



## Minutes of Council - Public Meeting

**September 23, 2020, 7:00 p.m.**  
**(Mayor and Clerk at Town Hall - 87 Broadway)**  
**Electronic Participation**

Members Present: Mayor S. Brown  
Deputy Mayor A. Macintosh  
Councillor J. Andrews  
Councillor G. Peters  
Councillor L. Post  
Councillor D. Sherwood  
Councillor T. Taylor

Staff Present: E. Brennan, CAO  
D. Benotto, Software Operations Supervisor  
D. Jones, General Manager, Infrastructure Services  
K. Landry, Town Clerk  
R. Osmond, General Manager, Community Services  
M. Pourmanouchehri, IT Technician  
T. Macdonald, Assistant Clerk

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### 1. Call To Order

The meeting was called to order at 7:00 p.m.

### 2. Approval of Agenda

#### Resolution

Moved by Councillor Andrews

Seconded by Deputy Mayor Macintosh

That the agenda for the September 23, 2020 Council - Public Meeting, be approved.

**3. Disclosure of (Direct and Indirect) Pecuniary Interest**

None.

**4. Singing of National Anthem**

**5. Land Acknowledgement**

The Mayor acknowledged the traditional territory of the Anishinaabe people including the Ojibway, Potawatomi and Odawa of the Three Fires Confederacy.

**6. Announcements by Chair**

Mayor Brown provided information regarding how the public is able to participate in the Council meeting, advised the gallery and viewing audience with respect to the public nature of Council Meetings and that it is webcast.

**7. Statutory Public Meetings**

**7.1 99 Mill Street Public Meeting**

The Chair outlined the procedure to be followed for the public meeting.

**7.1.1 Presentation, Larysa Russell, Senior Planner, 99 Mill Street**

Larysa Russell, Senior Planner outlined the Official Plan Amendment and Zoning By-law Amendment submitted by Clover Tuah c/o Pedro Pimental Architect Inc. which looks to legalize the conversion of the existing building from a mixed use commercial and residential building, to a multiple-residential building containing four (4) units. The proposed Official Plan Amendment seeks to re-designate to "Residential-Low Density Multiple" which has permitted uses of single detached, 2 to 4 unit dwellings, row townhouses and maximum density of 49 units per net hectare. The proposed Zoning By-law Amendment seeks to re-zone to "multiple residential medium density" (RM1 Zone) which permits uses of converted dwelling house, multiple dwelling, townhouse dwelling, home occupation, public park or playground, crisis care facility, group home, nursing home, retirement home. Next steps in the process were outlined which include review of public comments received and preparation of a recommendation report for Council

**7.1.2 Presentation, Pedro Pimental Architect Inc., 99 Mill Street**

Mena Nunes, Pedro Pimental Architect Inc. provided an overview of the application and indicated that the application is to bring to compliance the existing development located at 99 Mill Street. According to existing Official Plan and Zoning By-laws residential use is only permitted on the second floor and a convenience store on the ground floor. The applicant wishes to maintain residential use on both floors and requires an Official Plan Amendment and Zoning By-law amendment to change the lot from Neighbourhood Commercial to Residential.

### **7.1.3 Questions/Comments from the Public**

The Chair asked for questions from the public.

The Chair asked for questions from Council.

Mayor Brown commended the owners on the improved esthetic of the building.

Councillor Andrews asked for clarification relating to parking.

Larysa Russell, Senior Planner indicated that eight spaces are required being two spaces per each of the four units and the applicant is able to provide five full size parking spaces at the rear of the property.

Council Andrews asked about the second floor bedrooms and questioned the number of bedrooms.

Pedro Pimentel indicated that the third room could be used as a third bedroom.

Councillor Andrews commented on the addition of residential units in the area.

Councillor Sherwood questioned the history of the zoning on the subject property.

Larysa Russell, Senior Planner indicated that it is possible the property was previously zoned residential.

Councillor Sherwood questioned whether permits were obtained for the interior work that has already been done at the property.

Brandon Ward, Manager, Planning indicated there have not been permits that that the Town has relating to work that has been done.

In an effort to bring the site into compliance permits will need to be obtained.

Deputy Mayor Macintosh commented on the the building and that the limited parking is troubling.

#### **7.1.4 99 Mill Street, Public Meeting Report (IS-PL-2020-019)**

##### **Resolution**

Moved by Councillor Andrews

Seconded by Councillor Sherwood

That report IS-PL-2020-019, 99 Mill Street Public Meeting Information Report, OPZ 2/20, be received by Council as information at the Public Meeting on September 23, 2020.

**Carried**

#### **7.2 670-690 Broadway Public Meeting**

The Chair outlined the procedure to be followed for the public meeting.

##### **7.2.1 Presentation, Larysa Russell, Senior Planner**

Larysa Russell, Senior Planner outlined the applications by 2040771 Ontario Inc. and Habitat for Humanity c/o Van Harten Surveying Inc. for an Official Plan and Zoning By-law Amendment to subdivide the subject lands to create 33 lots for townhouse units, delineate the common elements comprised of a private road, parkette and visitor parking and to establish appropriate easements. The applicant seeks to have the subject lands re-designated to "Low Density Multiple" and re-zoned to "Multiple Residential Medium Density". Ms. Russell outlined next steps which are the review of comments that are received through public consultation and preparation of a recommendation report for Council decision.

##### **7.2.2 Presentation, Brent Hollenbeck and Van Harten Surveying Inc., 670-690 Broadway**

Brent Hollenbeck and Jamie Laws provided an overview of the applications including the draft plan of vacant land condominium outlining proposed road widening and proposed units as well as various elevation plans. Original concept had forty units which was

reduced to 33 units and indicated that the proposed units are architecturally compatible to the area.

### **7.2.3 Delegation, Manda Jones, 670-690 Broadway**

Manda Jones spoke on behalf of area residents and indicated that the majority of residents are happy with the most recent concept plan but still have concerns respecting drainage at the rear of the property and would like consideration at the Site Plan stage.

### **7.2.4 Questions/Comments from the Public**

The Chair asked for questions from the public and none were received.

The Chair asked for questions from Council.

Councillor Taylor complimented Ms. Jones on the way in which she and the residents of the area dealt with their concerns on the matter.

Councillor Taylor also complimented Mr. Hollenbeck and Mr. Laws on the way in which they worked with resident concerns.

Councillor Taylor questioned if the units would be owned units as opposed to rental units.

Mr. Hollenbeck indicated the intent is that the units would be owned units.

Councillor Taylor enquired if there has there been any consideration of noise and, with the tree canopy, if there is possibility to put more trees on the West side to assist with noise issues.

Mr. Hollenbeck indicated that a noise study was completed so that the buildings would not be impacted by adverse noise. Mr. Hollenbeck also indicated that the landscape plan that has been prepared will restore the tree canopy to greater than what currently exists.

Councillor Sherwood referenced the parkette and hoped consideration would be given to installation of some form of tot lot.

Councillor Andrews questioned the modifications to the road and the amount of the encroachment that is being contemplated.

Larysa Russell, Senior Planner indicated that it is a County Road and that the widening consists of approximately 4 metres.

Councillor Andrews questioned if the County will have responsibility for management of that portion of the road.

Doug Jones, General Manager, Infrastructure Services indicated that the County will be responsible for the entire right of way.

Councillor Peters questioned the partnership with Habitat for Humanity.

Mr. Hollenbeck indicated that Habitat for Humanity is not involved for financial reasons. They began the process but it was challenging for them and there was an agreement to make a certain number of units available to them but they have come to the conclusion that they would no longer be involved.

Councillor Peters inquired about the difference in the applications relating to connection regarding walkability and accessibility.

Mr. Hollenbeck indicated that the servicing connection is through that corridor so it would be difficult to add a walkway there as well and as a result of a re submission and discussion with Town staff it was recalculated and determined that the most appropriate connection would be to the development to the East and follow through to Samuel Court.

Councillor Peters indicated that the corridor exists and is likely to be used whether there is a pathway or not.

Doug Jones, General Manager, Infrastructure Services indicated that he would need to consult staff for the reasons for eliminating the connection and that it is important to have a pedestrian connection which is achieved through the connection to neighbouring property.

Mr. Hollenbeck indicated that the corridor, for run off, is fairly significant so it was preserved to ensure that the run off was addressed. The foot path that is contemplated is the one that will be utilized.

Mayor Brown questioned the buffer lands and if they will be maintained.

Doug Jones, General Manager, Infrastructure Services indicated that they would be left to be naturalized and not maintained by the Town.

Mayor Brown thanked Mr. Hollenbeck for bringing the development to the Town and for responding to the concerns of the residents.

Councillor Taylor commented on the road widening and wondered how long it would be and was there conversation with the County about a possible ring road at the area.

Doug Jones, General Manager, Infrastructure Services indicated that road widenings are taken by the road authorities in the event the land is needed for road widening in the future.

Councillor Taylor questioned if there would be a roundabout.

Doug Jones, General Manager, Infrastructure Services indicated he does not know of any plans to create a roundabout in the area.

**7.2.5 670-690 Broadway, Public Meeting Information Report, CD 2/20 (IS-PL-2020-020)**

**Resolution**

Moved by Councillor Taylor

Seconded by Councillor Andrews

That report IS-PL-2020-020, 670-690 Broadway Public Meeting Information Report, CD 2/20, be received by Council as information at the Public Meeting on September 23, 2020.

**Carried**

**8. By-Laws**

**Resolution**

Moved by Councillor Sherwood

Seconded by Councillor Andrews

That the by-laws listed below be read three times and finally passed:

A by-law to confirm the proceedings of the Corporation of the Town of Orangeville at its Council - Public Meeting on September 23, 2020.

**Carried**

**9. Adjournment**

**Resolution**

Moved by Deputy Mayor Macintosh

Seconded by Councillor Sherwood

That the meeting be adjourned at 8:06 p.m.

**Carried**

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Sandy Brown, Mayor

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Karen Landry, Clerk