

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

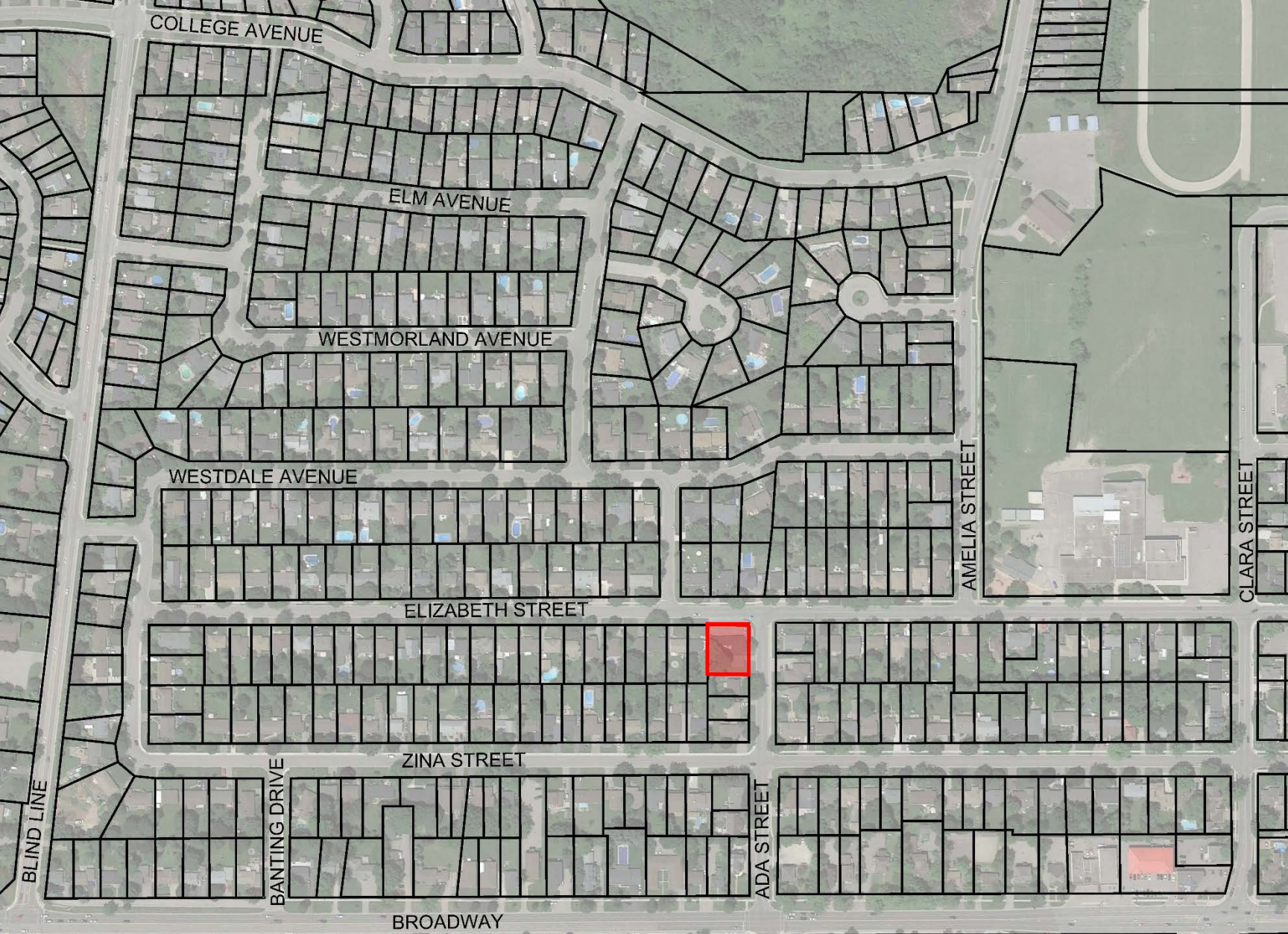
Official Plan Designation: Neighbourhood Commercial

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



SITE CHARACTERISTICS

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

 Subject Property

EXISTING CONDITION
200 ELIZABETH STREET, ORANGEVILLE

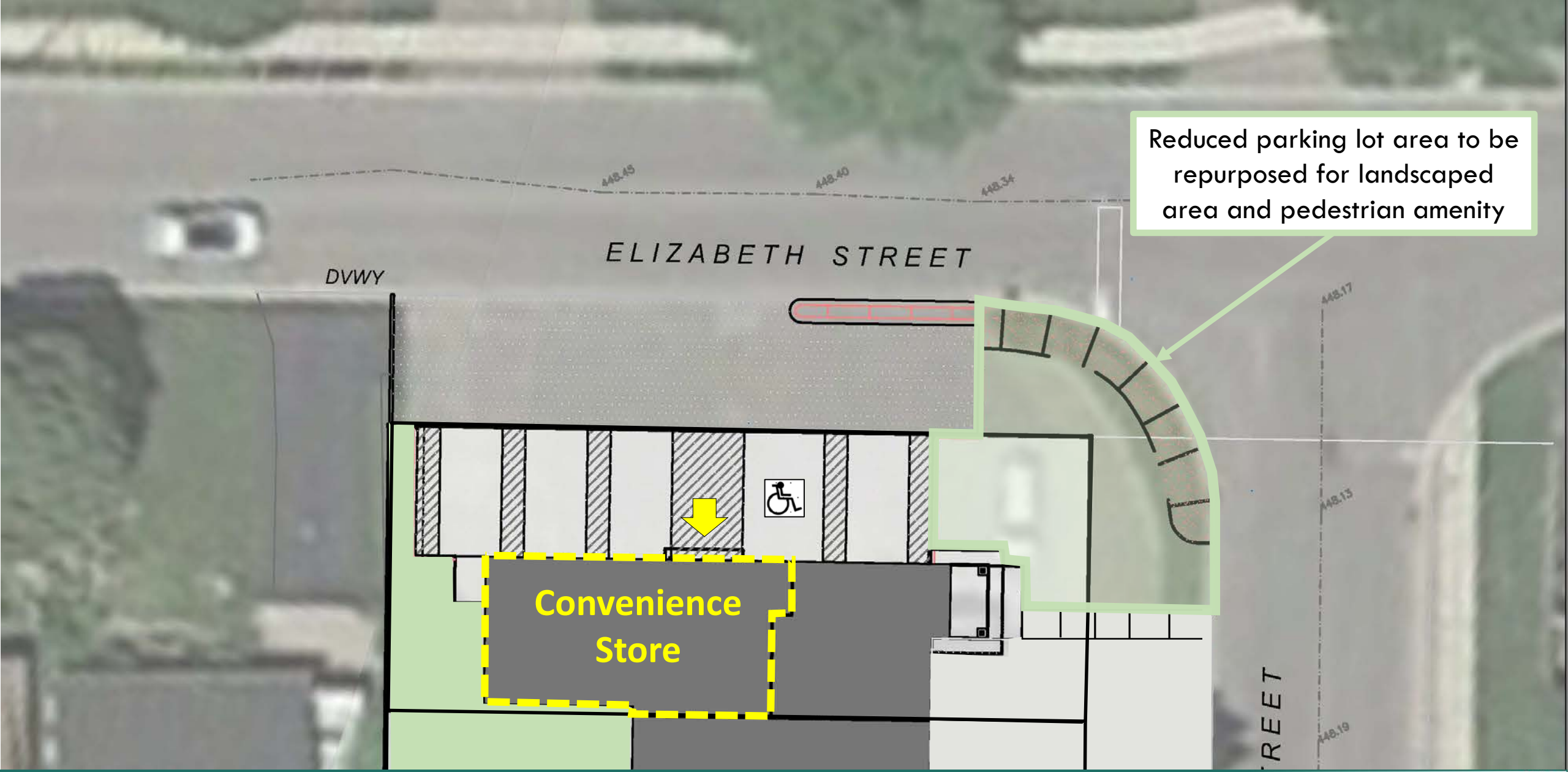


PROPOSED DEVELOPMENT DETAILS

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

Legend

	Landscape Area
	Building Footprint
	Driveways & Parking
	New Walkway/Sidewalk

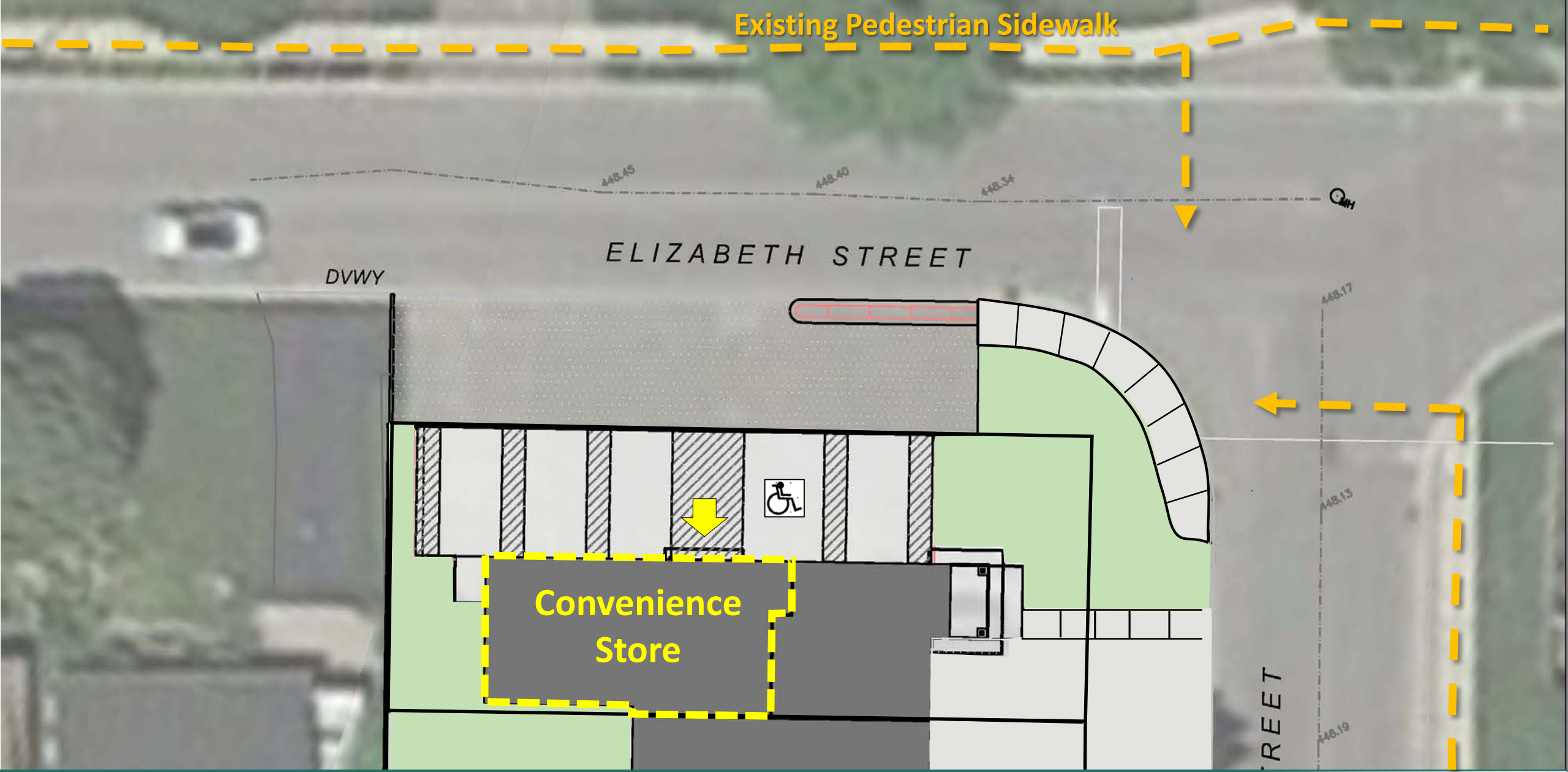


Reduced parking lot area to be repurposed for landscaped area and pedestrian amenity

CONCEPT SITE PLAN — CONVENIENCE STORE

200 ELIZABETH STREET, ORANGEVILLE

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



CONCEPT SITE PLAN — CONVENIENCE STORE

200 ELIZABETH STREET, ORANGEVILLE

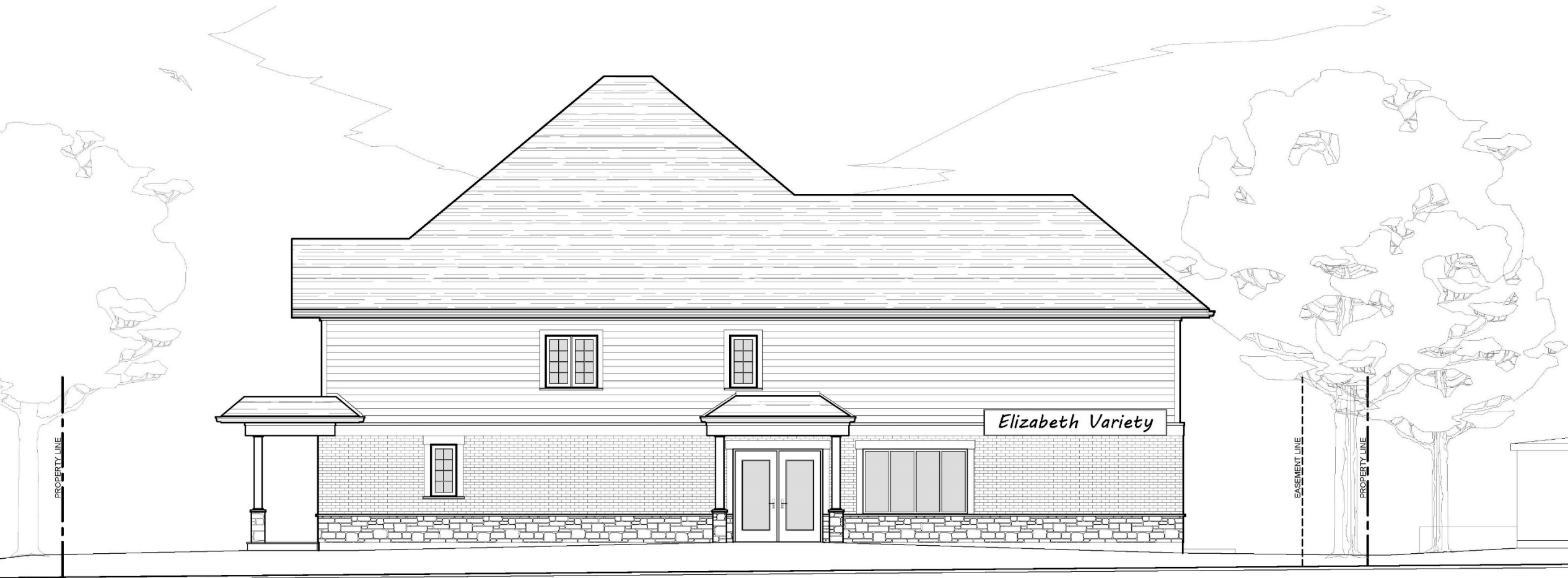
- | | |
|--|--|
|  Landscape Area |  Driveways & Parking |
|  Building Footprint |  New Walkway/Sidewalk |



- 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