



Report

Subject: 670-690 Broadway, Recommendation Report, RZH-2021-01, RD-2021-2 and RD-2021-03

Department: Infrastructure Services

Division: Planning

Report #: INS-2021-049

Meeting Date: 2021-09-13

Recommendations

That Report INS-2021-049, 670-690 Broadway, Recommendation Report, RZH-2021-01, RD-2021-02 and RD-2021-03 be received;

And that the Removal of Holding (H) Symbol Application (RZH-2021-01) and the By-law to remove a Holding (H) Symbol on lands legally described as Parts 1 and 2, Plan 7R-6535 and Part of Lot 5, Concession C, Geographic Township of East Garafraxa, Town of Orangeville, County of Dufferin, municipally known as 670 and 690 Broadway, included as Attachment No. 4 to this Report, be approved;

And that Council allocate water and sewage treatment services to the proposed 33 townhouse units;

And that Residential Demolition Applications (RD-2021-02 and RD-2021-03), be approved, subject to the following conditions:

1. That Site Plan Application SPA-2020-12 be approved and a Site Plan Agreement be executed prior to the issuance of any demolition permits;
2. That the applicant construct and substantially complete the new buildings to be erected on the subject property no later than two (2) years from the date of the issuance of the demolition permit;
3. That the existing wells be decommissioned to the satisfaction of the Town of Orangeville, and in accordance with Regulation R.R.O. 1990, Reg. 903; and
4. That a Construction Waste Management Plan be implemented by the developer.

Background

The lands subject to these applications are comprised of two parcels located on the south side of Broadway, east of Riddell Road. The subject lands are legally described as Parts 1 and 2, Plan 7R-6535 and Part of Lot 5, Concession C, Geographic Township of East

Garafraxa, Town of Orangeville, County of Dufferin, and are municipally known as 670 & 690 Broadway. The parcels have a combined lot area of approximately 1.107 hectares (2.735 acres), with approximately 173 metres (567.59 feet) of frontage along Broadway. A location map is included as Attachment No. 1.

Previous Approvals

On July 25, 2019, Matthews Planning & Management Ltd. submitted applications on behalf of 2040771 Ontario Inc. & Habitat for Humanity to amend the Town's Official Plan and Zoning By-law to facilitate the development of forty (40) condominium townhouse units. The applications were deemed incomplete by Planning Division staff on September 4, 2019, and subsequently deemed complete on October 3, 2019. Through the application review process, the number of units was reduced to 33.

On August 17, 2020, Van Harten Surveying Inc. submitted a Vacant Land Condominium application on behalf of 2040771 Ontario Inc. & Habitat for Humanity. The purpose and effect of the Draft Plan of Vacant Land Condominium application is to subdivide the subject lands to create 33 lots for townhouse units, delineate the common elements comprised of a private road, parkette and visitor parking, and to establish appropriate easements.

The Official Plan and Zoning By-law Amendment applications (OPZ-2019-04) and the Vacant Land Condominium application (CD-2020-02) were approved by Council on December 14, 2020.

Current Applications and Analysis

Removal of Holding (H) Symbol Application

The subject lands are zoned Multiple Residential Medium Density (RM1) Zone, Special Provision 24.225, and subject to a Holding (H) Symbol. The Holding (H) Symbol restriction prevents any permitted future development from proceeding until the Town is satisfied that there is sufficient water supply and sewage treatment capacity to service the development, or portion thereof as the case may be.

A Removal of Holding (H) Symbol application (RZH-2021-01) was submitted to the Town on May 12, 2021 to allow the 33-unit condominium townhouse development to proceed. This application is required to demonstrate that the conditions specified in the Holding (H) Symbol have been satisfied, so that it may be removed from the subject lands to allow the development to proceed. It was circulated to internal departments for comment on May 28, 2021, in conjunction with the demolition applications (File Nos. RD-2021-02 and RD-2021-03). As a result of the circulation, no concerns were raised with respect to the removal of the Holding (H) symbol.

The Infrastructure Services Department is satisfied that the allocation of sewage treatment and water supply capacity required to facilitate the development of 33 dwelling units is available and in accordance with the Town of Orangeville's Sewage Treatment

Allocation Policy. A Servicing Allocation Memo providing further details is included as Attachment No. 3.

An amending by-law to remove the Holding (H) Symbol from the subject lands is included as Attachment No. 4.

Residential Demolition Applications

To regulate the destruction of residential structures in the Town, the entire Town is subject to the Demolition Control provisions of the Planning Act and requires Council approval of any residential dwelling demolition. Residential demolition applications (RD-2021-02 and RD-2021-03) were submitted to the Town on May 12, 2021, to allow existing dwellings on the subject properties to be demolished to make way for the proposed development. They were circulated to internal departments for comment on May 28, 2021, in conjunction with the holding removal application (File No. RZH-2021-01). As a result of the circulation, no concerns were raised with respect to the demolition permits. Planning Division staff recommends approval of the demolition permit applications, subject to the following conditions:

1. That Site Plan Application SPA-2020-12 be approved and a Site Plan Agreement be executed prior to the issuance of any demolition permits;
2. That the applicant construct and substantially complete the new buildings to be erected on the subject property no later than two (2) years from the date of the issuance of the demolition permit;
3. That the existing wells be decommissioned to the satisfaction of the Town of Orangeville, and in accordance with R.R.O. 1990, Reg. 903;
4. That a Construction Waste Management Plan be implemented by the developer.

These conditions will ensure that the proposed development will be well advanced in the planning approvals process before demolition occurs. Further, this will ensure the orderly development of the entire landholding proceeds in a timely manner following demolition.

Additional Applications Required

1. A **Site Plan Approval** application (SPA-2020-12) has been submitted by the applicant and is currently in the final stages of review. The execution of a Site Plan Agreement between the applicant and the Town will be required upon the approval of 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

The application was received on May 12, 2021 and deemed complete by Planning Division staff on May 27, 2021. In accordance with the requirements of the Planning Act, on August 19, 2021, a Notice of Intent to Remove a Holding (H) Symbol 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.
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Financial Impact

There are no anticipated 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. Site Plan
 3. Servicing Allocation Memo
 4. Removal of Holding (H) Symbol By-law