



Report

Subject: 780 Broadway, Public Meeting Information Report, OPZ-2020-03

Department: Infrastructure Services

Division: Planning

Report #: INS-2021-012

Meeting Date: 2021-03-01

Recommendations

That report INS-2021-012, 780 Broadway, Public Meeting Information Report, OPZ-2020-03, be received as information at the public meeting on March 1, 2021

Background and Analysis

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 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

Site-specific applications to amend the Town's Official Plan and Zoning By-law were received from Humphries Planning Group Inc. on behalf of the owner (Millwick Acquisitions Corp.) of a property known municipally as 780 Broadway. The subject property is located on the south side of Broadway (County Road 109), west of Riddell Road and east of B Line (County Road 23). It has a frontage of approximately 163.68 metres (537 feet) along Broadway (County Road 109) and a total lot area of approximately 1.15 hectares (2.84 acres). The subject property is currently vacant and contains what was most recently used as a former sales office for home sales within

recently developed residential neighbourhoods nearby. Existing land uses surrounding the subject property include:

1. North: Vacant farmland (crop production) within the Township of Amaranth.
2. East: A stormwater management facility constructed as part of the adjacent residential development to the south (Paula Court).
3. South: Detached dwellings on Paula Court (Subdivision approved as Plan 7M-52 in 2012)
4. West: Vacant lands designated for service commercial uses (810 Broadway)

A location map of the subject lands is included as Attachment 1.

Development Proposal

The applicant is proposing to create a mixed-use development featuring 54 three-storey “back-to-back” townhouse units and a standalone multi-unit commercial building containing approximately 922 square-metres of combined floor space. Vehicular access to the site would be provided through one entrance location on Broadway (County Road 109). A total of 108 resident parking spaces are proposed, consisting of both surface parking areas (48 spaces) and underground parking structures (60 spaces) beneath the townhouse units. 46 surface parking spaces are proposed for the commercial building.

A site plan, as well as building elevations and conceptual site illustrations are included in Attachment 2.

Approvals Required

Official Plan Amendment: The subject lands are designated “Service Commercial” on Schedule ‘A’ (Land Use Plan) in the Town’s Official Plan (OP). 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. Residential uses are not permitted in the Service Commercial designation.

To facilitate the proposed development, the amendment application seeks to re-designate the subject lands to “Neighbourhood Commercial”. This designation applies to various localized commercial areas that are situated in response to nearby residential areas. It permits a range of retail and service commercial uses, as well as residential uses only on upper floors. Because of this specific policy requirement for residential uses, the amendment also proposes to add a site-specific policy to permit low density multiple residential uses at a maximum of 54 dwelling units on this property.

Zoning By-law Amendment: To implement the OP policy and designation framework, the subject lands are zoned “Service Commercial (C3)” in the Town’s Zoning By-law No. 22-90, as amended. The C3 zone permits an extensive range of retail and general

service commercial uses that would cater to a broader market area. There is also a Special Provision (24.126) applied to this property, which permits “an upper floor dwelling unit” within the subject lands. This provision was added to the site as part of Town-wide commercial zone review undertaken in 1999. It was added to legalize an upper-level dwelling that existed on the property at that time, to prevent it from being deemed a legal non-conforming use.

To facilitate the proposed development, the amendment proposes to rezone the subject lands to “Neighbourhood Commercial (C2)”, which would have the effect of permitting both commercial and residential uses, either in standalone or multi-use buildings.

Some site-specific development standards are proposed to be incorporated in the rezoning of the property. These special standards intend to address specific details of the development concept, such as a maximum building height of 11 metres and a maximum of 54 dwelling units.

It is noted that the proposed development appears to meet the residential parking requirements of the By-law (2.0 spaces per unit). However, further information is required to confirm visitor parking arrangements as the current site layout does not meet this requirement (0.25 visitor parking spaces per unit).

A Holding (H) Symbol is typically implemented through the rezoning approval process to regulate servicing allocation to new developments. The servicing demands for a development proposal are typically confirmed through a detailed site plan approval process. The Town then formally allocates the associated servicing levels to the development as a prerequisite to removing the Holding (H) Symbol from the property, which then allows the development to proceed. A related application for Site Plan Approval (discussed below) has been submitted in conjunction with the subject OP and Zoning By-law amendment applications under consideration. The review of these applications will proceed concurrently, and it is expected that the servicing demand and allocation will be confirmed through this process, prior to considering approval of these amendments. A Holding (H) Symbol is therefore not anticipated to be applied in this situation; however this will be confirmed later in the process and will depend on the advancement of the site plan application.

Site Plan Approval: A related application for Site Plan Approval (File No. SPA-2020-10) has been submitted to implement this development proposal and is being reviewed concurrently with the OP and Zoning By-law amendment applications. The site plan application will address the site design details and technical aspects of the development, including grading, servicing, landscaping, exterior building appearance and site amenities.

Draft Plan of Condominium: A plan of condominium application will be required to facilitate the independent ownership of the individual townhouse dwellings and commercial units. It will also delineate the common areas that will remain under shared ownership of the unit owners within the development.

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

Schedule ‘A’ (Land Use Plan) to the Town of Orangeville Official Plan (“Orangeville OP”) designates the subject lands as “Service Commercial”. The lands are also located within the designated ‘Greenfield Area’ (Schedule ‘B1’: Built Boundary).

The land use policy permissions for the Service Commercial designation are described in the previous section of this report, as it relates to the basis of the proposed amendment.

The Implementation Section (I12.2) of the OP provides the following policy criteria to be considered when evaluating proposed amendments to the Plan:

- a) The conformity of the proposal to the goals and objectives of the Plan;
- b) the suitability of the site or area for the proposed use, especially in relation to other sites or areas of the Town;
- c) compatibility of the proposed use with adjacent land use designations;

- d) the need for the proposed use in light of the projected population and employment targets;
- e) the relationship of the application to the planned function of the site or district;
- f) the extent to which the existing areas of the Town designated for the proposed use are developed, or available for development;
- g) the impact of the proposed use on sewage and water systems, the transportation system, community facilities and the natural environment; and
- h) the fiscal implications of the proposed amendments to the Town.

A series of technical reports and plans have been submitted in support of the applications under consideration. This information is required to determine whether the development proposal satisfies the foregoing policy criteria of the Town's OP, as well as other applicable policies of the Plan. This documentation has been circulated to pertinent internal Town Divisions and external public agencies for their review and comment as part of the application review process. This review is relied upon to confirm whether the supporting information is acceptable, and that the conclusions and recommendations provided are appropriate. The following section provides a summary of the consultation comments received through the circulation process to-date.

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 January 12, 2021. Comments received to date are as follows:

Infrastructure Services, Transportation and Development Division: The nearest municipal water supply consists of a 300 mm diameter watermain located on B Line, which terminates near the Paula Court intersection. A 260.4m watermain extension is proposed to connect to this existing watermain and service this development. Further information is needed to determine how the watermain is proposed to be extended to serve this property, and how provisions may be included to serve the adjacent 810 Broadway property. This will require further consultation with the County of Dufferin Public Works Department to determine their acceptance and related requirements, should the watermain extension proceed along the B Line and Broadway right-of-ways, which are under the jurisdiction of the County.

An existing sanitary sewer connection is located at the southeast corner of the site, which this development proposes to utilize. Similarly, with respect to stormwater management, an existing storm sewer terminates at the eastern edge of the property, which drains to the existing stormwater management facility on the abutting lands.

The existing sanitary and storm sewer infrastructure located at the limits of the subject property was constructed as part of the adjacent Paula Court subdivision development to the south. It was intended to service the eventual future development of the subject

property and adjacent lands at 810 Broadway. Because the Paula Court subdivision developer was required to provide this additional servicing infrastructure to serve external lands outside of their plan, they have subsidized the costs of that infrastructure up-front. Therefore, there are provisions in the executed subdivision agreement for this subdivision stating that the Town will use its best efforts to recover costs for the storm and sanitary sewer connections at the time the benefitting lands are developed.

It is the Town's expectation that for the proposed development to proceed, cost-sharing arrangements are achieved between the subdivision developer and the subject lands with respect to this servicing infrastructure. Further information is also needed for this development to understand how servicing can be made available to serve the neighbouring property (810 Broadway) to facilitate future development on these lands. Staff are also relying on input from Dufferin County as it relates to any proposed servicing infrastructure to be constructed within the surrounding right-of-ways, as well as the access arrangements proposed for the site.

Infrastructure Services, Planning Division: In addition to seeking verification that the comments contained herein are satisfactorily addressed, staff are continuing to review this proposal to ensure that the following matters are satisfied:

- That the proposed development maintains compatibility with surrounding uses and reflects a design character appropriate for this location.
- That the proposed re-designation of the subject lands is an appropriate use for this site and represents suitable commercial mixed-use development at this location. Essentially, the appropriateness of changing the commercial function for this location, from the current service commercial intent to a neighbourhood commercial format, needs to be confirmed.
- That the proposed development can proceed in a manner that would maintain compatibility with the service commercial intent for the abutting property at 810 Broadway. The ability for the proposed development to proceed in a way that ensures appropriate servicing and site access can be afforded for future development at 810 Broadway also needs to be confirmed.

County of Dufferin: Comments received from the Waste Services Division requested more information on type of waste collection proposed for this site (i.e. private collection or utilize the County's collection system) and outlined the site design criteria to be met if the development intends to utilize their collection services. No further comments have been received from the County Planning Department or Public Works Department.

Dufferin Peel Catholic District School Board: Comments have confirmed the student yield expected to be generated by this development and the corresponding accommodation conditions of the receiving schools that operate within this catchment area. The Board has requested a series of standard conditions to be included in a development agreement to be executed for this proposal. These conditions outline

warning clauses to be included in any purchase and sale agreements for units within the development.

Bell Canada and Canada Post: Comments have requested conditions to be included in a development agreement for this proposal, which will obligate the developer to fulfill certain requirements regarding utility easements, mailbox locations, etc.

Township of Amaranth and Conseil scolaire Viamonde have indicated no concerns with this development proposal.

No further comments have been received at the time of preparing this report.

Next Steps

As part of the application review process, comments received from this public meeting will be taken into consideration, along 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 revisions to the development concept are often needed to address the comments received through this process. This information is then subject to further review and comment, 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 applications.

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 applications were submitted on November 11th, 2020 and were deemed to be a complete submission on December 7th, 2020. As per the requirements of the Planning Act, on December 17th, a Notice of Complete Applications 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 Broadway frontage of the subject property.

On February 9, 2021, A Notice of Public Meeting was provided in the same manner as described above. It was also sent to any individuals who had requested further information or asked further notice as a result of the initial notification for complete applications.

Financial Impact

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

Respectfully submitted

Prepared by

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Attachment(s): 1. Location Map
2. Site Development Plan and Renderings