

# 780 Broadway

Millwick Acquisitions Corp



PUBLIC MEETING - March 1<sup>st</sup> 2021

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



# SITE LOCATION & AREA CONTEXT





# 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:

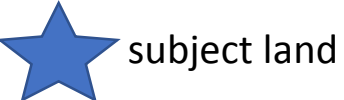
1.15 Hectares (2.84 acres)

## Lot Frontage:

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

## Existing Use:

# Temporary Sales Office

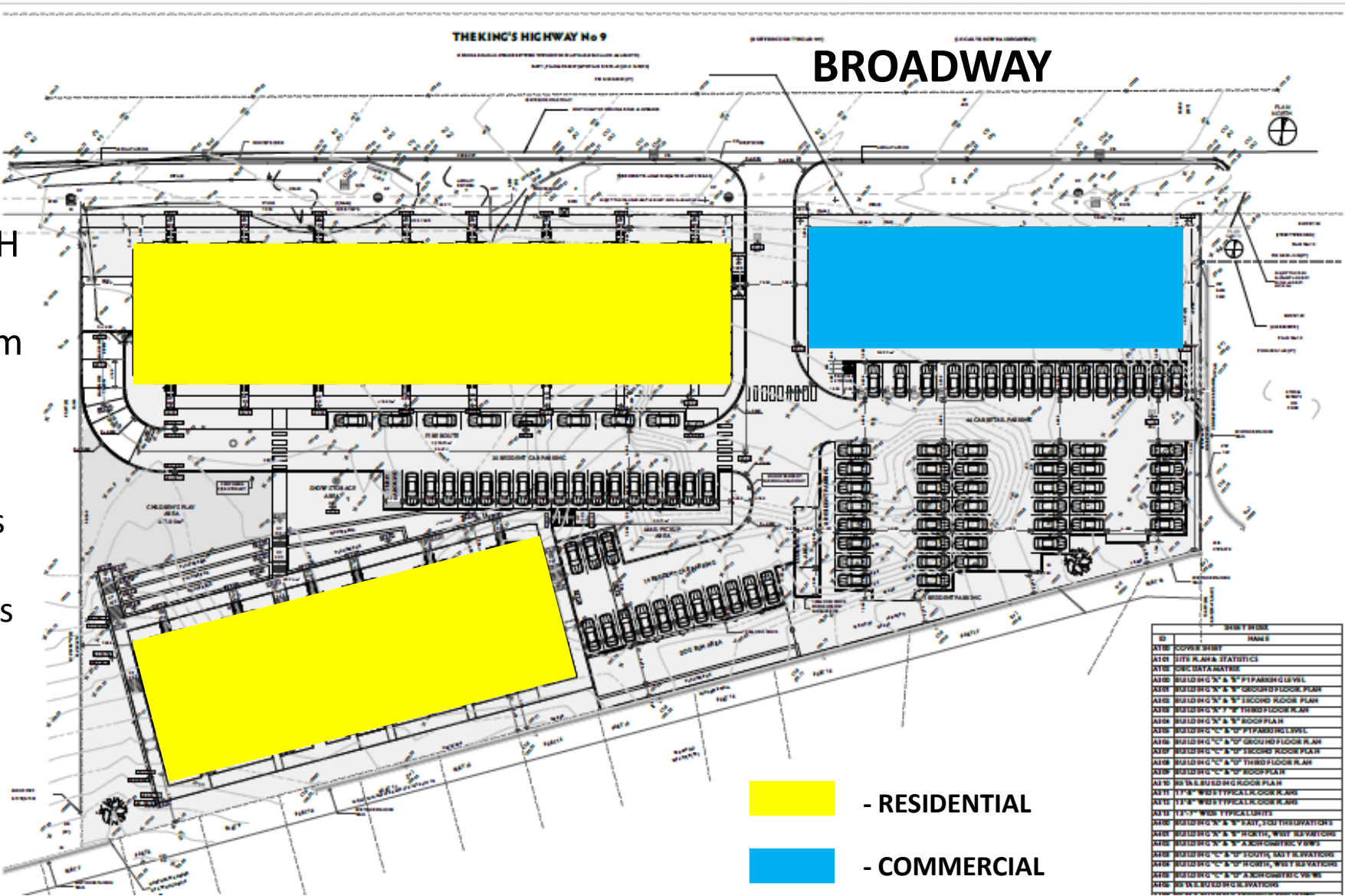




# DEVELOPMENT PROPOSAL

- 1. 54 Townhouse Dwelling Units
- 2. Retail Building (920.55m<sup>2</sup>)

- 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



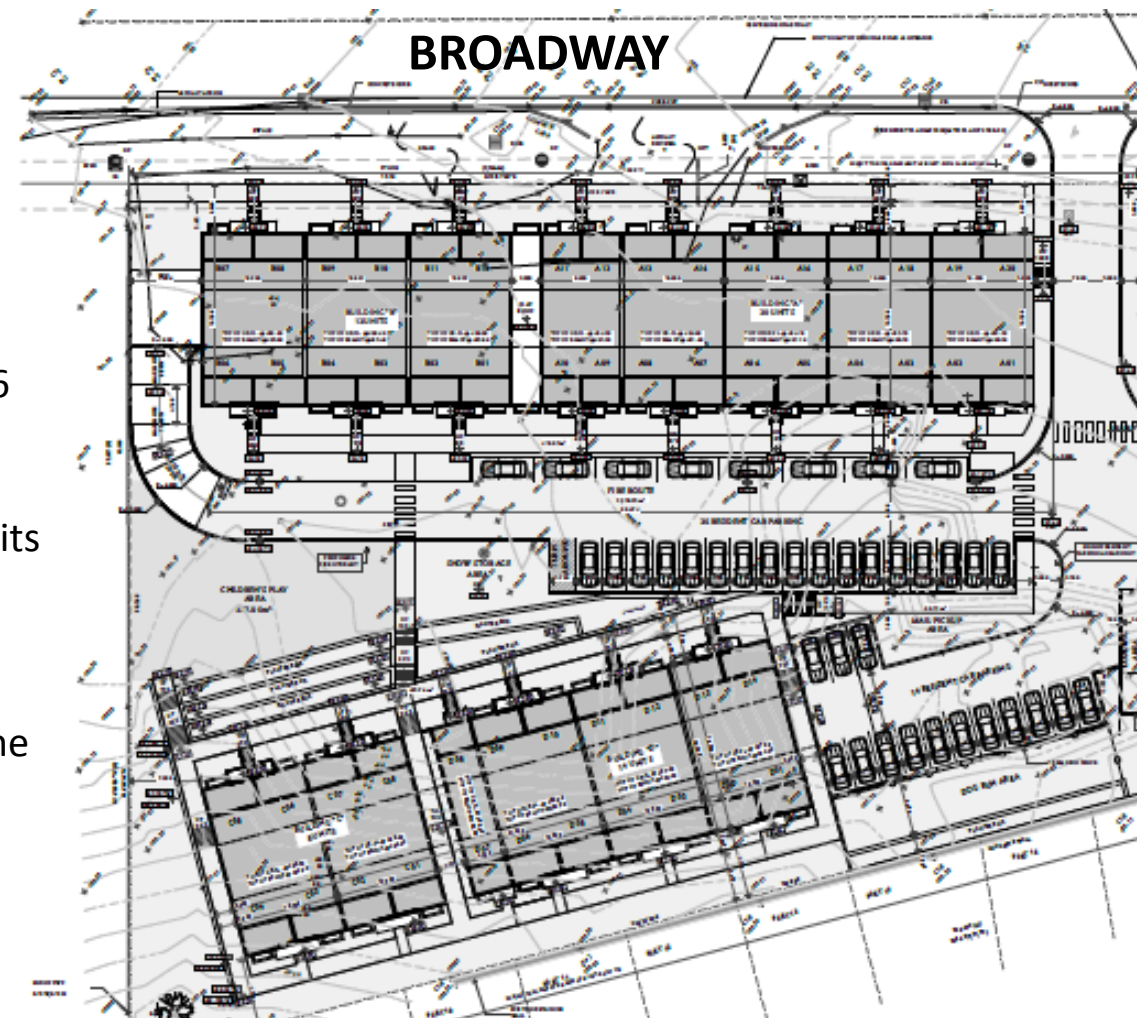
# **POLICY FRAMEWORK**

## ■ **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:

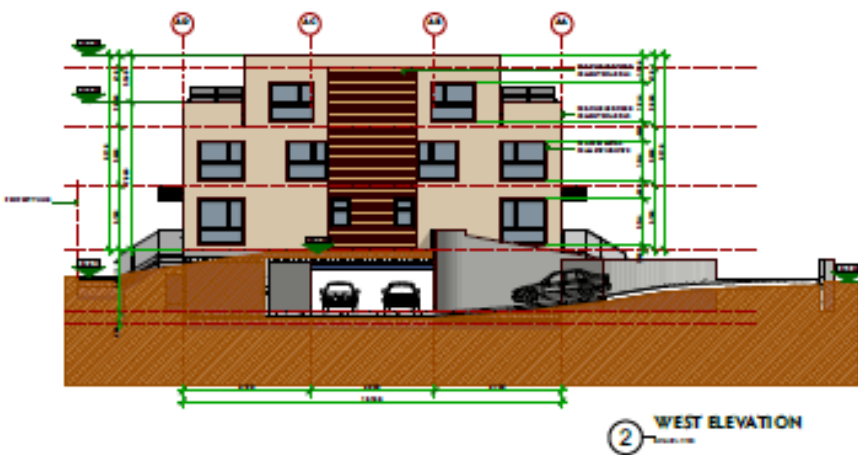
### **EXCEPTIONS:**

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

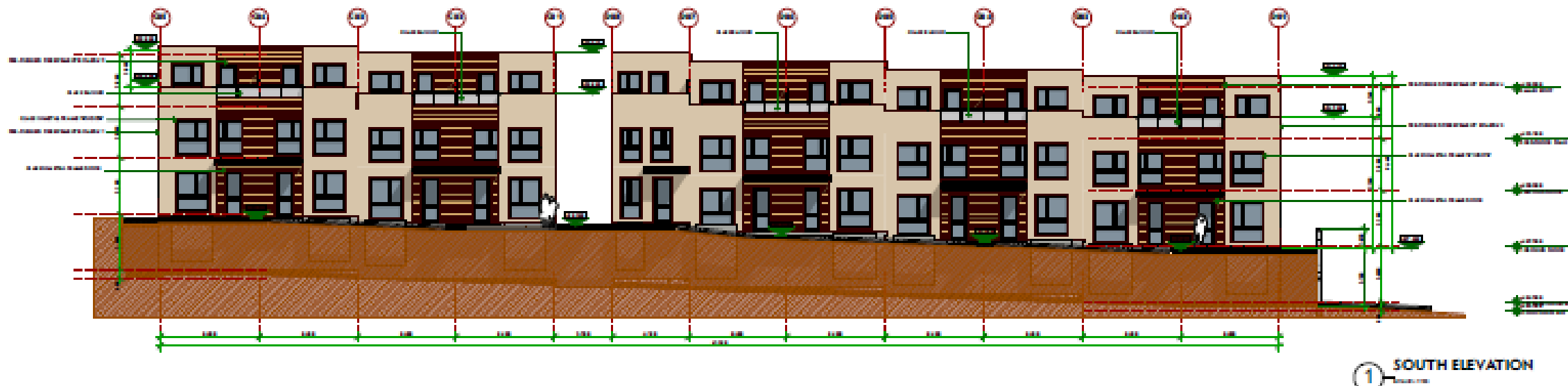




# RESIDENTIAL DEVELOPMENT – 54 TOWNHOUSE UNITS



## RESIDENTIAL BUILDING ELEVATIONS



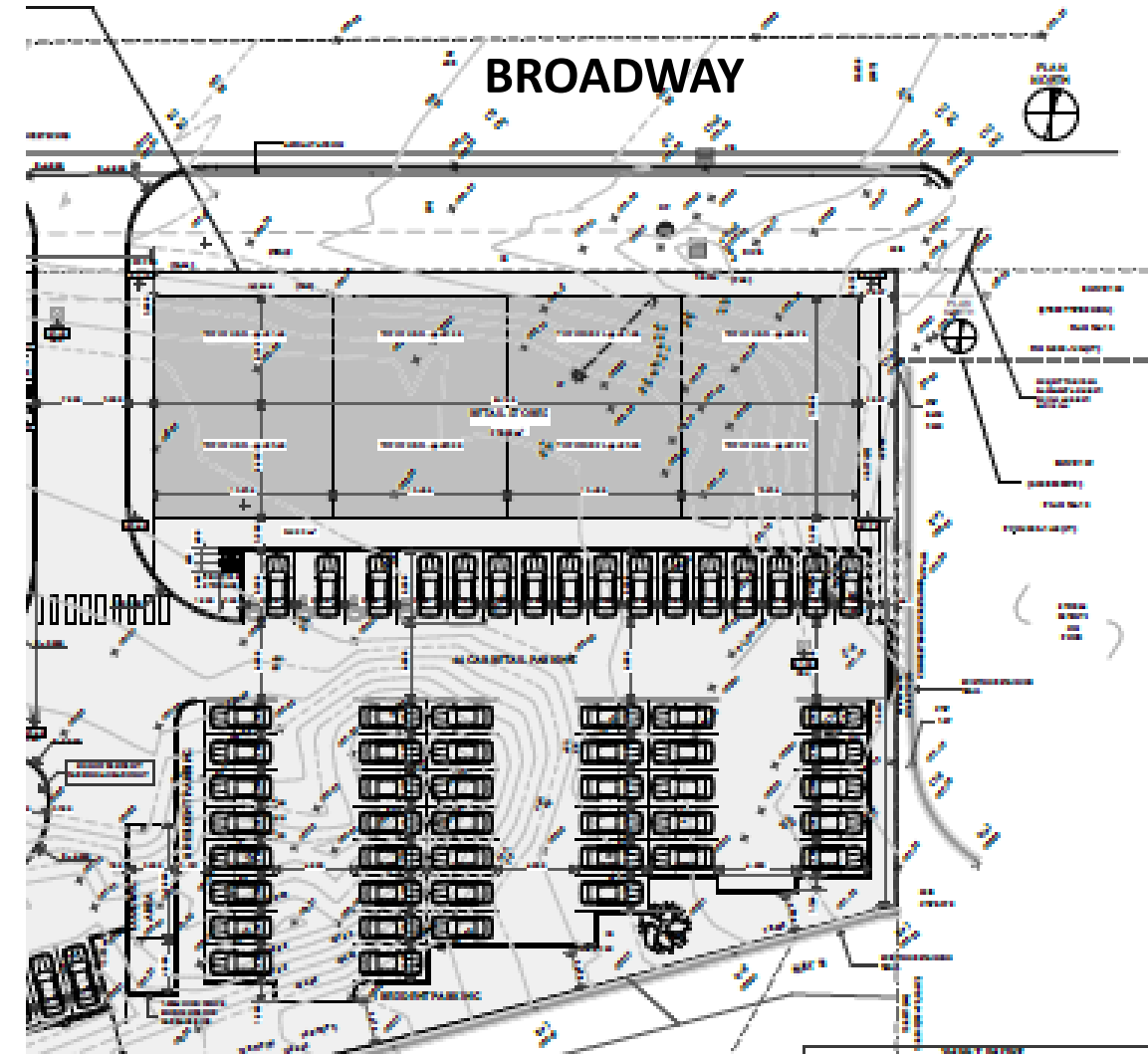


# **POLICY FRAMEWORK**

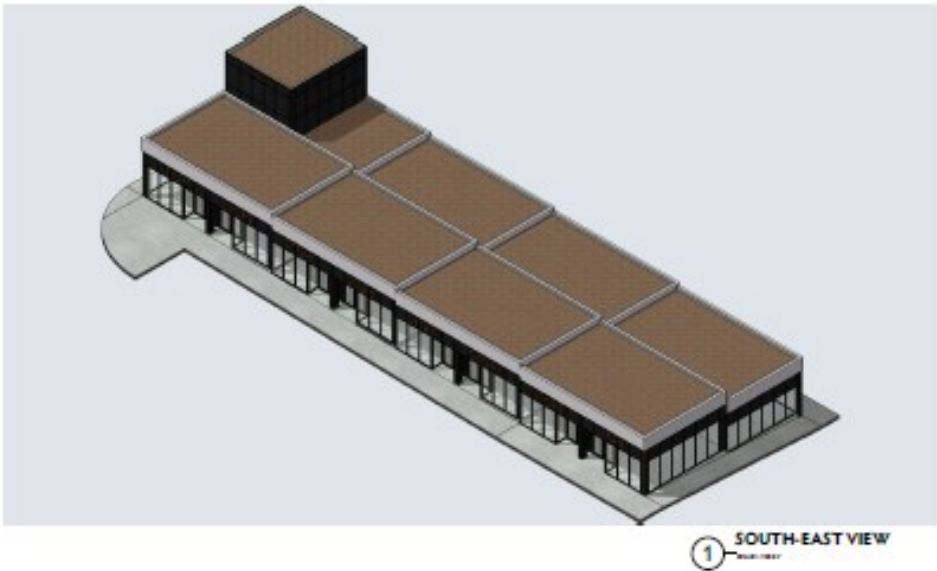
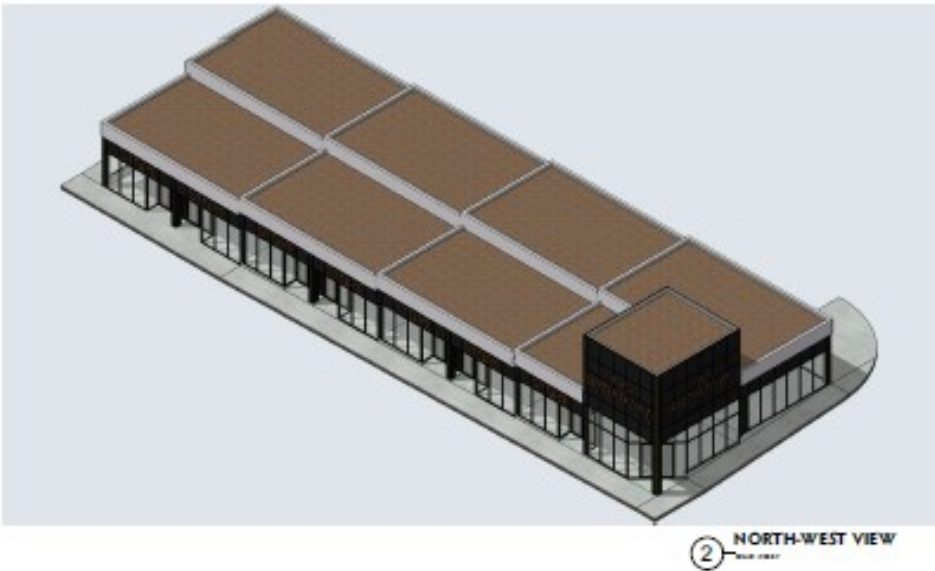
## ■ **Town of Orangeville Zoning By-law 22-90 – Commercial/Retail Development**

- 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	8. Dental Office
2. Animal Hospital/Veterinary Clinic	9. Hair & Beauty Salon
3. Bakery	10. Laundromat
4. Bank	11. Medical Clinic
5. Coffee Shop/Café	12. Business or Professional Office
6. Convenience Store	13. Restaurant
7. Day Care Centre/Nursery	14. Retail Store
	15. Personal Service Shop

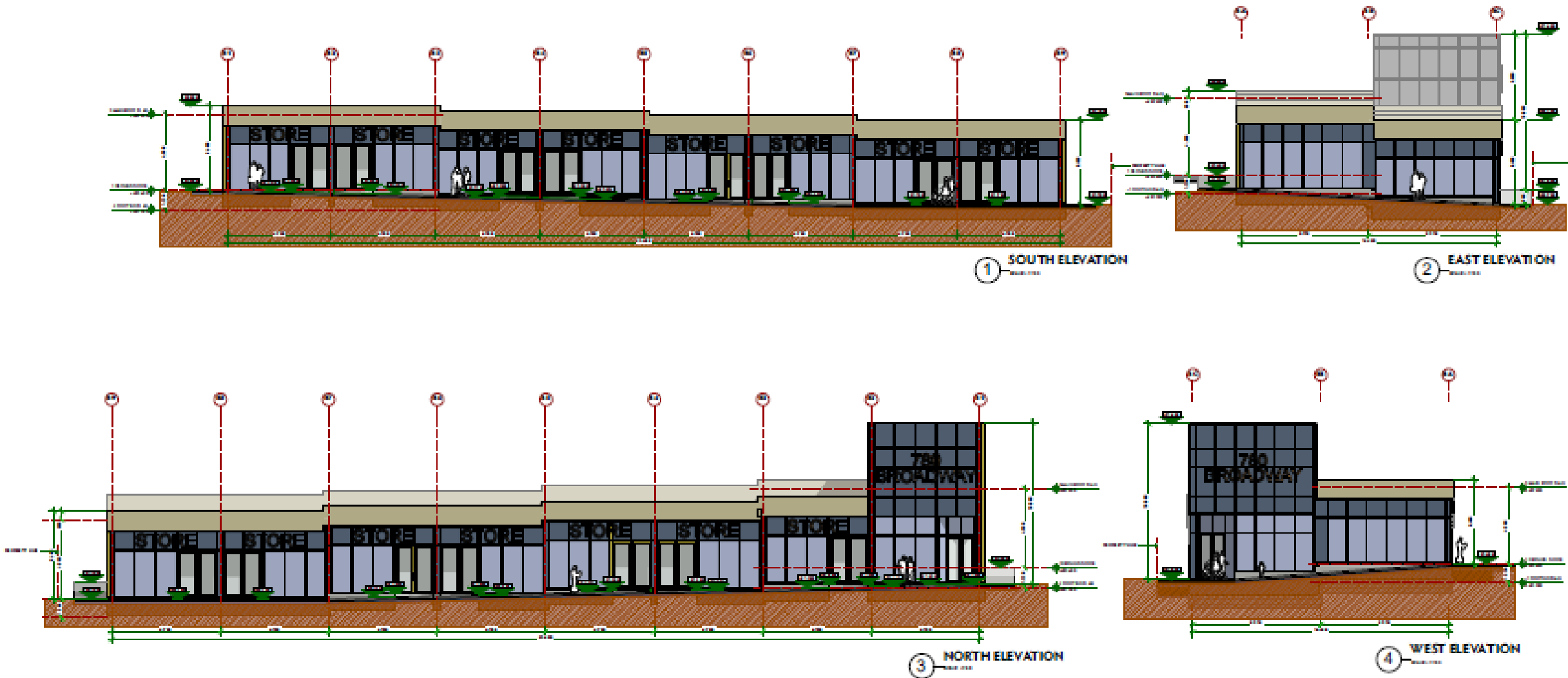


**COMMERCIAL/RETAIL DEVELOPMENT (920.55 SQ.M)**





# 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**