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Infrastructure Services

## **Notice of Complete Application for a Zoning By-law Amendment (File No. RZ-2021-02)**

**Take Notice that** the Corporation of the Town of Orangeville is in receipt of a complete application to amend the Town's Zoning By-law No. 22-90, as amended, pursuant to Section 34 of the *Planning Act*, R.S.O. 1990.

### **Description of the Subject Land:**

The land subject to this application is comprised of one parcel located on the north side of Broadway, between Sherbourne Street and Fourth Street. The subject land is legally described as Part of Lot 1, Concession 1, West of Hurontario Street, Part of First Avenue, Registered Plan 201 (closed by by-law No. 123-86), Lot 4 and Part of Lot 3, Registered Plan 256, and is municipally known as 33-37 Broadway. The subject land has a total area of approximately 0.80 hectares (1.98 acres), with approximately 60.5 metres (198 feet) of frontage along Broadway and 35 metres (115 feet) of frontage along Sherbourne Street. The subject land currently contains three one-storey commercial buildings, two of which that front onto Broadway will be demolished to facilitate the proposed development. The commercial plaza containing the medical offices in the rear of the subject lands will be maintained. A location map of the subject land is attached.

### **Purpose and Effect of the Applications:**

The purpose and effect of the application is to permit the development a 9-storey mixed-use building located towards the southern portion of the subject lands, along the Broadway frontage. The proposed development consists 97 residential units, and 407 square metres of ground floor retail space. The proposal includes 134 square meters of indoor amenity area, 779 square metres of rooftop amenity area on the 5th floor, and a total of 2,013 square metres of landscape area. 253 parking stalls are proposed to service the development, 48 parking stalls will be surface parking to service the existing medical building, as well as the proposed visitor and commercial uses. The balance of the proposed parking spaces (205) are located within the proposed 9-storey building within floors 1 to 4.

The Zoning By-law Amendment proposes to rezone the subject lands from Neighbourhood Commercial (C2) Zone, to Neighbourhood Commercial (C2) Zone with Special Provision 24.XXX to permit the proposed development.

A Site Plan application (SPA-2021-03) has also been submitted in conjunction with the Zoning By-law Amendment application.

**Information Available:**

Additional information and material relating to the application is available for review during business hours, in the Infrastructure Services Department, Planning Division at 87 Broadway, Orangeville, Ontario.

For further information, you may also contact **Larysa Russell, Senior Planner, Infrastructure Services at 519-941-0440 Ext. 2254 or by e-mail at LRussell@orangeville.ca** during normal business hours or visit the Planning Division.

**If You Wish to be Notified:**

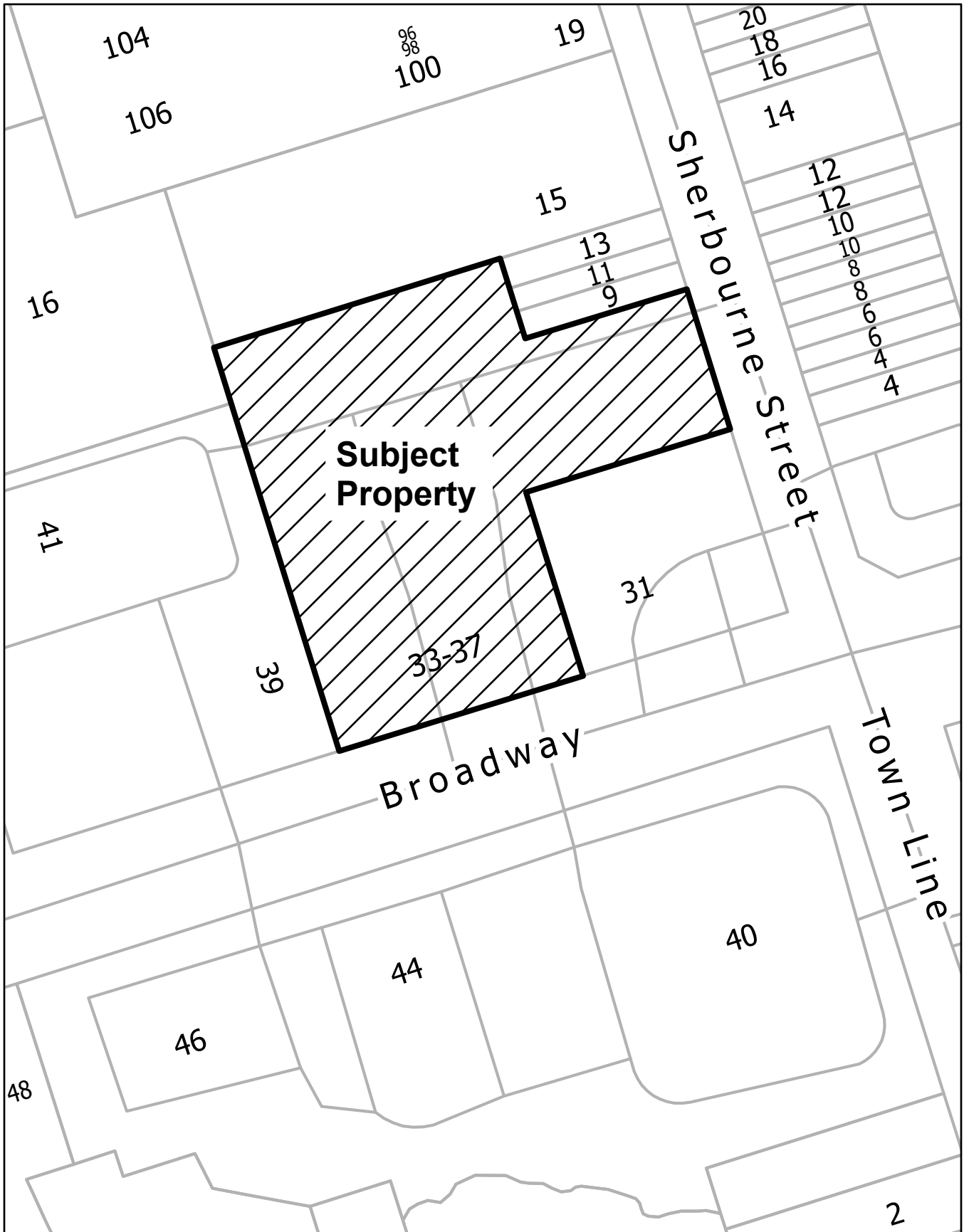
If you wish to be notified of the decision of the Council of the Corporation of the Town of Orangeville with respect to the Official Plan Amendment Application and Zoning By-law Amendment Application, you must make a written request to: Clerk, Town of Orangeville, 87 Broadway, Orangeville, Ontario, L9W 1K1.

**Important Information About Preserving Your Appeal Rights:**

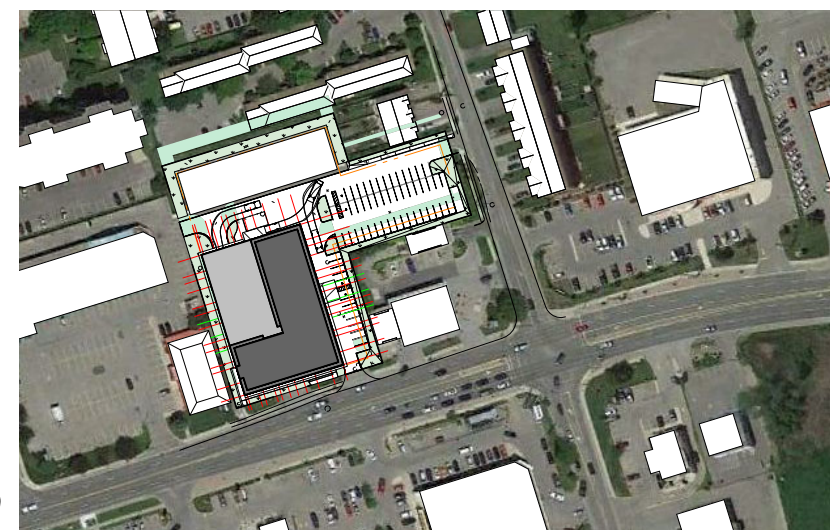
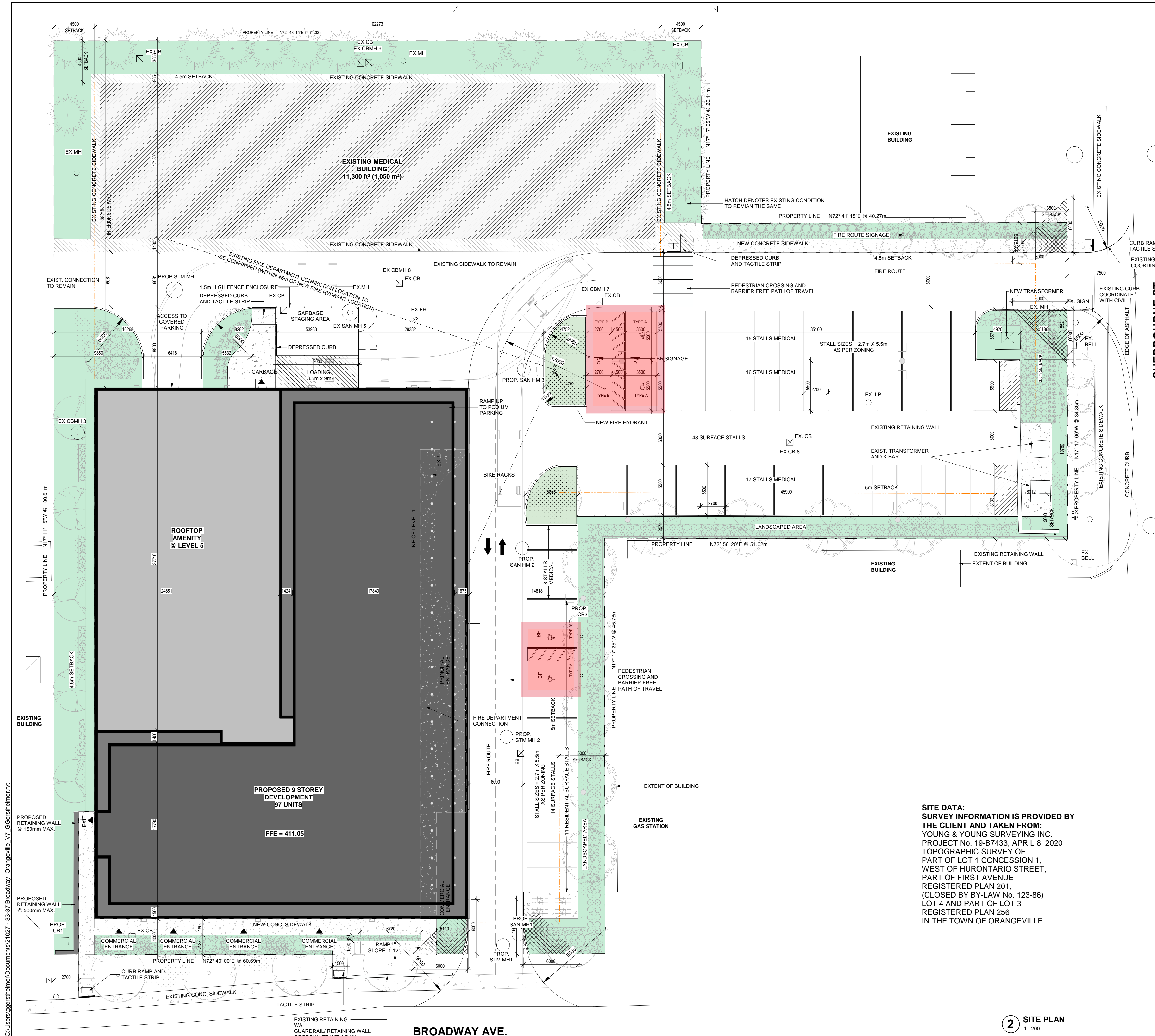
If a person or public body would otherwise have an ability to appeal the decision of the Council of the Corporation of the Town of Orangeville to the Local Planning Appeal Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Corporation of the Town of Orangeville before the proposed official plan amendment is adopted or before the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting or make written submissions to the Council of the Corporation of the Town of Orangeville before the proposed official plan amendment is adopted or before the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Local Planning Appeal Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

**Notice Issued: August 26, 2021**







1 KEY PLAN  
N.T.S.

SHERBOURNE ST.

CENTRELINE OF ASPHALT

| SITE DATA                         |                           |  |
|-----------------------------------|---------------------------|--|
| 33-37 Broadway, Orangeville, ON   |                           |  |
| DATA                              | REQUIRED                  | PROVIDED   |
| ZONING                            |                           | ZONING - C-2   |
| LOT AREA (m²)                     | 800 m² MIN.               | 8,083 (m²)   |
| BUILDING COVERAGE (m²)            | N/A                       | RESIDENTIAL 2,402 m²<br>MEDICAL 1,050 m²<br>TOTAL = 3,451 m² |
| BUILDING COVERAGE (%)             | N/A                       | 42.7 %   |
| FRONT YARD (m) - SHERBOURNE       | 3.5 (m)                   | 66.1 (m)   |
| INTERIOR SIDE YARD (m)            | 5 (m)                     | 38.2 (m)   |
| EXTERIOR SIDE YARD (m) - BROADWAY | 3.5 (m) MIN, 22.5 (m) MAX | 3.9 (m)  |
| REAR YARD (m)                     | 4.5 (m)                   | 4.5 (m)  |

| BUILDING DATA                |               |                         |
|------------------------------|---------------|-------------------------|
| DATA                         | REQUIRED      | PROVIDED                |
| TOTAL DENSITY (# of units)   | N/A           | 97 units                |
| BUILDING AREA (m²)           | N/A           | 25,850 ft² (2,402 m²)   |
| GROSS FLOOR AREA (m²)        | N/A           | 173,169 ft² (16,088 m²) |
| GROSS CONSTRUCTION AREA (m²) | N/A           | 173,169 ft² (16,088 m²) |
| NUMBER OF STOREYS            | N/A           | 9                       |
| BUILDING HEIGHT (m)          | 12 m MAX.     | 29.1 m                  |
| AMENITY AREA (m²) - INDOOR   | N/A           | 1,439 ft² (134 m²)      |
| AMENITY AREA (m²) - OUTDOOR  | N/A           | 8,385 ft² (779 m²)      |
| COMMERCIAL/RETAIL AREA (m²)  | 1,858 m² MAX. | 4,385 ft² (407 m²)      |
| MEDICAL BUILDING (EXISTING)  |               | 11,300 ft² (1,050 m²)   |
| TOTAL                        |               | 15,685 ft² (1,457 m²)   |

| LANDSCAPING DATA            |          |            |
|-----------------------------|----------|------------|
| DATA                        | REQUIRED | PROVIDED   |
| LANDSCAPE AREA (percentage) | N/A      | 25 (%)     |
| LANDSCAPE AREA (m²)         | N/A      | 2,013 (m²) |

| VEHICLE PARKING DATA                                    |  |                       |
|---|--|-----------------------|
| DATA  | REQUIRED   | PROVIDED              |
| RESIDENTIAL PARKING                                     | 1.5 / units = 145  | 157 (1.62/unit)       |
| VISITOR PARKING   | 0.25 / units = 24  | 24                    |
| COMMERCIAL PARKING                                      | 1/20m² = 20  | 20                    |
| EXISTING MEDICAL BLDG. PARKING                          | 1/20m² = 52  | 52                    |
| BARRIER FREE PARKING (RESIDENTIAL, COMMERCIAL, MEDICAL) | 201 - 1,000 spaces = 2 stalls + 2% = 2 + 4.62 = 7 stalls | 9 (included in above) |
| TOTAL   | 241  | 253                   |

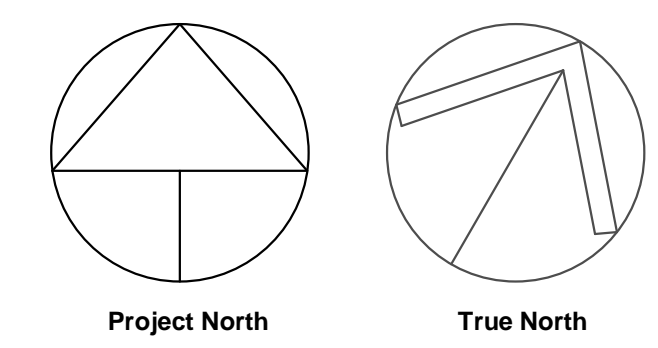
| BICYCLE PARKING DATA   |   |          |
|--|---|----------|
| DATA   | REQUIRED                                  | PROVIDED |
| BICYCLE PARKING - COMMERCIAL OUTDOOR (includes medical building) | > 1,000 m² Commercial area = 2 + 1 stalls | 8        |
| BICYCLE PARKING - RESIDENTIAL INDOOR                             | N/A                                       | 30       |
| TOTAL  | 3   | 38       |

| LOADING SPACE DATA |   |   |
|--------------------|---|---|
| DATA               | REQUIRED  | PROVIDED  |
| LOADING SPACE      | > 7,500 m² Floor area<br>3 loading spaces @ 3.5m x 9m | 2 loading spaces<br>1 = 3.5m x 9m (Shared residential & medical)<br>1 = 3.5m x 8.5m |
| TOTAL              | 3   | 2   |

| UNIT BREAKDOWN  |          |            |
|-----------------|----------|------------|
|                 | AMOUNT   | PERCENTAGE |
| 1 BEDROOM       | 30 units | 30.9%      |
| 1 BEDROOM + DEN | 43 units | 44.4%      |
| 2 BEDROOM       | 24 units | 24.7%      |
| TOTAL           | 97 units |            |

**SITE DATA:**  
**SURVEY INFORMATION IS PROVIDED BY THE CLIENT AND TAKEN FROM:**  
YOUNG & YOUNG SURVEYING INC.  
PROJECT No. 19-B7433, APRIL 8, 2020  
TOPOGRAPHIC SURVEY OF  
PART OF LOT 1 CONCESSION 1,  
WEST OF HURONTARIO STREET,  
PART OF FIRST AVENUE  
REGISTERED PLAN 201,  
(CLOSED BY BY-LAW No. 123-86)  
LOT 4 AND PART OF LOT 3  
REGISTERED PLAN 256  
IN THE TOWN OF ORANGEVILLE

2 SITE PLAN  
1 : 200



- GENERAL NOTES**
1. DO NOT SCALE DRAWINGS. WRITTEN DIMENSIONS SHALL HAVE PRECEDENCE OVER SCALED DIMENSIONS.
  2. ALL WORK SHALL COMPLY WITH THE 2012 ONTARIO BUILDING CODE AND AMENDMENTS.
  3. CONTRACTORS MUST CHECK AND VERIFY ALL DIMENSIONS AND SPECIFICATIONS AND REPORT ANY DISCREPANCIES TO THE ARCHITECT BEFORE PROCEEDING WITH THE WORK.
  4. ALL CONTRACTORS AND SUB-CONTRACTORS SHALL HAVE A SET OF APPROVED CONSTRUCTION DOCUMENTS ON SITE AT ALL TIMES.
  5. ALL DOCUMENTS REMAIN THE PROPERTY OF THE ARCHITECT. UNAUTHORIZED USE, MODIFICATION, AND/OR REPRODUCTION OF THESE DOCUMENTS IS PROHIBITED WITHOUT WRITTEN PERMISSION. THE CONTRACT DOCUMENTS WERE PREPARED BY THE CONSULTANT FOR THE ACCOUNT OF THE OWNER.
  6. THE MATERIAL CONTAINED HEREIN REFLECTS THE CONSULTANTS BEST JUDGEMENT IN LIGHT OF THE INFORMATION AVAILABLE TO HIM AT THE TIME OF PREPARATION. ANY USE WHICH A THIRD PARTY MAKES OF THE CONTRACT DOCUMENTS, OR ANY RELIANCE OR/AND DECISIONS TO BE MADE BASED ON THEM ARE THE RESPONSIBILITY OF SUCH THIRD PARTIES.
  7. THE CONSULTANT ACCEPTS NO RESPONSIBILITY FOR DAMAGES, IF ANY, SUFFERED BY ANY THIRD PARTY AS A RESULT OF DECISIONS MADE OR ACTIONS BASED ON THE CONTRACT DOCUMENTS.

| 1   | 2021-06-23 | ISSUED FOR ZBA/SPA |
|-----|------------|--------------------|
| No. | Date       | Revision           |

Project No. 21027  
Project Date  
Drawn by AFM  
Checked by GG  
Plot Date / Time 2021-07-01 10:36:48 AM

33-37 BROADWAY,  
ORANGEVILLE

SITE PLAN

EDWARD THOMAS  
LICENCE 5572

Drawing Scale As indicated  
Status  
Drawing No. Revision No.

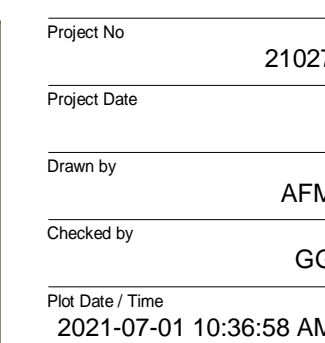
A1.1 - r1





## GENERAL NOTES

- |     |            |                    |
|-----|------------|--------------------|
| 1   | 2021-06-23 | ISSUED FOR ZBA/SPA |
| No. | Date       | Revision           |



## LEVEL 2 FLOOR PLAN

Drawing Scale 1 : 20

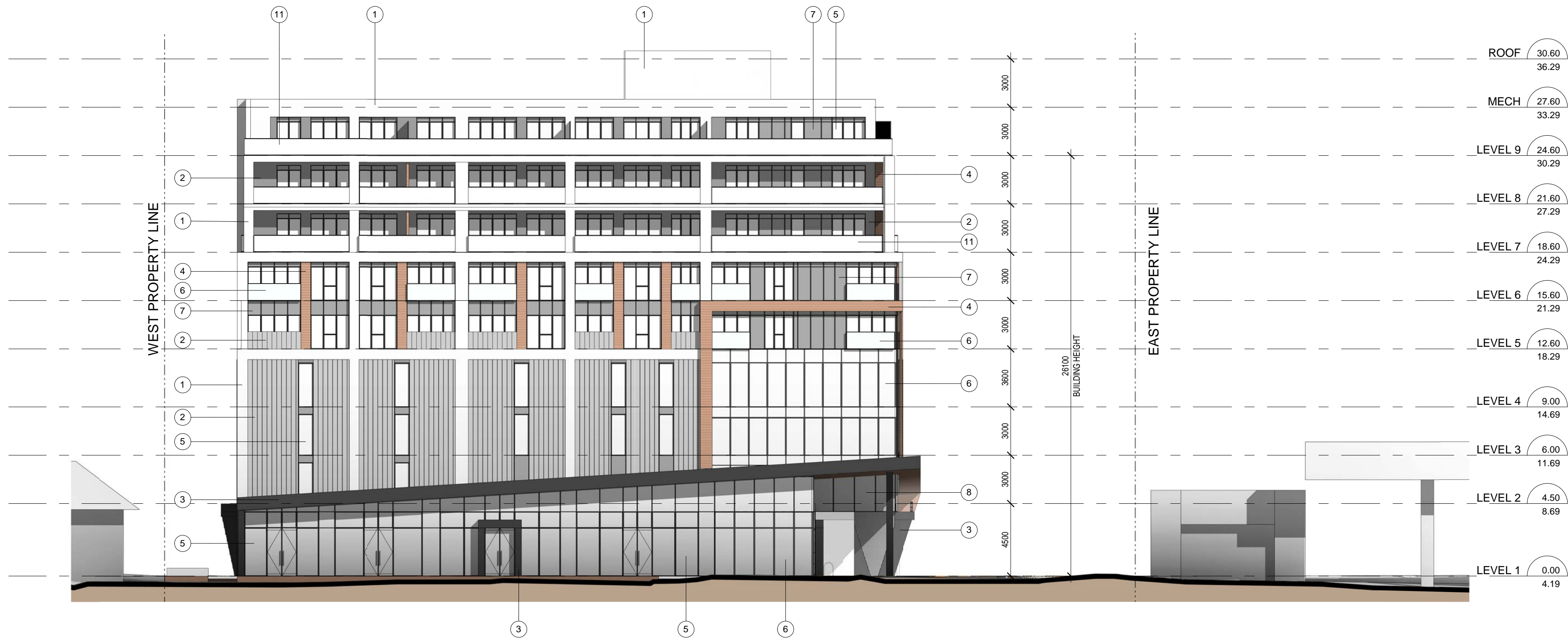
\_\_\_\_\_ Status

Drawing No. \_\_\_\_\_ Revision No. \_\_\_\_\_

## A2.2 - r1

EXTERIOR FINISH LEGEND

|                                |   |                            |   |
|--------------------------------|---|----------------------------|---|
| 1                              | PREFINISHED PANEL SYSTEM<br>COLOUR: WHITE<br>TYPE / MANUFACTURER: TO BE DETERMINED              | 7                          | SPANDREL UNIT -<br>COLOUR: GREY<br>TYPE / MANUFACTURER: TO BE DETERMINED                  |
| 2                              | PREFINISHED PANEL SYSTEM<br>COLOUR: GREY<br>TYPE / MANUFACTURER: TO BE DETERMINED               | 8                          | SPANDREL UNIT -<br>COLOUR: WHITE<br>TYPE / MANUFACTURER: TO BE DETERMINED                 |
| 3                              | PREFINISHED METAL PANEL<br>COLOUR: DARK CHARCOAL<br>TYPE / MANUFACTURER: TO BE DETERMINED       | 9                          | GLASS - JULIET BALCONY<br>COLOUR: FRIT SOLID<br>TYPE / MANUFACTURER: TO BE DETERMINED     |
| 4                              | PREFINISHED METAL PANEL SYSTEM<br>COLOUR: WOOD PATTERN<br>TYPE / MANUFACTURER: TO BE DETERMINED | 10                         | GLASS - JULIET BALCONY<br>COLOUR: FRIT PATTERN<br>TYPE / MANUFACTURER: TO BE DETERMINED   |
| 5                              | VISION GLASS WINDOW WALL<br>COLOUR: CLEAR<br>TYPE / MANUFACTURER: TO BE DETERMINED              | 11                         | GLASS BALCONY GUARDS<br>COLOUR / MATERIAL: CLEAR<br>TYPE / MANUFACTURER: TO BE DETERMINED |
| 6                              | VISION GLASS WINDOW WALL<br>COLOUR: FRIT PATTERN<br>TYPE / MANUFACTURER: TO BE DETERMINED       |                            |   |
| INTERIOR OF BALCONY WING WALLS |   | INTERIOR OF BALCONY SOFFIT | PREFINISHED METAL PANEL<br>COLOUR: WOOD LOOK<br>TYPE / MANUFACTURER: TO BE DETERMINED     |



1 SOUTH ELEVATION  
1:200



2 WEST ELEVATION  
1:200

GENERAL NOTES


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| <b>srm</b><br>ARCHITECTS INC. | Project No.      | 21027                 |
|                               | Project Date     |                       |
|                               | Drawn by         | WC                    |
|                               | Checked by       | GG                    |
|                               | Plot Date / Time | 2021-06-23 3:29:58 PM |

33-37 BROADWAY,  
ORANGEVILLE

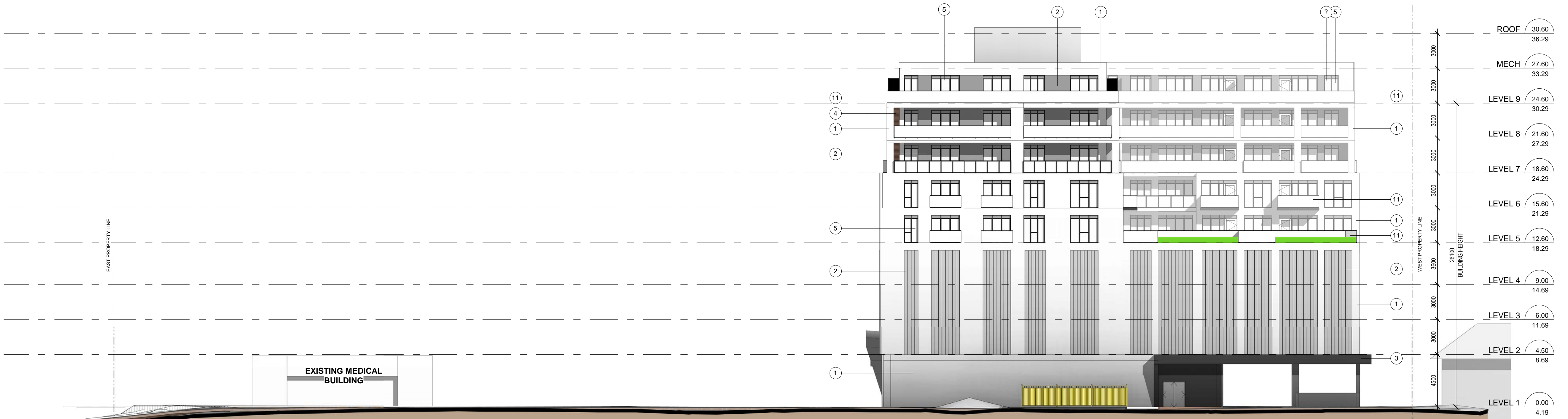
ELEVATIONS

|   |               |              |
|---|---------------|--------------|
|  | Drawing Scale | 1:200        |
|   | Status        |              |
|   | Drawing No.   | Revision No. |
|   | A3.1 - r1     |              |



EXTERIOR FINISH LEGEND

|                                      |   |                               |   |
|--------------------------------------|---|-------------------------------|---|
| 1                                    | PREFINISHED PANEL SYSTEM<br>COLOUR: WHITE<br>TYPE / MANUFACTURER: TO BE DETERMINED              | 7                             | SPANDREL UNIT -<br>COLOUR: GREY<br>TYPE / MANUFACTURER: TO BE DETERMINED                  |
| 2                                    | PREFINISHED PANEL SYSTEM<br>COLOUR: GREY<br>TYPE / MANUFACTURER: TO BE DETERMINED               | 8                             | SPANDREL UNIT -<br>COLOUR: WHITE<br>TYPE / MANUFACTURER: TO BE DETERMINED                 |
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| INTERIOR OF<br>BALCONY WING<br>WALLS | PREFINISHED METAL PANEL<br>COLOUR: WOOD LOOK<br>TYPE / MANUFACTURER: TO BE DETERMINED           | INTERIOR OF<br>BALCONY SOFFIT | PREFINISHED METAL PANEL<br>COLOUR: WOOD LOOK<br>TYPE / MANUFACTURER: TO BE DETERMINED     |



1 NORTH ELEVATION  
1 : 200



2 EAST ELEVATION  
1 : 200

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|  | Project No       | 21027                 |
|  | Project Date     |                       |
|  | Drawn by         | WC                    |
|  | Checked by       | GG                    |
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33-37 BROADWAY,  
ORANGEVILLE

ELEVATIONS

|  |                                  |              |
|--|----------------------------------|--------------|
|  | Drawing Scale                    | 1 : 200      |
|  | Status                           |              |
|  | Drawing No.                      | Revision No. |
|  | EDWARD THOMAS<br>LICENCE<br>5572 |              |

A3.2 - r1





CORNER VIEW FROM BROADWAY AVE.



VIEW FROM SHERBOURNE ST.



VIEW FROM BROADWAY AVE.



VIEW FROM SHERBOURNE ST.

GENERAL NOTES

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| No. | Date       | Revision           |

Project No. 21027

Project Date

Drawn by WC

Checked by GG

Plot Date / Time 2021-06-23 3:33:29 PM

33-37 BROADWAY,  
ORANGEVILLE

RENDERINGS

Drawing Scale

Status

Drawing No. Revision No.

**A5.1 - r1**

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CORNER VIEW FROM BROADWAY AVE. AND SHERBOURNE ST.



VIEW FROM NEIGHBOURING PROPERTIES

- GENERAL NOTES**
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| No. | Date       | Revision           |

Project No

21027

Project Date

Drawn by

WC

Checked by

GG

Plot Date / Time

2021-06-23 3:33:57 PM

33-37 BROADWAY,  
ORANGEVILLE

RENDERINGS

ONTARIO ASSOCIATION  
OF  
ARCHITECTS

EDWARD THOMAS  
LICENCE  
5572

Drawing Scale

Status

Drawing No.

Revision No.

A5.2 - r1