



Subject: 41 William Street, Public Meeting Information Report, RZ-2021-01

Department: Infrastructure Services

Division: Planning

Report #: INS-2021-039

Meeting Date: 2021-06-07

Recommendations

That report INS-2021-039, 41 William Street, Public Meeting Information Report, RZ-2021-01, be received as information at the public meeting held on June 7, 2021

Background

Purpose of a Public Meeting

The Town is required to hold public meetings for certain planning applications filed under the Planning Act. Public meetings provide an opportunity 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 about the proposed development or land use change.

Staff and Council do not make a recommendation, decision or take a position on the applications at a Public Meeting. Upon receipt of any comments following the public meeting and a response from the applicant to these comments, a future staff report with additional detail and analysis will be brought forward to Council for consideration.

Subject Site

A site-specific Zoning By-law Amendment application was submitted by MHBC Planning Ltd. on behalf of the owner of the subject property at 41 William Street. The subject property is a corner lot located on the northeast corner of William and Hannah Streets. It is situated within a mature residential neighbourhood comprised predominantly of single detached dwellings, with some semi-detached dwellings and low-rise apartments

interspersed throughout the area. The location of the subject lands is shown on Attachment 1.

The subject property is comprised of what was originally two lots (Lots 8 and 9) created through the original Plan of Subdivision (Plan 216) that set the current lot fabric for the neighbourhood. Because the property consists of two original detached lots and was never developed as such, it is the largest detached dwelling property in the neighbourhood. It is approximately 1,211 square metres in size and has a lot frontage of approximately 29.96 metres on William Street and 40.32 metres of flankage (exterior side yard) along Hannah Street.

An existing 1 and ½-storey single detached dwelling is situated centrally within the subject lands, more specifically on the Lot 8 portion of the site. The existing dwelling was built in 1878 and is listed as a [non-designated property on the Town's Municipal Heritage Register of properties of cultural heritage value or interest](#). The property also contains a detached garage located to the rear of the dwelling, with a driveway access located on Hannah Street.

Development Proposal

The applicant is proposing to construct a new single detached dwelling near the corner of William Street and Hannah Street, with a new driveway access on William Street. A new semi-detached dwelling is also proposed to be constructed on Hannah Street, to the rear of the existing detached dwelling. The existing dwelling located on the property is to remain and will continue to function as a detached dwelling, with a new driveway access on William Street.

It should be noted that the applicant had originally contemplated a conversion of the existing detached dwelling to a semi-detached residence, by adding a new dwelling unit onto the southern part of the building. Upon submitting their application, the applicant abandoned this part of their concept and now intend to maintain the existing dwelling in its current state. A site plan is included as Attachment 2, which illustrates the proposed new dwelling locations relative to the existing detached dwelling to remain on the property.

Approvals Required

Zoning By-law Amendment: The subject property is zone Residential Second Density (R2) in the Town's Zoning By-law (No. 22-90, as amended). The R2 zone only permits single detached dwellings. Because the proposed development includes a semi-detached dwelling, the applicant has filed a Zoning By-law amendment application to re-zone the subject lands to Residential Third Density (R3) Zone, which permits both single detached and semi-detached dwelling types.

Several site-specific zone standards are also proposed to be applied to the subject property through this amendment. These standards relate to the minimum requirements for lot area, lot frontage, yard setbacks and maximum lot coverage.

While the proposed site-specific zone provisions are needed to accommodate the proposed development, they are partly necessitated by an irregularity in the original lot fabric in this location. The right-of-way boundary for Hannah Street staggers along the subject property and the adjacent lands to the northeast. This is caused by a difference between two original abutting historic subdivision plans. Plan 216 (approved in 1873) contains the subject properties (Lots 8 and 9) and provides a wider right-of-way width for this section of Hannah Street. The abutting plan to the northeast is Plan 195 (approved in 1870), which prescribes a reduced right-of-way for Hannah Street, in comparison to what is provided for in Plan 216. This created a stagger in the Hannah Street right-of-way boundary along the two abutting properties. As the Hannah Street roadway physically extends linearly within its right-of-way limits across these two plans, it provides a greater physical separation to the subject property (Lots 8 and 9 of Plan 216) than it does for the neighbouring lots in the abutting Plan. Essentially, if a building were to be constructed at the same physical setback to the street as the neighbouring lands, it would be deficient to the setback requirements of the Zoning By-law (and may be situated within the right-of-way limit), whereas the neighbouring lands would comply with the same requirement, all due to the irregular right-of-way delineation.

Lot Creation: Should the Zoning By-law amendment application be approved; this would allow individual lots to be created for the additional detached and semi-detached units proposed. Because the subject lands form lots within an original plan of subdivision, they may be subdivided through an application for exemption from the Part Lot Control provisions of the Planning Act. This is an effective way to allow the lot creation to proceed for this development, since it would follow the planning process undertaken with respect to this Zoning By-law amendment application.

Building Permit: The proposed development involves new single-detached and semi-detached dwellings, as well as residential zone categories that are not subject to Site Plan Control per the Town's Site Plan Control By-law. Therefore, an application for Site Plan Approval will not be required for this development to proceed, should the Zoning By-law amendment be approved. All applicable Building Permit approvals would be required under the Ontario Building Code.

Analysis

County of Dufferin Official Plan

The subject lands are located within the “Built Boundary” of Orangeville’s “Urban Settlement Area” designation on Schedule ‘B1’ in the County of Dufferin Official Plan (County OP).

Urban Settlement Areas are to function as focal points for growth in the County OP, accommodating a broad range of uses. These are areas that have full municipal services (i.e. sewage, water and stormwater management) and therefore support a broad range of land uses and densities, including a mix of housing types, affordable housing options, commercial, institutional and employment uses.

The “Built Boundary” reflects the general extent of lands within the settlement area that are currently developed. These areas are expected to accommodate future growth through intensification and infill development opportunities. The County OP acknowledges that while there may be limited opportunities for intensification and infill development, there are advantages to facilitating growth in this manner, including efficient land consumption, and optimizing the use of existing infrastructure and public service facilities. The County OP therefore directs that a minimum of 50% of new residential development occurring annually within the Town is to be developed within the Built Boundary. Its policies encourage intensification developments that are of an appropriate scale and character relative to their surroundings and provide criteria to assist the County and local municipalities in evaluating future intensification developments.

Town of Orangeville Official Plan

The Town’s Official Plan (OP) designates the subject property as ‘Residential’ (Schedule ‘A’: Land Use Plan) and ‘Low-Density’ (Schedule ‘C’: Residential Density Plan). Single-detached and two-unit dwellings are permitted by this designation framework to a maximum density of 25 units per net developable hectare. The proposed development involves an additional detached dwelling and semi-detached dwelling, which are permitted uses within the Low-Density Residential policies of the OP.

New growth occurring through intensification within built-up areas is encouraged at all levels of our planning policy hierarchy, including the Provincial Policy Statement (PPS), the Growth Plan for the Greater Golden Horseshoe, the County of Dufferin Official Plan and the Town’s OP. Section E1.11 of the Town’s OP provides policy direction with respect to facilitating residential growth through infill and intensification developments within the Town’s built boundary. The policies stipulate that a minimum of 50% of all residential development occurring annually within the Town will be within the built boundary.

To assist in achieving this target, the OP identifies various sites intended for future intensification (Schedule 'B1'). The subject lands are not identified as an Intensification Area on Schedule 'B1. However, the Intensification policies of the Plan prescribe criteria for how intensification areas are selected. Circumstances for considering new intensification areas include:

- i) existing vacant or underutilized lots within previously-developed areas;
- ii) where there is potential on a property for infill development; or
- iii) there is potential to expand or convert existing buildings.

For the Town to evaluate intensification developments, the policies prescribe an additional series of criteria to be taken into consideration, which includes:

- a) compatibility with adjacent buildings and adjacent residential areas;
- b) shadowing and access to sunlight for such areas as adjacent private property, public parks and sidewalks, etc.;
- c) urban design impacts and alternative design options, including scale and the relationship to adjacent street widths; and
- d) energy use and green building performance.

Consultation

Internal Departments and External Agencies

The application submission materials were circulated to internal Town divisions and external public agencies for review and comment on April 28, 2021. At the time of preparing this report, comments expressing no concerns with this application have been received from the following:

- Dufferin-Peel Catholic District School Board
- Conseil scolaire Viamonde
- Rogers Communications

Further comments from circulated departments and agencies are anticipated with respect to this application.

Public Comments

In response to the Notice of Application and Public Meeting issued for this development, several inquiries have been received from nearby residents. At the time of preparing this report, specific areas of concern have not been identified. However, various comments have indicated the following general concerns with the application:

- i) Compatibility of the proposed new units relative to the surrounding neighbourhood character;
- ii) The ability of Hannah Street to accommodate a semi-detached dwelling; and
- iii) A potential precedent-setting status for other similar developments to come forward, should this application be approved

Next Steps

As part of the application review process, comments expressed at this public meeting, and any written submissions received, will be taken into consideration, together with the comments received from internal divisions and external public agencies. The applicant is expected to address the comments obtained through this review and consultation to the satisfaction of Town staff. Subsequent information submissions and/or adjustments to the development concept are often needed to address the comments received through this process. This information is then subject to further review, to confirm whether comments have been addressed to the satisfaction of staff. Once this review dialogue has reached a point where the development proposal and supporting submission materials are confirmed to be satisfactory, staff will then bring forward a recommendation report for a Council decision on the 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

The Zoning By-law amendment application was submitted on March 10th, 2021 and deemed to be a complete submission as of April 16th, 2021.

As per the requirements of the Planning Act, a Notice of Complete Application and Public Meeting was issued as follows:

- a) Circulated to all property owners within 120 metres of the subject property on April 22nd, 2021;
 - b) advertised in the Orangeville Citizen newspaper on April 22nd and May 13th;
 - c) published to the Town website; and
 - d) posted via signage on the William Street and Hannah Street frontages of the subject property on April 20th, 2021.
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Financial Impact

There are no immediate and direct financial impacts to the Town arising from this Report.

Respectfully submitted

Douglas G. Jones, M.E.Sc., P.Eng.
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Attachments:

1. Location Map
2. Proposed Site Plan