



Subject: 236 First Street, Public Meeting Report, OPZ-2021-01

Department: Infrastructure Services

Division: Planning

Report #: INS-2021-056

Meeting Date: 2021-10-04

Recommendations

That report INS-2021-056, 236 First Street, Public Meeting Information Report, OPZ-2021-01, be received by Council as information at the Public Meeting on October 4, 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 these applications is located on the west side of First Street, south of Starrview Crescent, just west of Highway 10 and north of Hansen Boulevard. The subject land is legally described as Part of Lot 3, Concession 2, Town of Orangeville, County of Dufferin, municipally known as 236 First Street. The subject land has a lot area of approximately 0.94 hectares (2.22 acres), with approximately 112.7 metres (369.7 feet) of frontage along First Street. Attachment No. 1 includes a location map of the subject land.

The subject land is currently developed with a motel (The Maple Inn) and has a double access off of First Street. Site Photos are included as Attachment No. 2.

Existing land uses surrounding the subject land consist of:

- **North:** A residential subdivision, beyond which is Monora Park and commercial uses along Highway 10.
- **East:** Forest Lawn Cemetery, beyond which is Island Lake Conservation Area.
- **South:** Service commercial uses including Fred's Active Green + Ross and the Orangeville ReStore, beyond which is Orangeville Mall, Hansen Boulevard and the Fairgrounds Shopping Centre.
- **West:** A residential subdivision.

Development Proposal

On, September 2, 2021, MHBC Planning submitted applications on behalf of Services and Housing in the Province (SHIP) to amend the Town's Official Plan and Zoning By-law to permit the conversion of the existing motel, through internal renovations, into a supportive housing facility. The proposal will transform the existing motel structure into 27 permanent supportive housing units for individuals who are experiencing chronic homelessness and require support for mental health and/or addiction challenges. Utilizing the existing motel room layout, the proposal will create 25 studio suites and 2 two-bedroom apartment suites. Units will be self-contained apartments and a number of these suites will be provided in an accessible format. The portion of the motel currently used for administration / office space will be converted into new administrative space and common amenity areas for residents, including a staff room and offices, meeting rooms, a kitchen, common area, laundry room, and meeting/counselling rooms.

There are no changes proposed to the overall footprint of the building. Minor modifications to the exterior of the building, including façade improvements and new windows, are proposed. An increase in open space area in the front of the building at the entrance is proposed, together with community garden, playground and playing field in the rear of the building. The double access off of First Street will remain. A Site Plan is included as Attachment No. 3.

In order to facilitate the proposed development, Official Plan and Zoning By-law Amendment applications have been submitted to modify the existing site-specific policies by "supportive housing" as a permitted use.

Additional Applications Required

No additional planning approvals are required to facilitate the proposed development.

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 as ‘Service Commercial’ on Schedule ‘A’ (Land Use Plan) in the Town of Orangeville Official Plan, with Site Specific Special Policy E8.11. Service Commercial areas are situated along major transportation routes and permit a range of uses intending to provide specialized products or services relying on greater exposure to the travelling public (Section E2.7.1). These uses include (Section E2.7.2):

- automobile dealerships
- used car lots
- automobile parking depots
- automobile service stations
- public garages
- motels
- building supply sales
- warehouses with accessory retail
- furniture and home furnishing stores
- wholesale outlets
- hardware stores
- animal hospitals or boarding kennels
- repair service and establishments
- commercial recreation uses
- private clubs
- funeral homes
- day care centres
- type of uses that require large display or storage areas

The Special Policy (E8.11) adds ‘retirement home’ as a permitted use.

In order to facilitate the proposed development, an Official Plan Amendment is required. The Official Plan Amendment proposes to amend the existing site-specific Special Policy E8.11 to add “supportive housing” as a permitted use in addition to the retirement home use already permitted. The underlying “Service Commercial” land use designation will remain unchanged.

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

The subject land is zoned ‘Service Commercial (C3) Zone’, with Special Provision 24.41, on Schedule ‘A’ to Zoning By-law No. 22-90, as amended. The C3 zone permits the following uses:

- assembly hall
- automotive uses
- adult entertainment parlour
- building supply outlet
- club house
- dry cleaning or laundry establishment
- funeral home
- hardware store
- home furnishing or improvement retail use
- hotel or motel
- kennel
- printing or photocopying establishment

- real estate office
- recreational establishment
- repair, service or rental establishment
- restaurant
- variety store
- vehicle storage facility
- veterinarian clinic
- video film outlet
- warehouse
- wholesale establishment

The Special Provision (24.41) adds 'retirement home' as a permitted use.

In order to facilitate the proposed development, a Zoning By-law Amendment is required. The Zoning By-law Amendment proposes to amend the existing site-specific provision 24.41 to add "supportive housing" as a permitted use, defined as:

"A building with Dwelling Units to provide services and supports on-site that are designed to assist residents who need specific support services while allowing them to maintain a level of independence. Support services may include, but are not limited to, office space, collective dining and amenity facilities, laundry facilities, counseling, educational services and life skills training."

It also seeks to reduce the parking requirement to 38 parking spaces (1.4 spaces per unit). For multiple dwellings, the General Provisions of the Zoning By-law require parking at a rate of 1.5 residential parking spaces per unit, plus 0.25 visitor parking spaces per unit, for a total of 47 parking spaces. The underlying "Service Commercial (C3)" Zone will remain unchanged.

Comments Received

General Public

At the time of writing this report, no comments from the public have been received with respect to these applications.

Internal Departments and External Agencies

On September 8, 2020, the applications were circulated to internal Town departments and external agencies for review and comment.

As a result of the circulation, the following external agencies have expressed **no concerns** with the applications:

- Orangeville Hydro
- Enbridge
- Rogers
- Dufferin Peel Catholic District School Board

At the time of writing this report, no additional external comments or internal comments have been received with respect to these applications.

Once all of the comments have been received, and any concerns have been addressed, planning staff will bring forward a Recommendation Report to Council for consideration.

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 September 9, 2021, a Notice of Complete Application and Public Meeting 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.
-

Financial Impact

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

Respectfully submitted

Reviewed by

Douglas G. Jones, M.E.Sc., P.Eng.
General Manager, Infrastructure Services

Brandon Ward, MCIP, RPP
Planning Manager, Infrastructure Services

Prepared by

Larysa Russell, MCIP, RPP
Senior Planner, Infrastructure Services

Attachment(s):

1. Location Map
2. Site Photos
3. Site Plan