

Subject: 200 Elizabeth Street, Public Meeting Information Report, RZ-2020-02

Department: Infrastructure Services

Division: Planning

Report #: INS-2021-021

Meeting Date: 2021-04-19

Recommendations

That report INS-2021-021, 200 Elizabeth Street, Public Meeting Information Report, RZ-2020-02, be received by Council as information at the Public Meeting on April 19, 2021.

Background and Analysis

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 this application is comprised of one parcel located at the southwest corner of Ada Street and Elizabeth Street. The subject land is legally described as Part of Lots 1 and 2, Block 4 of Registered Plan No. 237 and is municipally known as 200 Elizabeth Street. The subject land has a total area of approximately 0.11 hectares (0.28 acres), with approximately 30 metres (98 feet) of frontage along Elizabeth Street and 36 metres (118 feet) of frontage along Ada Street. Attachment No. 1 includes a location map of the subject property.

The subject land currently contains a mixed-use detached dwelling, with residential access from Ada Street, and access to a convenience retail use from Elizabeth Street. Site photos are included as Attachment No. 2.

Existing land uses surrounding the subject lands consist of:

- **North:** Low-rise residential uses, comprised of single-detached dwellings, ranging in height from 1 to 2 storeys.
- **East:** Low-rise residential uses comprised of single-detached and semi-detached dwellings, ranging in height from 1 to 2 storeys. Further east are institutional uses including Princess Elizabeth Public School, Grant Evans Education Centre, Orangeville District Secondary School and Tony Rose Memorial Sports Centre, all four of which have access to Murray's Mountain Park.
- **South:** Low-rise residential uses comprised of single detached and semi-detached dwellings ranging in height from 1 to 2 storeys. Further south is Broadway which contains a mix of residential and commercial uses.
- **West:** Low-rise residential uses, comprised of single-detached and semi-detached dwellings, ranging in height from 1 to 2 storeys.

Development Proposal

On, December 24, 2020, Glen Schnarr and Associates Inc. submitted an application on behalf of 1705381 Ontario Ltd. to amend the Town's Zoning By-law to permit the development of two structures containing a total of four dwelling units and one convenience store. The northern structure is proposed to function as a live-work unit, containing two semi-detached dwellings fronting onto Ada Street, with one 79.43 sq. m. convenience retail unit at grade, fronting onto Elizabeth Street. The southern structure is proposed to contain two semi-detached dwellings fronting onto Ada Street. The proposed semi-detached dwellings each have a height of two storeys. A total of 13 parking spaces are proposed, consisting of 2 residential spaces per unit and 5 commercial spaces. A Conceptual Site Plan is included as Attachment No. 3.

A Zoning By-law amendment application has been submitted to add Site Specific provisions to the "Neighbourhood Commercial" (C2 Zone), in order to permit the development as proposed.

Additional Applications Required

In addition to the current application, 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.
2. **Residential Demolition** to permit the demolition of the existing detached dwelling on the subject property.

3. **Approval to remove the Holding (H) Symbol** to formally confirm and allocate the appropriate servicing capacities needed to accommodate the development.
4. **Part Lot Control** to establish the parcel boundaries for the individual units.

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). These areas are distributed in various parts of Orangeville, primarily in response to the location of residential uses. Neighbourhood commercial uses should generally be located on arterial or major collector roads. Permitted uses include a supermarket, drug store, hardware store, service establishments, smaller retail outlets, recreational establishments, a nursery school, business or professional offices and a veterinarian clinic. Residential uses are permitted within upper floors of buildings containing other permitted uses (Section E2.6).

The intent of the Official Plan policy limiting residential uses to the upper floors within the Neighbourhood Commercial designation is to ensure that the ground floor of the prominent street front is protected for the commercial use permissions on the site. As the frontage on Elizabeth Street will retain its retail commercial character, with the residences fronting onto Ada Street, the proposal is considered to meet the intent of the Official Plan policy. An Official Plan Amendment is not required.

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

The subject property is zoned "Neighbourhood Commercial" (C2 Zone) with Special Provision 24.46A, on Schedule 'A' to Zoning By-law No. 22-90, as amended. The special provision limits the permitted uses to convenience retail and dwelling units for this property.

The Zoning By-law Amendment application proposes to rezone the lands “Neighbourhood Commercial” (C2 Zone) with Special Provisions (SP 24.XXX), with a Holding (H) symbol.

In order to permit the development as proposed, new site-specific provisions are required. The following table provides a summary of the existing C2 zone standards. It also provides a comparison of the R3 zone regulations (which permits semi-detached units) to the proposed site-specific C2 regulations being sought to accommodate the development:

Regulation	Current C2 Zone	Standard R3 Zone	Site-Specific C2 Zone
Lot Area (min)	800 sq. m.	275 sq. m.	Corner – 370 sq. m. Interior – 248 sq. m.
Lot Frontage (min)	20 m	Interior – 9.1 m Exterior – 12.0 m	Corner – 12 m Interior – 8 m
Front Yard (min)	3.5 m	6.0 m	To building – 5.5 m To garage – 6.0 m
Front Yard (max)	22.5 m	-	-
Interior Side Yard (min)	5.0 m	1-storey – 1.2 m 2-storey – 1.5 m	1-storey – 1.2 m 2-storey – 1.5 m To party wall – 0.0 m
Exterior Side Yard (min)	3.5 m	3.5 m	5.5 m
Exterior Side Yard (max)	22.5 m	-	-
Rear Yard (min)	7.5 m	7.0 m	Corner – 4.0 m Interior – 10.0 m
Building Height (max)	12.0 m	9.2 m	9.2 m

A Holding (H) Symbol will be applied to the subject land through the Zoning By-law Amendment. Removal of this Holding (H) Symbol will require a subsequent Zoning By-law amendment application submission and its approval would be granted once the Town is satisfied that the appropriate servicing requirements have been confirmed and are formally allocated to the development.

Comments Received

General Public

Staff have received written submissions with respect to the proposed development which are summarized as follows:

- Concerns with the proposed 2-storey height
- Concerns with the proposed unit type (semi-detached)
- Concerns with the number of units (4)

- Concerns with drainage/flooding in the area
- Concerns with the number of added cars and traffic

Internal Departments and External Agencies

Comments from the following agencies and Town departments have expressed **no concerns** with the application, or have provided standard conditions to be included in the future Site Plan Agreement:

- Infrastructure Services, Planning
- Infrastructure Services, Building
- Infrastructure Services, Environment
- Infrastructure Services, Transportation and Development
- Community Services, Fire
- Dufferin County
- Credit Valley Conservation Authority
- Dufferin Peel Catholic District School Board
- Conseil Scolaire Viamonde
- Enbridge Gas
- Orangeville Hydro
- Canada Post
- Rogers

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.

Strategic Alignment

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.

Notice Provisions

In accordance with the requirements of the Planning Act, on January 21, 2021, 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 March 25, 2021, A Notice of Public Meeting was provided in the same manner as described above.

Financial Impact

There are no anticipated financial impacts to the Town arising from this Report.

Respectfully submitted

Reviewed by

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Prepared by

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Attachments:

1. Location Map
2. Site Photos (March 24, 2021)
3. Conceptual Site Plan