



11A York Street

Planning Recommendations for an Official Plan and Zoning By-law amendment application (OPZ-2023-01)

Report No: INS-2025-020

Monday June 9, 2025

Brandon Ward, Manager of Planning
Infrastructure Services

The Process

2022-2023

2024

2025

Pre-Consultation
February 2022
November 2023

Preliminary
Submission

1st review by
staff, agencies,
peer reviewers

**Formal OPZ
Application**

**June 2024
Public Meeting**

2nd review by
staff, agencies
peer reviewers

**Submission
response**

3rd review by staff
peer reviewers

**Response (3rd)
Submission**

**Final staff
review**

**Council
Decision**

**Notice of Decision
/ Appeal Period**

 Applicant

 Town Staff

 Council

Concern	Analysis	Reviewed by	Sign-off?
Inappropriate density and incompatibility with adjacent properties	<ul style="list-style-type: none"> Proposed density is appropriate and within OP range (41 UPH) Townhouse rear yard setback are consistent with similar developments Zone standards will prohibit rear balconies and encroachments Building height meets existing zoning permissions Shadow simulations show no change for adjacent properties 	Planning Division	✓
Compromising heritage attributes and neighbourhood character	<ul style="list-style-type: none"> Downward grade minimizes views from street Views to Kaycee Gardens are <u>improved</u> No negative impacts to adjacent Heritage resources. No resources being altered or removed. Architectural design must be similar to surrounding building character 	Planning Division	✓
		Urban Design Peer Review Consultant	✓
		Heritage Peer Review Consultant	✓
Traffic, access and parking challenges	<ul style="list-style-type: none"> Traffic Impact Study shows development-generated traffic is acceptable for road network Access will not impact on-street parking - emergency vehicles can access site without conflicts. 	Traffic Peer Review Consultant	✓
		Transportation & Development Division	✓
		Planning Division	✓
		Orangeville Fire	✓
Environmental impacts	<ul style="list-style-type: none"> Natural hazard portion of site will be designated as conservation lands and protected/undisturbed EIS found no negative impacts to any adjacent Natural features Site design will ensure pre-development water infiltration is maintained Water and wastewater infrastructure can support development 	CVC	✓
		Planning Division	✓
		Transportation & Development Division	✓
Site layout issues	<ul style="list-style-type: none"> Mailbox moved from street, now inward on private lane Garbage collection will be internal and via private contractor Sufficient internal snow storage provided, or to be removed via condominium 	Planning Division	✓
		Urban Design Peer Review Consultant	✓

The development conforms to many Provincial and County policies

Provincial Planning Statement (2024):

- ✓ Provides a **range and mix of housing options** to current and future residents (2.2.1)
- ✓ **Efficiently uses land, resources**, and optimizes use of existing infrastructure and public services. Supports active transportation. (2.3.1.2)
- ✓ Uses existing sewer and water services without needing expansions or upgrades (3.6.2)

Meets County Official Plan direction:

- ✓ Helps **achieve our intensification target** (3.4.2)
- ✓ Redevelopment and **intensification is encouraged – at a compatible scale and character** (3.1)
- ✓ Providing **diverse and affordable housing opportunities** (3.7.1)



The development meets several Town planning policies

Town of Orangeville Official Plan:

- ✓ Preserves existing heritage attributes. **No negative impacts** to adjacent and surrounding heritage features. (D4.3.1)
- ✓ Development is oriented and organized to fit with its neighbours. (D7.2.2)
- ✓ Improves casual views to Kaycee Gardens from the street. (D7.2.2)
- ✓ Provides appropriate vehicle access/parking to mitigate impacts to the street. (D7.2.2)
- ✓ Provides a broader range of housing types close to the downtown core (E1.2.3)
- ✓ Represents an appropriate intensification that maximizes use of the Town's limited land and infrastructure resources. (E1.2.5)



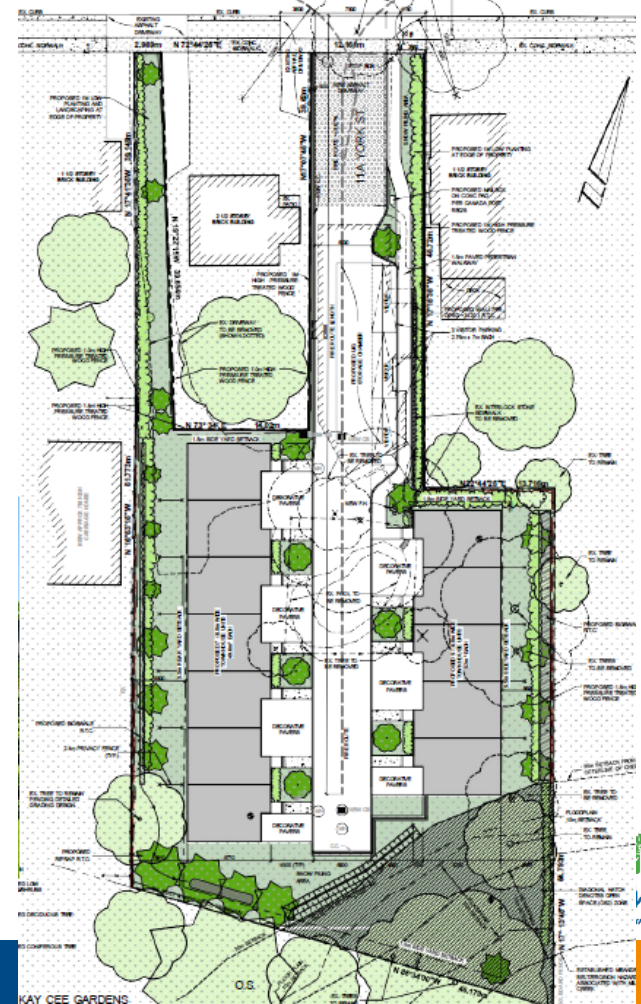
The development meets our Urban Design Guidelines (2022)

Example of a multiple residential cluster development (page 45) that supports the goals of our Official Plan:



Example of cluster development on private road with minimal frontage.

Current Development Proposal:



The Decision

Approval (Recommended)

- Decision conforms to many Provincial, County and Town planning policies.
- All issues and concerns raised are addressed to the satisfaction of staff and peer review experts
- Next steps:
 - ✓ Site plan approval/Holding (H) Symbol removal
 - ✓ Condominium approval
 - ✓ Building permits
 - ✓ New home construction

Refusal (Not Recommended)

- Decision not supported by Provincial, County and Town planning policies.
- Applicant may appeal decision to OLT:
 - Final decision now with OLT
 - Need to defend Council's decision
 - OLT hearings are costly for everyone involved
 - Would cost the Town in legal and consulting fees