



Report for Heritage Orangeville

Subject:	East and West Broadway Corridor Planning Study
Department:	Infrastructure Services
Division:	Planning
Report #:	Heritage Orangeville 2025-004
Meeting Date:	2025-05-15

Overview

The Town is undertaking a Corridor Planning Study for areas of Broadway to the east and west of the downtown core and has retained consultants (J.L. Richards & Associates Ltd., or “JLR”) to facilitate this study.

The study will examine current conditions, opportunities and constraints for future development and will establish a preferred land use vision for these areas. It will also recommend infrastructure and streetscape improvements along with associated fiscal impacts related to this future vision, and will provide an implementation framework to bring this to fruition. The goal of this study is to facilitate transformation of these areas to create vibrant street corridors with area characteristics that are distinct yet built upon the rich heritage character of the Downtown. JLR has completed a background study and is seeking feedback from stakeholders to create the future land use vision for the study areas.

Background

The Town has retained J. L. Richards & Associated Ltd. (JLR) to assist with undertaking the East and West Broadway Corridor Planning Study. The East Broadway focus area is bound by Highway 10 to the east, Third Street/Wellington Street to the west and is generally south of First Avenue. The West Broadway focus area is bound by lands between Centre Street/Clara Street to the east, the lands between Blind Line to the west, and generally includes the properties fronting the north side of Broadway and to the south, includes the lands between Broadway and the former Orangeville-Brampton Railway line. The study areas are illustrated below:



The purpose of the Study is to establish a future development vision and create a land use and public realm plan to accommodate growth and facilitate the creation of a vibrant, accessible and sustainable corridor, with a character that is distinct from but builds upon the rich character and heritage of the downtown. More information about the study and next steps can be found on the Town's website dedicated to this project: Orangeville.ca/broadwaystudy

Analysis

Key deliverables from this work will include design guidelines and streetscape plans, draft planning instruments and a draft fiscal strategy. JLR has prepared a background report and is looking for written feedback from the Committee regarding the initial findings, a vision for future growth in this area, and any other local considerations for the Study Areas.

Respectfully submitted,

Brandon Ward, MCIP, RPP
Manager of Planning, Infrastructure Services