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Infrastructure Services

# Memo

To: John Lackey, Manager of Transportation and Development  
Tony Dulisse, Public Works Technologist  
Irena Kontrec, Risk Management Inspector, Clean Water Act  
Nandini Syed, Treasurer  
Bruce Ewald, Manager of Building/CBO  
Frank Myers, Chief Fire Prevention Officer  
Dwight VanAlstine, Fire Prevention Officer  
Mary Adams, Planning Administrator

From: Larysa Russell, Senior Planner, Infrastructure Services

Subject: **Zoning By-law Amendment and Site Plan Applications**  
**Weston Consulting on behalf of 2131997 Ontario Inc. (Elite Developments)**  
**File No. RZ-2021-02 & SPA-2021-03**  
**33-37 Broadway**

Date: September 1, 2021

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An application to amend the Town of Orangeville Zoning By-law No. 22-90 (File No. RZ-2021-03), as amended, has been submitted by submitted by Weston Consulting on behalf of 2131997 Ontario Inc. (Elite Developments) for the above-noted property. The land subject to this application is comprised of one parcel located on the north side of Broadway, between Sherbourne Street and Fourth Street. The subject land is legally described as Part of Lot 1, Concession 1, West of Hurontario Street, Part of First Avenue, Registered Plan 201 (closed by by-law No. 123-86), Lot 4 and Part of Lot 3, Registered Plan 256, and is municipally known as 33-37 Broadway. The subject land has a total area of approximately 0.80 hectares (1.98 acres), with approximately 60.5 metres (198 feet) of frontage along Broadway and 35 metres (115 feet) of frontage along Sherbourne Street. The subject land currently contains three one-storey commercial buildings, two of which that front onto Broadway will be demolished to facilitate the proposed development. The commercial plaza containing the medical offices in the rear of the subject lands will be maintained. A location map of the subject land is attached.

The purpose and effect of the application is to permit the development a 9-storey mixed-use building located towards the southern portion of the subject lands, along the Broadway frontage. The proposed development consists 97 residential units, and 407 square metres of ground floor retail space. The proposal includes 134 square meters of indoor amenity area, 779 square metres of rooftop amenity area on the 5th floor, and a total of 2,013 square metres of landscape area. 253 parking stalls are proposed to service the development, 48 parking stalls will be surface parking to service the existing medical building, as well as the proposed visitor and commercial uses. The balance of the proposed parking spaces (205) are located within the proposed 9-storey building within floors 1 to 4.

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The Zoning By-law Amendment proposes to rezone the subject lands from Neighbourhood Commercial (C2) Zone, to Neighbourhood Commercial (C2) Zone with Special Provision 24.XXX to permit the proposed development. A Site Plan application (SPA-2021-03) has also been submitted in conjunction with the Zoning By-law Amendment application.

The applications were submitted on August 10, 2021 and deemed complete by the Town on August 19, 2021. The following documents have been submitted in support of these applications and are included with this circulation for your review and comment:

- Cover Letter, prepared by Weston Consulting Inc., dated August 6, 2021;
- Legal Survey Plan, prepared by Young & Young Surveying Inc. dated April 8, 2020;
- Architectural Drawing Package, prepared by SRM Architects Inc., dated June 23, 2021, including:
  - A0.1 – Abbreviation & OBC Matrix
  - A1.1 – Site Plan
  - A2.1 – Level 1 Floor Plan
  - A2.2 – Level 2 Floor Plan
  - A2.3 – Level 3 Floor Plan
  - A2.4 – Level 4 Floor Plan
  - A2.5 – Level 5 Floor Plan
  - A2.6 – Level 6 Floor Plan
  - A2.7 – Levels 7-9 Floor Plans
  - A3.1 – Elevations
  - A3.2 – Elevations
  - A4.1 – Spring Equinox
  - A4.2 – Summer Solstice
  - A4.3 – Fall Equinox
  - A4.4 – Winter Solstice
  - A5.1 – Renderings
  - A5.2 – Renderings
- Planning Justification Report, prepared by Weston Consulting, dated August 2021;
- Urban Design Report & Visual Impact Study, prepared by Weston Consulting, dated August 2021;
- Draft Zoning By-Law Amendment prepared by Weston Consulting Inc.;
- Zoning Compliance Checklist, prepared by Weston Consulting, dated July 2021;
- Landscape Drawing Package, prepared by MSLA Architects, dated June 25, 2021, including:
  - L1-01 – Landscape Plan
  - L1-02 – Planting Plan
  - L2-01 – Roof Amenity Plan
  - LD-01 – Landscape Details
- Functional Servicing Report, Stormwater Management & LID Brief, prepared by Odan Detech, dated June 6, 2021;
- Engineering Drawing Package, prepared by Odan Detech, dated May 2021, including:
  - Existing Servicing Plan
  - Servicing Plan
  - Grading Plan
  - Notes and Details
  - Erosion and Sediment Control Plan

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- Electrical Drawing Package, prepared by Millennium Engineering, dated April 2021, including:
  - S01SP – Electrical Site Plan Photometrics
  - Lighting Specifications
- Geotechnical Investigation, prepared by Landtek Limited, dated December 10, 2019;
- Hydrogeological Investigation, prepared by Landtek Limited, dated May 11, 2020;
- Environmental Noise Impact Study, prepared by dBA Acoustical Consultants Inc., dated July 2021;
- Phase 1 Environmental Site Assessment, prepared by AiMS Environmental, dated December 2013;
- Phase 2 Environmental Site Assessment, prepared by AiMS Environmental, dated December 2013;
- Transportation Study, prepared by R.J. Burnside & Associates Limited, dated June 2021.

**Comments related to this application would be appreciated prior to October 6, 2021.**

Sincerely,



Larysa Russell, MCIP, RPP

Senior Planner, Planning, Infrastructure Services

- c. Ed Brennan, CAO  
Ron Morden, Fire Chief  
Karen Landry, Clerk  
Raymond Osmond, General Manager of Community Services  
Doug Jones, General Manager, Infrastructure Services  
Ruth Phillips, Manager of Economic Development and Culture

