

780 Broadway

Millwick Acquisitions Corp



PUBLIC MEETING - March 1st 2021

HUMPHRIES PLANNING GROUP INC.
TOWN FILE NO. OPZ-2020-03, SPA-2020-10

IMMEDIATE LAND USES

- 1. NORTH: EMPLOYMENT LANDS
- 2. WEST: VACANT LAND

3. SOUTH: LOW-RISE RESIDENTIAL LAND (SINGLE-DETACHED, SEMI-DETACHED & TOWNHOUSE UNITS)

4. EAST: STORMWATER MANAGEMENT POND



EXISTING CONTEXT

Legal Description:

Part of Lot 5 Concession C, Geographic Township of East Garafraxa

Municipal Address:

780 Broadway

Site Area:

1.15 Hectares (2.84 acres)

Lot Frontage:

163.68m (537 ft) – Broadway (County Rd 109)

Existing Use:

Temporary Sales Office

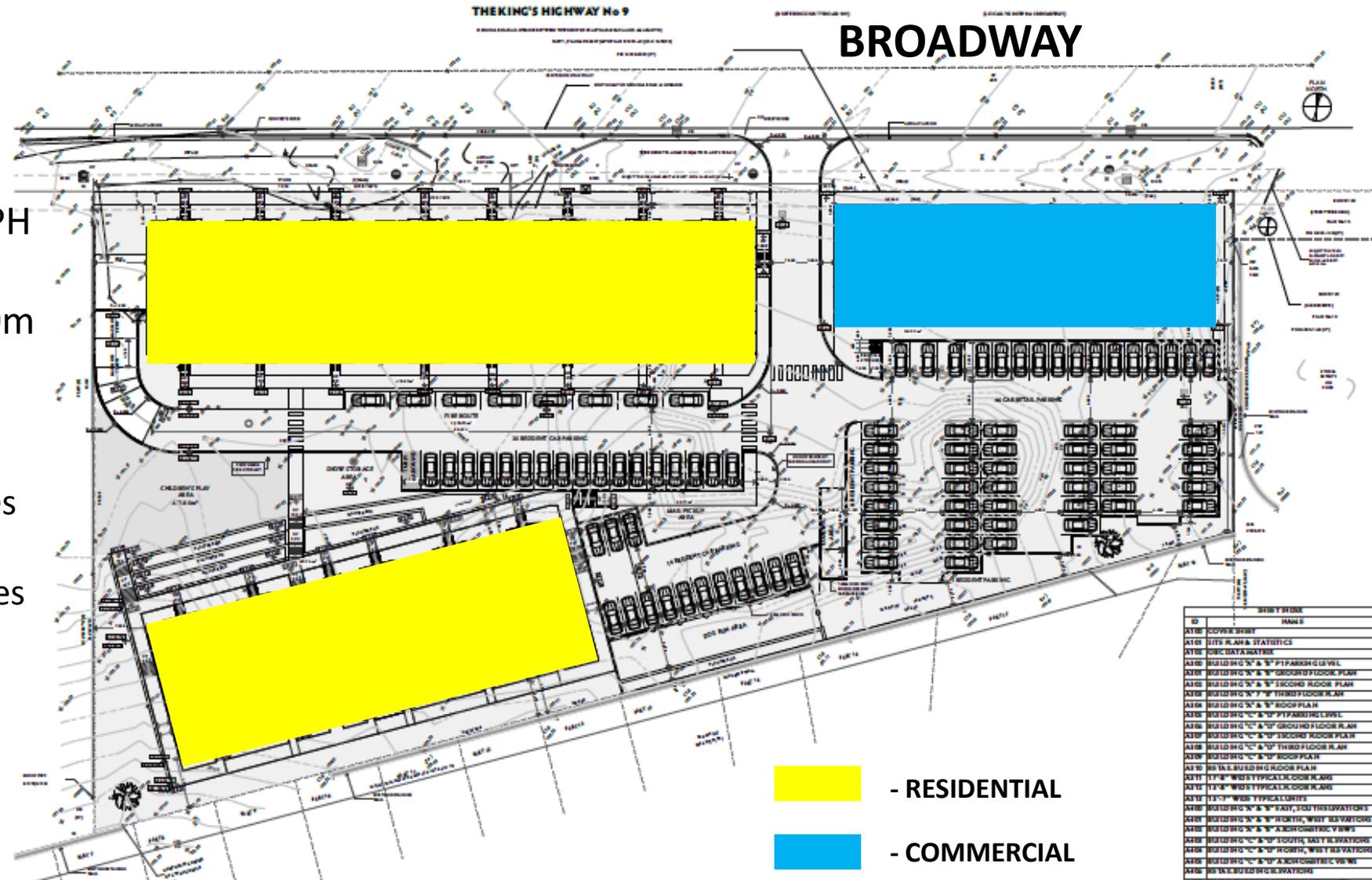
 subject land



DEVELOPMENT PROPOSAL

- 1. 54 Townhouse Dwelling Units
- 2. Retail Building (920.55m²)

- Development Density: 46.95 UPH
- Building Heights:
 - Townhouse Dwellings: 11.0m
 - Retail Building: 10.0m
- 154 Total Parking Spaces
 - Residential Parking: 108 spaces
 - Surface Parking: 48 spaces
 - Underground Parking: 60 spaces
 - Retail Parking: 46 spaces
- Shared access from Broadway



POLICY FRAMEWORK

- **Provincial Policy Statement Review (2020)**
 - Subject Lands are located within “**Settlement Areas**”, as described in Section 1.1.3

- **A Place to Grow – Growth Plan (2020)**
 - The Subject Lands are located within the “**Built-Up Area**”, per Schedule 2 – A Place to Grow Concept.

- **County of Dufferin Official Plan (2017)**
 - Subject Lands are located within an “**Urban Settlement Area**” per Schedule B1 – Community Structure.

- **Town of Orangeville Official Plan (2009)**
 - The subject lands are located within the “**Service Commercial**” Designation per Schedule A – Land Use Plan.

POLICY FRAMEWORK

■ Town of Orangeville Official Plan

- Subject Lands are designated “**Service Commercial**” per Schedule ‘A’ – Land Use Plan
- The purpose of the OPA is to re-designate the lands from “Service Commercial” to “Neighbourhood Commercial” in order to permit residential uses on the subject lands
- The OPA seeks to recognize a broader potential for the Subject Land and expand upon the permitted uses which already includes commercial uses
- * Please note that residential uses are permitted in the zoning bylaw



★ SUBJECT LANDS

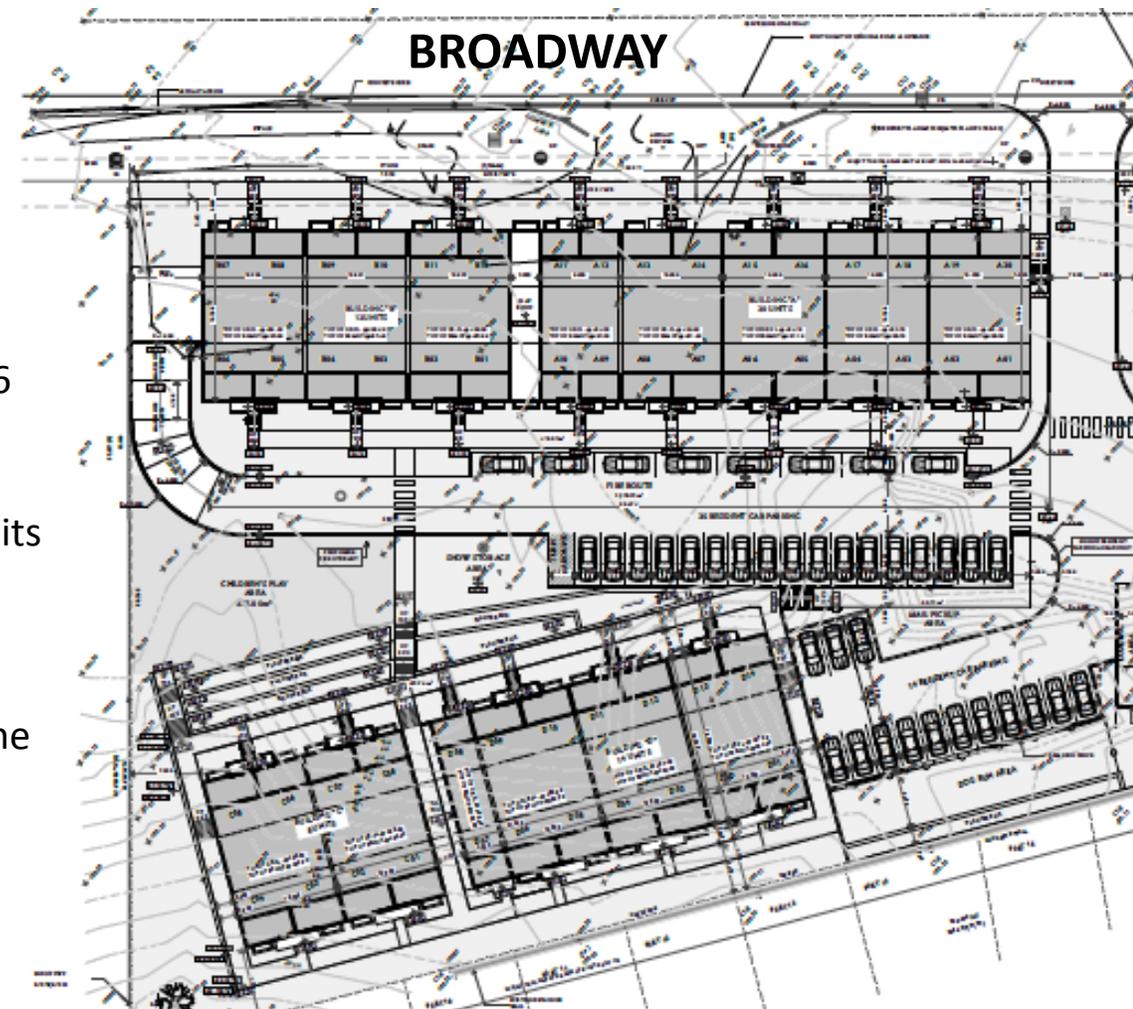
POLICY FRAMEWORK

▪ Town of Orangeville Zoning By-law 22-90 – Residential Development

- The Subject Land is currently zoned **Service Commercial ‘C3’** and subject to Special Provision 24.126 per By-law 22-90
- The current ‘C3 – Service Commercial’ Zone **currently allows for residential units above commercial uses**, per Special Provision 24.126
- The purpose of the Zoning By-law Amendment is to allow for **ground-oriented residential dwelling units**, whereas the current zoning permits residential dwellings above other permitted uses.
- The rezoning will replace the current **C3 – Service Commercial Zone** and replace it to the “**C2 – Neighbourhood Commercial Zone**” with the following site specific exceptions:

EXCEPTIONS:

1. **Minimum Front Yard Setback – 2.0m**
2. **Minimum Exterior Side Yard Setback – 3.0m**



RESIDENTIAL DEVELOPMENT – 54 TOWNHOUSE UNITS



① NORTH ELEVATION



③ BUILDING A & BB ROADWAY VIEW



② WEST ELEVATION

RESIDENTIAL BUILDING ELEVATIONS



1 NORTH ELEVATION

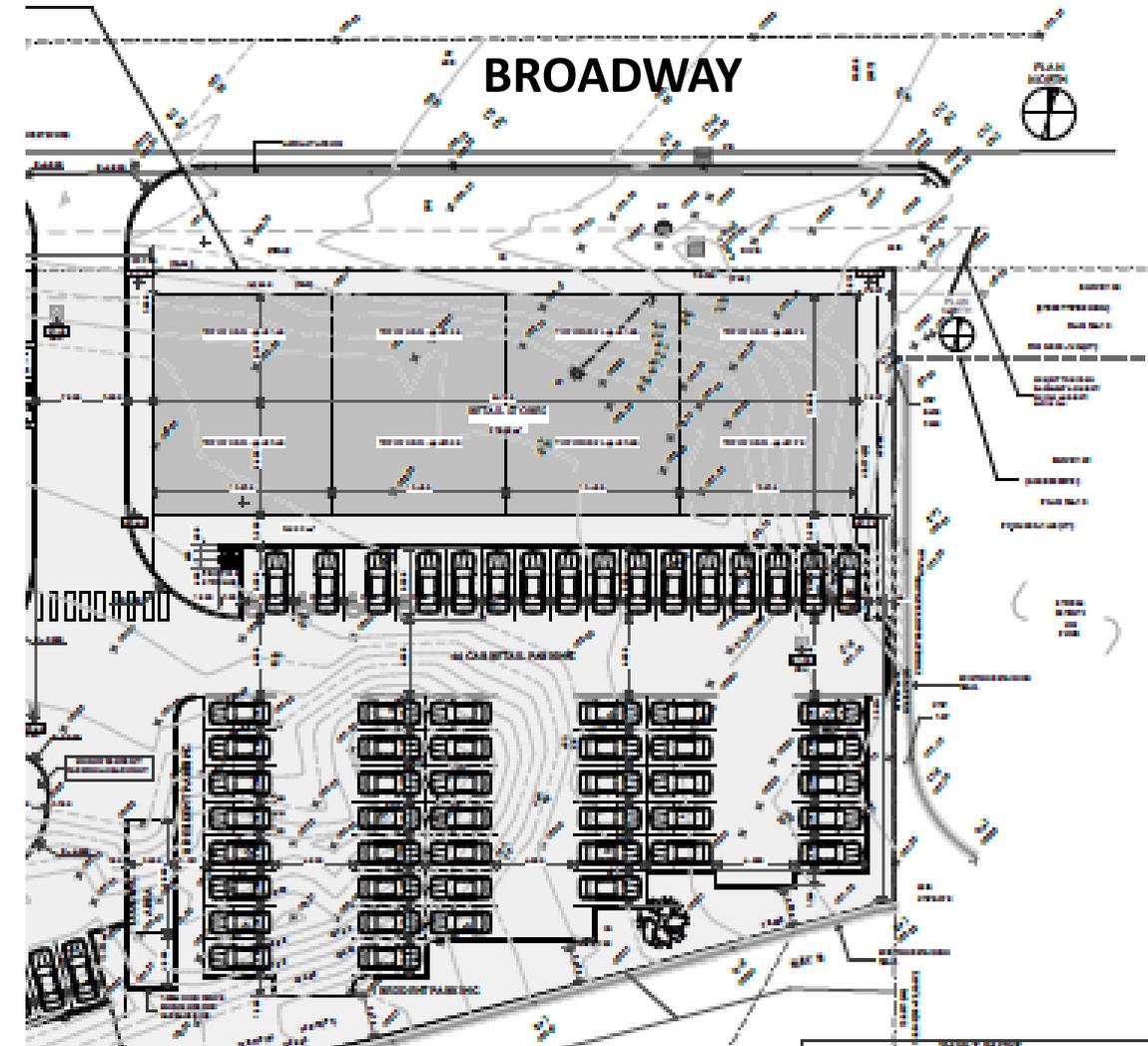


1 SOUTH ELEVATION

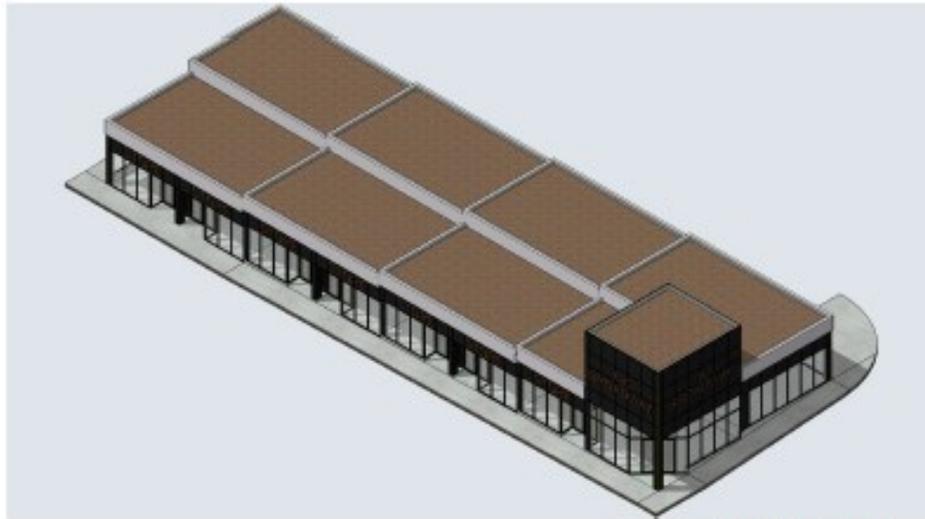
POLICY FRAMEWORK

■ Town of Orangeville Zoning By-law 22-90 – Commercial/Retail Development

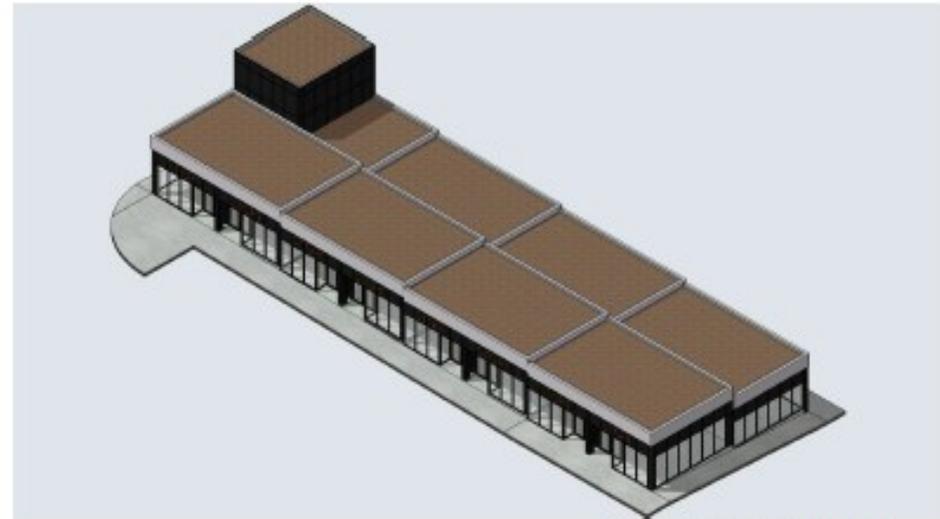
- The current “C3 – Service Commercial” Zone Category allows for commercial & retail and residential uses
- The purpose of the Zoning By-law Amendment is to include additional permitted uses for the retail building.
- The following uses shall be permitted on the subject land, and form part of the Draft Zoning By-law Amendment:
 1. Dwelling, Row House
 2. Animal Hospital/Veterinary Clinic
 3. Bakery
 4. Bank
 5. Coffee Shop/Café
 6. Convenience Store
 7. Day Care Centre/Nursery
 8. Dental Office
 9. Hair & Beauty Salon
 10. Laundromat
 11. Medical Clinic
 12. Business or Professional Office
 13. Restaurant
 14. Retail Store
 15. Personal Service Shop



COMMERCIAL/RETAIL DEVELOPMENT (920.55 SQ.M)



② NORTH-WEST VIEW



① SOUTH-EAST VIEW

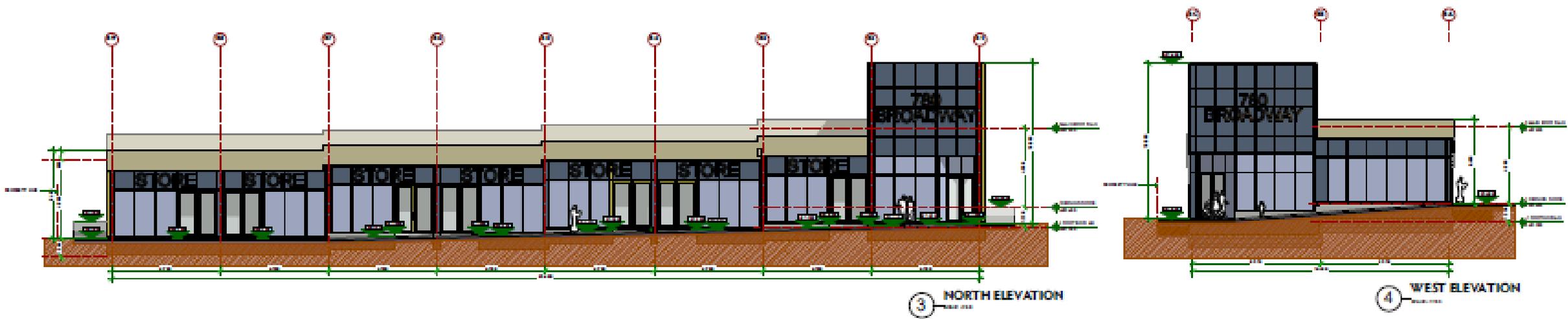
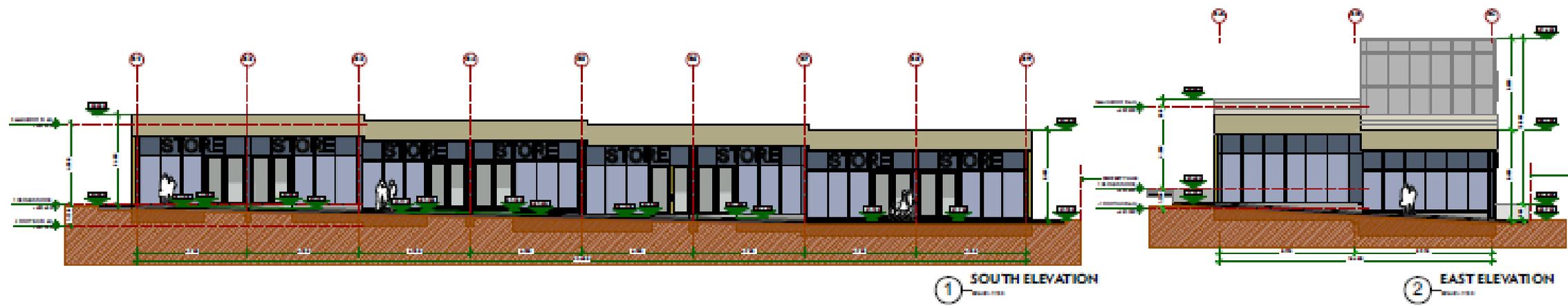


④ BROADWAY COURT VIEW



③ RETAIL BROADWAY VIEW

COMMERCIAL/RETAIL BUILDING ELEVATIONS





STUDIES COMPLETED

- Planning Justification Report, prepared by HPGI dated August 2020;
- Urban Design Brief, prepared by Waremalcomb, dated April 2020;
- Functional Servicing & SWM Report prepared by Lithos Group Inc, dated June 2020;
- Noise & Vibration Study, prepared by Valcoustics Canada Ltd, dated March 2020;
- Hydrogeological Assessment, inclusive of the Water Balance Report, prepared by R.J. Burnside & Associates, dated February 2020;
- Market Feasibility Study, prepared by Urbanmetrics Inc, dated June 2020;
- Tree Declaration Letter, prepared by Landscape Planning Limited, dated July 2020;
and,
- Traffic Impact Study, prepared by R.J. Burnside & Associates Ltd, dated July 2020.

THANK YOU