwellings
- Maximum Height:** 2 storeys
- Commercial Floor Area:** 79.4 square metres (855 square feet)
- Number of Parking:** 2 spaces per residential dwelling (1 in driveway and 1 in garage)
5 spaces for the convenience store
- Proposed Zoning Amendment:** To permit and establish zoning provisions for the additional residential dwellings

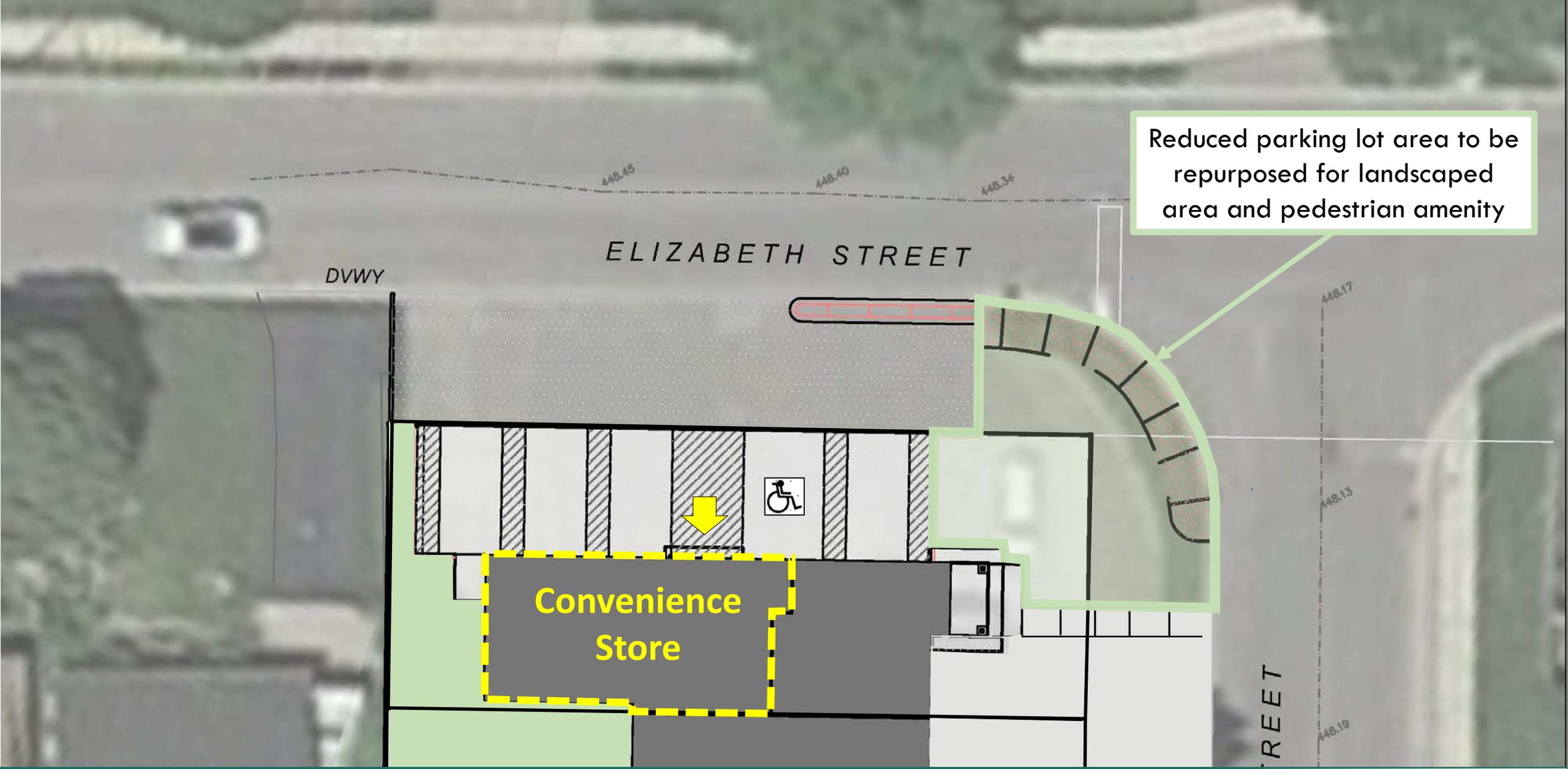


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Legend

- Landscape Area
- Building Footprint
- Driveways & Parking
- New Walkway/Sidewalk



Reduced parking lot area to be repurposed for landscaped area and pedestrian amenity

DVWY

ELIZABETH STREET

Convenience Store

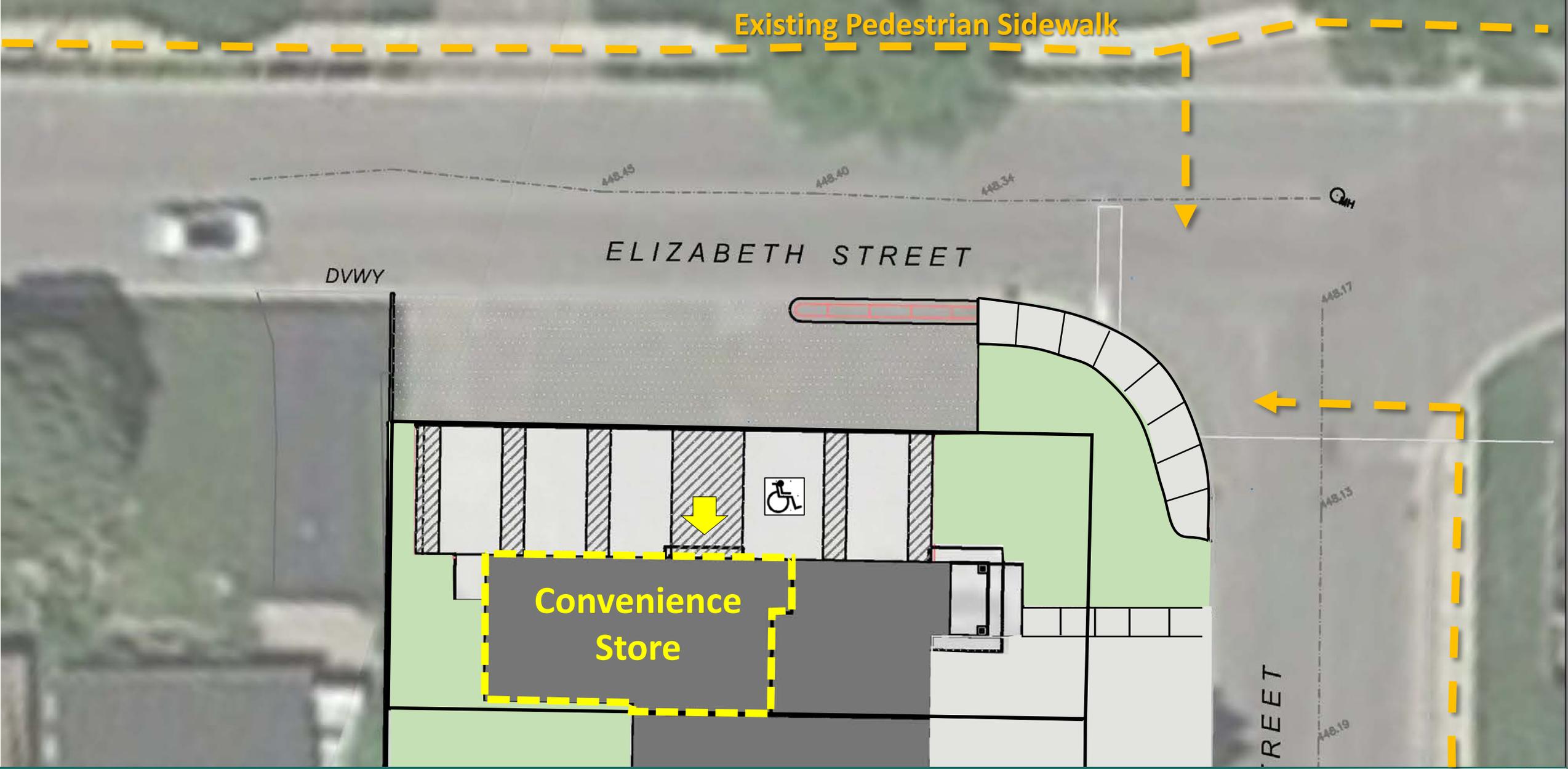


CONCEPT SITE PLAN — CONVENIENCE STORE

200 ELIZABETH STREET, ORANGEVILLE

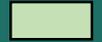
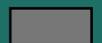
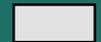
- Landscape Area
- Building Footprint
- Driveways & Parking
- New Walkway/Sidewalk

Existing Pedestrian Sidewalk



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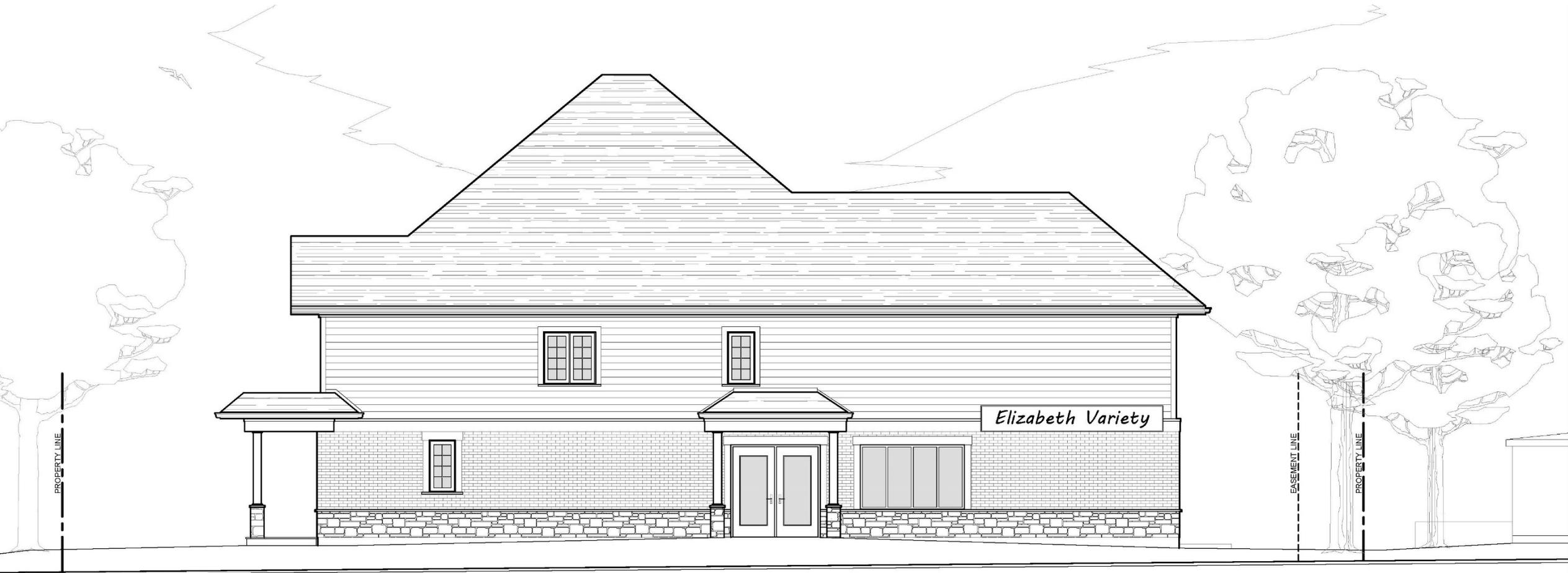
-  Landscape Area
-  Building Footprint
-  Driveways & Parking
-  New Walkway/Sidewalk



- 2 storeys and 8.35 metres in height (maximum)
- Mix of façade materials and colours
- Single car garage
- Paired driveways accessing Ada Street
- Architectural details and landscaping to be finalized at detailed design stage

CONCEPT ELEVATION — ADA STREET FRONTAGE

200 ELIZABETH STREET, ORANGEVILLE



- Mix of façade materials and colours that match the design of the residential dwellings
- Convenience store to be located on a portion of the ground floor with windows facing Elizabeth Street
- Architectural details and landscaping to be finalized at detailed design stage

CONCEPT ELEVATION — ELIZABETH STREET FRONTAGE

200 ELIZABETH STREET, ORANGEVILLE

THANK YOU