



Public Meeting: Staff Presentation

Millwick Acquisitions Corp. c/o Humphries Planning Group Inc.

780 Broadway

Town File No.: OPZ 2020-03 (related SPA-2020-10)

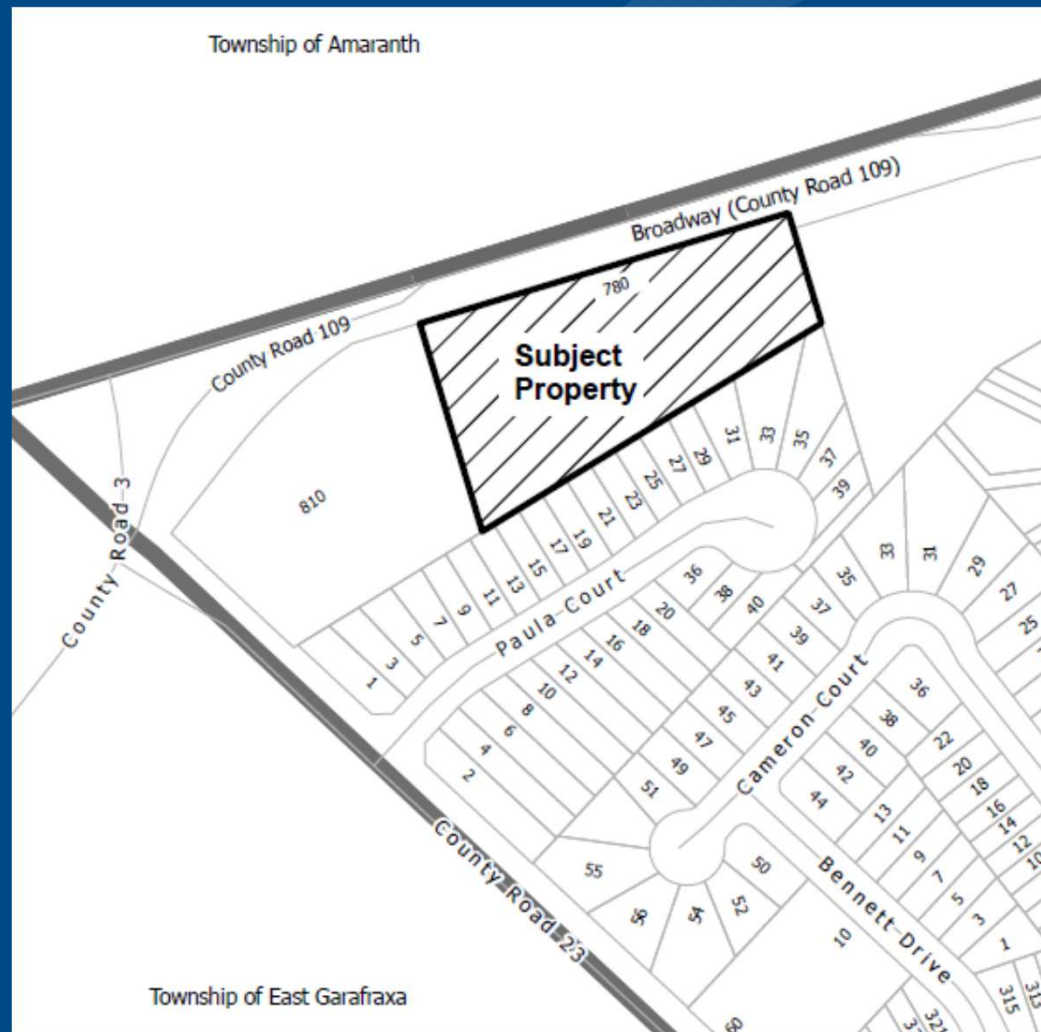
Monday March 1, 2021

7:00 pm

Summary of Applications

| | |
|-------------------------|---|
| Applications: | Official Plan and Zoning By-law Amendments and Site Plan Approval |
| Submitted by: | Millwick Acquisitions Corp (Owner) c/o Humphries Planning Group Inc. (Agent) |
| Location: | 780 Broadway South side of Broadway (County Road 109), east of B Line (County Road 23), west of Riddell Road |
| File Numbers: | OPZ-2020-03 and SPA-2020-10 |
| Received: | November 11, 2020 |
| Deemed complete: | December 7, 2020 |
| Proposal: | Mixed-use development featuring: <ul style="list-style-type: none">• 54 three-storey back-to-back townhouse dwellings• single-storey standalone commercial building (920 square-metres of total floor area)• 154 parking spaces, including 108 residential (surface and underground) and 46 commercial (surface) spaces |

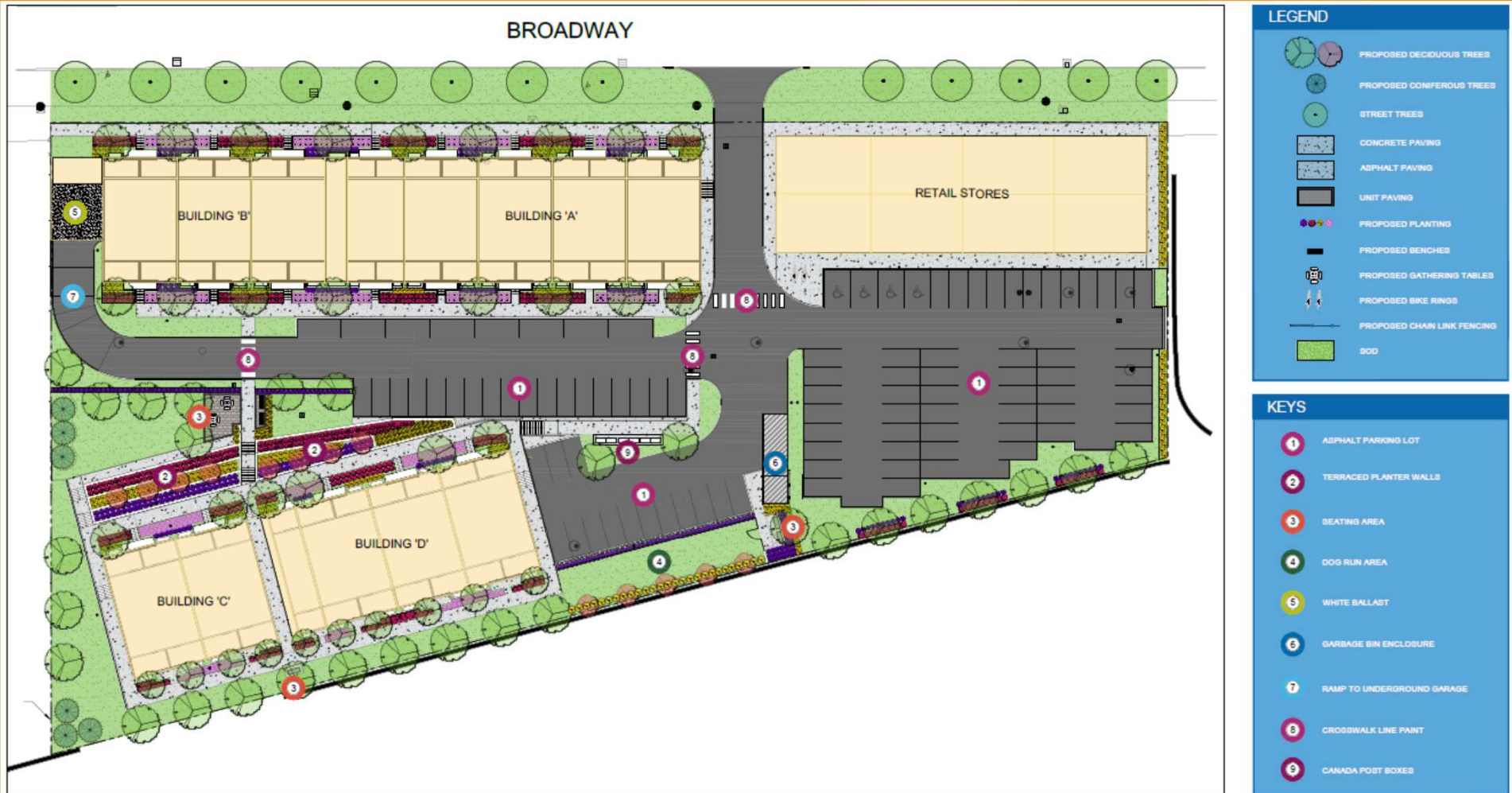
Site Location



On-site and Surrounding Uses

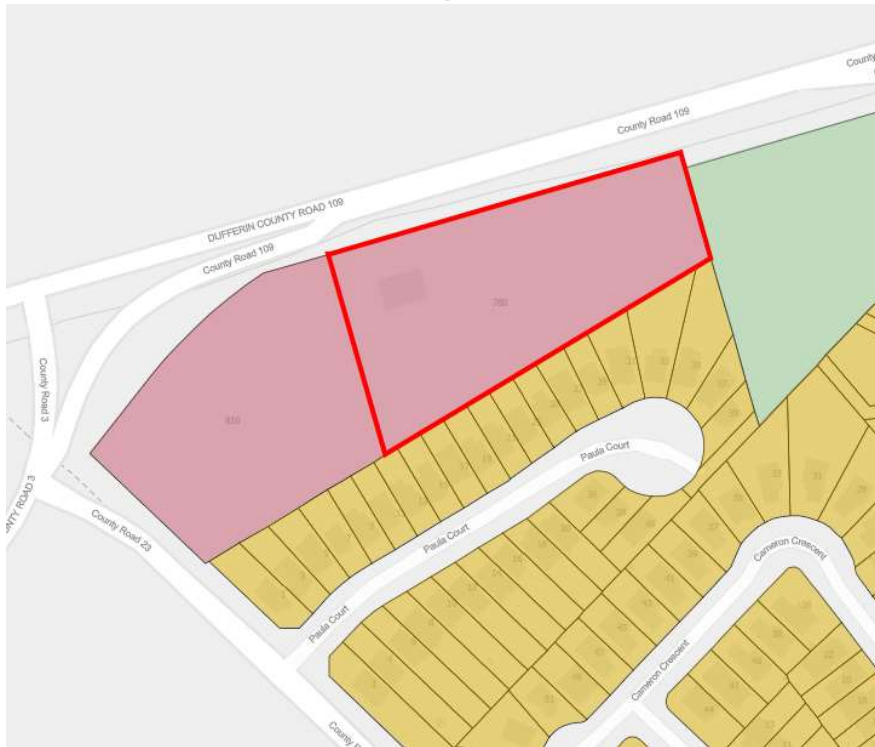


Proposed Development



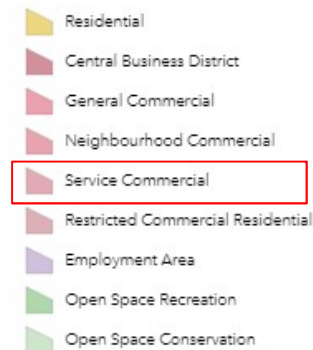
OFFICIAL PLAN:

Current Designation(s)

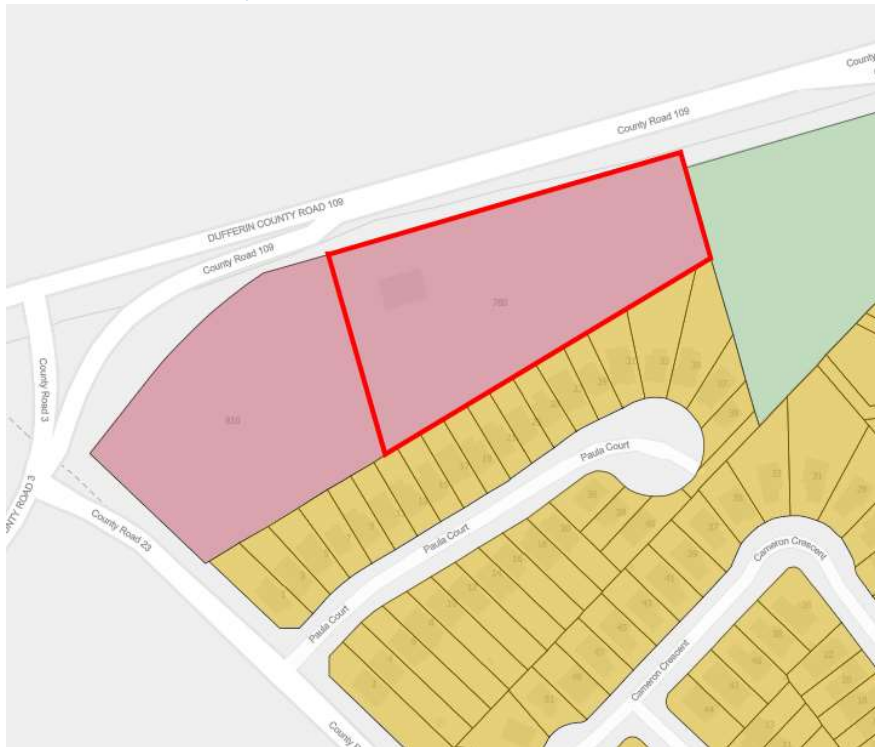


Service Commercial (Schedule 'A')

- Areas along major transportation routes
- permits a range of uses that provide specialized products or services relying on exposure to travelling public
- Residential uses not permitted

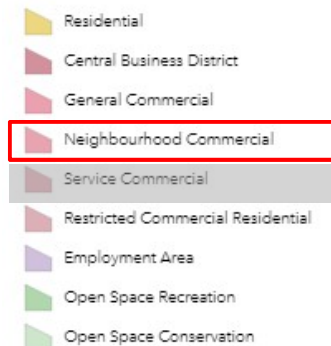


OFFICIAL PLAN: Proposed Amendment



Re-designate to “Neighbourhood Commercial” (Schedule ‘A’)

- Applies to localized commercial areas responding to nearby residential neighbourhoods
- Permits a range of retail and personal service uses – also permits residential on upper-floors
- Site-specific policy proposed – to permit maximum of 54 dwellings



ZONING BY-LAW

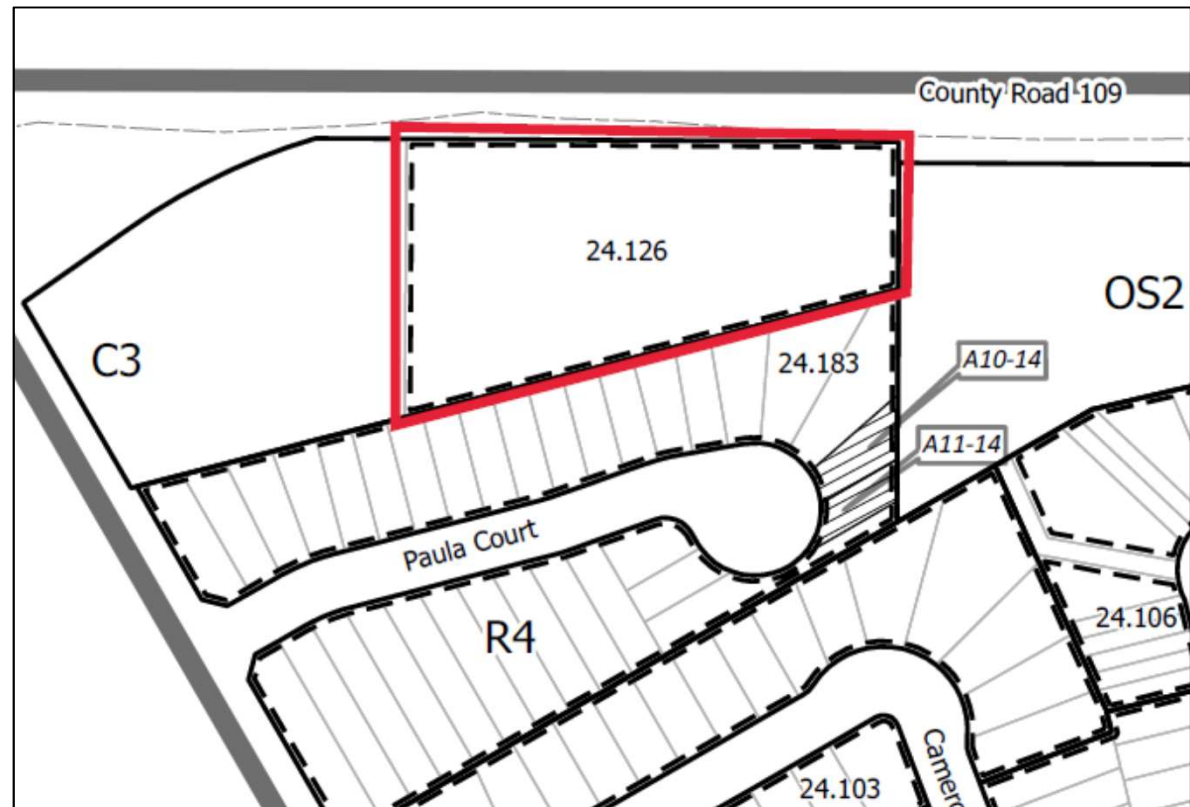
Current Zoning:

Service Commercial (C3) Zone

- Permits various retail and other service commercial uses that would cater to a broader market area

Site-specific special provision 24.126:

- Permits an upper-floor dwelling
- Added to the site in 1999 (Town-wide commercial zoning review) to legalize a pre-existing dwelling



ZONING BY-LAW

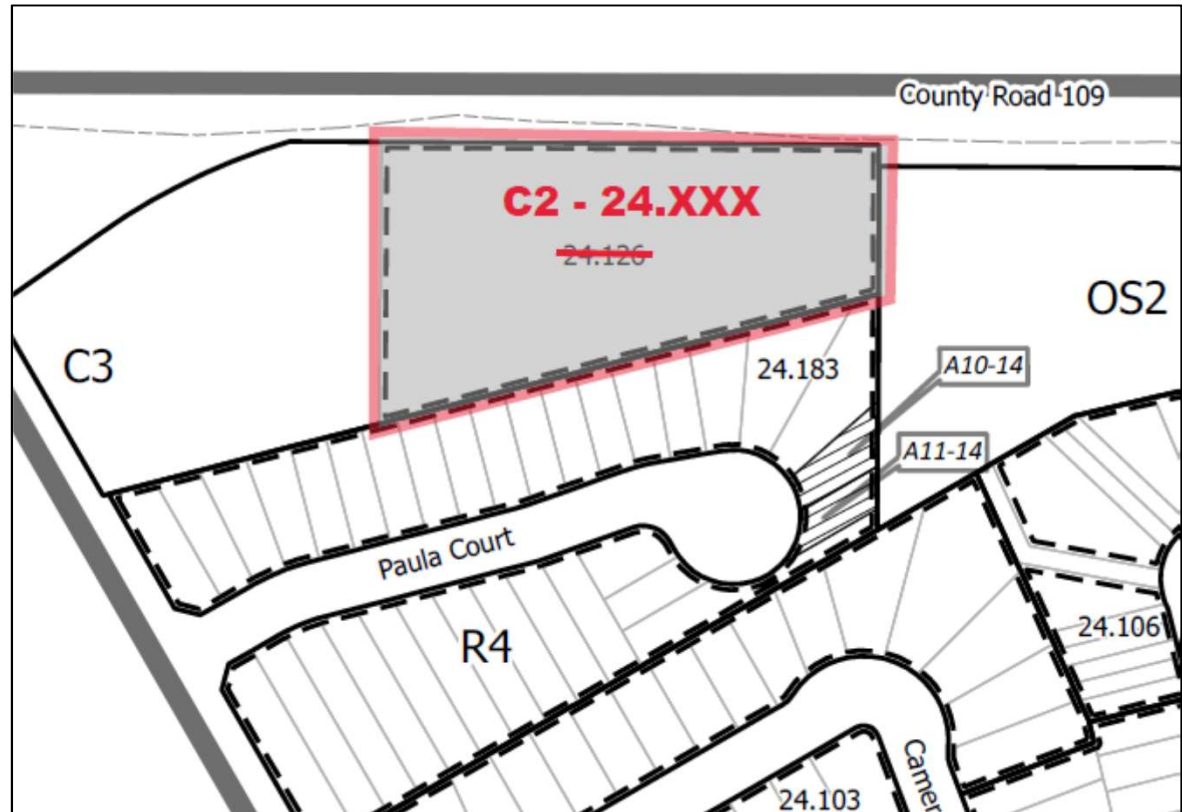
Proposed Rezoning:

Neighbourhood Commercial (C2) Zone

- Permits retail and personal service uses catering to local residential areas

Site-specific special provision 24.XXX:

- To address specific details of the development, i.e.:
 - Building Height (11.0m)
 - 54 dwelling units (max)



Agency and Public Comments

Public Comments:

- Inquiries seeking more info about the proposed development

Agency and Department Circulation:

NO concerns identified at this time:

- | | |
|------------------------------------|---|
| • Bell Canada | • Dufferin-Peel Catholic District School Board |
| • Conseil Scolaire Viamonde | • Township of Amaranth |
| • Canada Post | |

Agency and Department Comments

- **Upper Grand District School Board** – emphasizes the importance of pedestrian connectivity and requests future sidewalk on Broadway to be connected to B Line.
- **Infrastructure Services, Environment Division** – technical review of submission studies to ensure Sourcewater Protection Plan policies are met (i.e. no impacts to drinking water resources and municipal wells):
 - Confirm water-taking requirements for any below-grade construction
 - Proposed infiltration methods to be confirmed to adhere to policy requirements
 - Additional snow storage areas needed
 - Site design measures requested to minimize need for winter salt application
 - Certain commercial uses (i.e. drycleaners, print shop, auto repair) should be restricted due to source protection policies.

Agency and Department Comments

- **Infrastructure Services, Transportation and Development** – ongoing technical review and comment on the proposed site servicing and stormwater management:
 - Further info needed to understand how water servicing will be extended to this site
 - Stormwater and sanitary services were extended to serve this property as part of the adjacent Paula Court subdivision development:
 - The capacity of this infrastructure needs to be confirmed to accommodate the proposed mixed-use development
 - Cost recovery arrangements need to be determined between the landowner and subdivision developer
 - Input from Dufferin County is needed regarding the proposed site access and any servicing to be located in the County right-of-way(s)

Agency and Department Comments

- **Infrastructure Services, Planning Division:**
 - Seeking confirmation that pertinent agency and division comments are satisfactorily addressed.
 - Reviewing applications to ensure:
 - Compatibility is maintained with surrounding uses.
 - Changing the commercial function of this location (i.e. from service commercial to mixed-use neighbourhood commercial format) is appropriate
 - Proposed development would maintain compatibility with commercial intent for neighbouring property (810 Broadway)
 - Site development would not preclude future development access and service arrangements for 810 Broadway

Next Steps

1. Statutory public meeting & information report to Council (Today)
2. Planning Division staff review of comments received through public consultation and circulation review - for applicant to address to satisfaction of Town and agency staff
3. Planning Division staff to prepare a recommendation report for a Council decision
4. Applicant to pursue further required planning approvals, pending a decision on the Official Plan and Zoning By-law Amendments

Thank You

For further information, please contact:

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