



## Report

**Subject:** 515 Broadway, Recommendation Report, OPZ 3/18

**Department:** Infrastructure Services

**Division:** Planning

**Report #:** INS-2020-003

**Meeting Date:** 2020-11-23

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### Recommendations

That report INS-2020-003, 515 Broadway, Recommendation Report, OPZ 3/18, be received;

And that the Official Plan Amendment and Zoning By-law Amendment Applications (OPZ 3/18) be approved;

And that the By-law included as Attachment No. 2 to this Report, be enacted to adopt site-specific Official Plan Amendment No. 126 to re-designate the subject lands from “Residential” and “Open Space Conservation” to “Residential” and “Open Space Conservation” on Schedule ‘A’ and a portion of the lands from “Low Density Residential” to “High Density Residential” on Schedule ‘C’ to permit a retirement home and residential uses.

And that the amending Zoning By-law included as attachment No. 3 to this report be enacted to rezone the subject lands from “Development (D) Zone” to “Multiple Residential High Density (RM2) with Holding (H) Symbol and Special Provision (24.224)” and “Open Space Conservation (OS2) Zone” to permit a retirement home and residential uses.

### By-laws:

That a By-law to adopt Amendment No. 126 to the Official Plan for the Town of Orangeville be read a first, second and third time and finally passed;

And that a By-law to amend Zoning By-law No. 22-90, as amended, be enacted to permit the use of Part of Lot 1, Concession C, Town of Orangeville, County of Dufferin, municipally known as 515 Broadway, as a retirement home and residential uses.

## **Background and Analysis**

The land subject to these applications is located on the north side of Broadway, east of Veterans Way (County Road 16), south of the Orangeville Railway Development Corporation (ORDC) Line, and west of an existing neighbourhood plaza. The subject land is legally described as Part of Lot 1, Concession C, and is municipally known as 515 Broadway. The land is approximately 3.65 hectares (9.04 acres) in size and has approximately 182.14 metres (597 feet) of frontage on Broadway, a Major Collector Road. Attachment No. 1 includes a location map of the subject land.

The subject land is currently developed with a two-storey detached dwelling, located in the northern portion of the property. In addition, there are a number of environmentally significant features including a woodlot, wetland, watercourse, and man-made pond along the south and western property lines.

## **Development Proposal**

On, August 16, 2018, MHBC submitted applications on behalf of 714415 Ontario Limited to facilitate the proposed development of a six-storey, 161-unit retirement residence and 18 two-storey townhouse dwellings within the northeast portion of the site. The remainder of the property containing the natural heritage features described above is proposed to be kept in a preserved and enhanced natural state.

Through the review and commenting process, the applicant has made revisions to the composition and layout of the proposal, which now involves two (2) development concept options under consideration. Although there are general similarities between the two concepts in terms of their building and development footprints, as well as servicing and access arrangements, the main differences pertain to the retirement residential formats and layout configurations. Below is a high-level summary of the two proposed concepts under consideration.

### **Concept 1 – Retirement Residence and Townhouses**

This was the primary concept reviewed by staff throughout the application process. It includes 161 retirement units and 17 three-storey townhouse units, which results in a density of 143 units per net residential hectare (upnha). Access to the site is proposed to be consolidated with the existing access for the commercial plaza at 489 Broadway located on the north side of the C Line and Broadway intersection. From this intersection, the site access would cross the southwest part of the 489 Broadway commercial property as well as the adjacent laneway corridor serving 493 Broadway and enter into the development area of the site via a private roadway. A total of 124 parking spaces are proposed, consisting of 90 surface parking spaces, including 6 accessible spaces, for the retirement home, and 34 parking spaces for the townhouses at a rate of 2 spaces per unit. A total of 14 bicycle parking spaces are also proposed. The retirement residence would be owned and operated by an institutional entity while

the proposed townhouses would be developed independently and sold to the general market. This conceptual plan ("Concept 1") is included as Attachment No. 4.

### **Concept 2 – Butterfly Model Facility**

This concept was provided as a high-level alternative to Concept 1 in order to develop a "butterfly model" retirement facility on the subject lands. The "butterfly model" retirement facility concept involves an integrated health hub, which is proposed to contain centralized amenities for the residents and their visitors including: administrative offices, dining facilities, doctors' offices, nursing stations, activity rooms, coffee shops and restaurants, banks and hair salons. Retirement residences would be oriented within a series of "neighbourhood blocks" surrounding the integrated health hub. A seniors' rental building would also be included with this facility and would be situated generally within the area proposed for the townhouse units in Concept 1.

This concept is also based on a single private road, accessing the signalized intersection at Broadway and C Line as described above. A total of 151 units are proposed for this concept, which results in a density of 125upnha. A total of 131 surface parking spaces are proposed. This conceptual plan ("Concept 2") is included as Attachment No. 5.

Although the specific development concept has not yet been confirmed, the similarities between the two with respect to land use, site layout and building locations present enough certainty to move forward with considering appropriate Official Plan and Zoning By-law Amendment approvals at this time. While the proposed amendments are flexible enough to accommodate both of the development concepts described above, the specific details of the development remaining to be confirmed through refining the final development concept are matters that can be reviewed within the additional approval processes (i.e. site plan approval) that will be required for the development to proceed.

### **Analysis**

Subsection 3(5) of the Planning Act states that where a municipality is exercising its decision-making authority affecting a planning matter, such decisions "shall be consistent with" policy statements issued under the Act and "shall conform to", or "shall not conflict with" the provincial plans that are in effect on that date. The following sections provide an analysis of the proposal's adherence to provincial, County and Town planning policy in support of the recommendation for Council's decision concerning these applications.

### **Provincial Policy Statement (2020)**

The Provincial Policy Statement (PPS) provides policy direction on matters of provincial interest related to land use planning and development. The new 2020 PPS came into effect on May 1, 2020, replacing the former PPS of 2014. PPS policies require municipalities to facilitate the development of compact, complete communities in a

manner that encourages efficient use of existing infrastructure and public service facilities while protecting public health and safety and the natural environment.

The Official Plan and Zoning By-law amendment applications are consistent with the policies of the PPS because the approval of these amendments would assist in:

- promoting efficient development and land use patterns, avoiding development patterns which may cause environmental or public health safety concerns, and promoting cost-effective development to minimize land consumption and servicing costs (Section 1.1.1);
- achieving growth within an existing built-up area that promotes compact form and a mix of uses and densities (Section 1.1.3.6);
- permitting and facilitating all housing options required to meet the social, health, economic and well-being requirements of current and future residents, including special needs requirements and needs arising from demographic changes (Section 1.4.3 b.)
- protecting natural open space areas while encouraging accessible parks, trails and open spaces to promote active communities and foster social interaction (Section 1.5.1 & Section 2.1); and
- utilizing existing municipal infrastructure and promoting low impact development (Section 1.6).

### **Growth Plan for the Greater Golden Horseshoe (2019)**

The current provincial Growth Plan (A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019) came into effect on May 16, 2019 and was most recently updated as of August 28, 2020. The Growth Plan provides an overall growth strategy for the Greater Golden Horseshoe region aiming to create compact, vibrant and complete communities by directing new growth and development (i.e. residential and employment) to occur within settlement areas, with a focus on providing a diverse range of housing and employment, high quality public open spaces, easy access to local amenities and protection of cultural heritage resources.

The Official Plan and Zoning By-law amendment applications conform to the policies of the Growth Plan because the amendments would facilitate:

- directing development to a settlement area (Section 2.2.1);
- supporting the achievement of a complete community that includes a diverse mix and range of housing options to accommodate people at all stages of life (Section 2.2.1.4);
- efficient development and land use patterns, avoiding development patterns which may cause environmental or public health safety concerns, and promoting cost-effective development to minimize land consumption and servicing costs (Section 1.1.1); and
- growth within an existing built-up area that promotes compact form and a mix of uses and densities (Section 1.1.3.6).

## **County of Dufferin Official Plan**

The subject lands are designated “Urban Settlement Area” on Schedule ‘B1’ in the County of Dufferin Official Plan (County OP).

The County Official Plan identifies urban settlement areas as focal points for growth, which are intended to accommodate a broad range of uses. These areas are comprised of lands that provide full municipal services (i.e. sewage, water and stormwater management) and support a broad range of land uses and densities, including a mix of housing types. Urban settlement areas are to be designed to support walkable communities with opportunities for public transit use. The range of permitted uses and associated land use policies are to be prescribed in municipal official plans.

The policies of the County Official Plan are supportive of promoting a good quality of life and ensuring an adequate supply of housing is provided for the needs of socio-economic groups such as seniors. They encourage local municipalities to include provisions for aging-in-place for seniors so that:

- a. “Individuals living in a non-healthcare environment will have access to municipal services and amenities so that they may carry out their daily life without having to relocate as their circumstances change; and,
- b. Where the above is not suitable due to the physical or mental condition of the individual, independent living, assisted living and skilled nursing is to be encouraged in residences for seniors, such as in a continuing care retirement community.” (Section 3.7.3).

Section 3.7.2 of County Official Plan encourages the proponents of development to ensure that a portion of new housing is affordable, and available and accessible to a broader range of demographics in the population, including seniors, and that an adequate supply is maintained.

The Natural Heritage and Water Resource policies (Section 5) of the County Official Plan seek to protect, restore and, where possible, enhance natural resources, including surface and groundwater resources to provide safe drinking water, promote water conservation, and recognize the importance of the County as an important headwater area. These policies also aim to direct development and site alteration away from significant natural heritage features to protect them for the long-term.

The Official Plan and Zoning By-law amendment applications are consistent with the policies of the Dufferin County Official Plan.

## **Town of Orangeville Official Plan**

The subject land is designated “Residential” and “Open Space Conservation” on Schedule ‘A’ (Land Use Plan) in the Town of Orangeville Official Plan (“OP”), and a portion of the land is designated “Low Density Residential” on Schedule ‘C’ (Residential Density Plan).

Residential areas are intended to provide an adequate supply of good quality living accommodations with a full range of sizes, types, densities, architectural forms, ownership, and rental options to accommodate the population regardless of age, household composition or income. Low Density Residential areas permit single detached and two-unit dwellings up to a maximum density of 25upnha.

The Open Space Conservation designation represents areas where the land is protected for natural features, and development is prohibited. Permitted uses are limited to public works associated with watercourses (i.e. bridges, wells and sewage treatment facilities), outdoor recreational uses, and accessory uses, subject to approvals by all appropriate agencies.

In order to implement the development as proposed, an Official Plan Amendment is required to adjust the boundaries of the “Residential” and “Open Space Conservation” designations on Schedule ‘A’ (Land Use Plan) and re-designate a portion of the land as “High Density Residential” on Schedule ‘C’ (Residential Density Plan), in accordance with the development limits of the property.

The High Density Residential designation permits apartments at a maximum density of 124upnha. It also states that consideration may be given to permit densities as high as 148upnha for multiple residential housing to accommodate elderly persons. As such, a Site Specific policy (E8.80) is proposed to permit townhouses and a seniors’ residence as additional built forms, and enable a permitted density of 148upnha for developments that include a seniors’ establishment.

The Official Plan and Zoning By-law amendment applications are in keeping with the policies of the Town OP because the amendments would:

- increases supply of good quality living accommodations with a full range of types, densities and architectural forms (Section B2.2);
- promote logical infilling of existing residential neighbourhoods in order to improve the neighbourhood quality (Section B2.13);
- provide a balanced range of housing that meets a variety of needs in terms of size, type, ownership status and location (Section E1.2.3);
- provide additional supply of alternative housing such as seniors’ residences or retirement houses (Section E1.7.6); and
- protecting sourcewater, ecologically significant areas and the natural environment, while directing growth away from hazardous areas (Section B2.7).

The proposed Official Plan Amendment (OPA No. 126) is included as Attachment No. 2.

### **Town of Orangeville Zoning By-law No. 22-90**

The subject land is zoned “Development” (D Zone) on Schedule ‘A’ to Zoning By-law No. 22-90, as amended. Uses permitted in the Development zone include existing

uses, buildings and structures. It is intended that appropriate zoning be determined at the time of major development.

The Zoning By-law Amendment application proposes to rezone the subject lands to Multiple Residential High Density” (RM2 Zone) to permit a seniors’ community. The ‘RM2’ zone permits the following uses:

- Converted Dwelling House
- Multiple Dwelling
- Townhouse Dwelling
- Home Occupation
- Public Park or Playground
- Crisis Care Facility
- Group Home
- Long-Term Care Facility
- Retirement Home

As discussed in this report, the final composition of the development is still unknown. As such, the Zoning By-law Amendment is proposed to be flexible enough to accommodate the concepts proposed in Attachments 4 & 5 while remaining grounded to the overall use and layout commonalities between the two concepts. The following table outlines the site-specific provisions (SP.24.224) proposed to accommodate these concepts, in comparison to the “Multiple Residential High Density” Zone (Section 13) standards of the by-law:

Regulation (RM2 Zone)	Requirement	Site Specific (SP.24.224)
Lot Area (min)	500 sq. m.	-
Lot Frontage (min)	20 m	n/a, Broadway deemed as front lot line
Front yard	6 m	-
Interior side yard (min)	½ height of the building	5.5 m
Rear yard	10 m	-
Building height (max)	14 m	23 m - for retirement home, long-term care facility, or home for special care
Density	124 units per hectare	148 units per hectare - for retirement home, long-term care facility, or home for special care

In addition, the following site-specific provisions to the General Provisions (Section 5.17.1a) are required:

Regulation (General Provisions)	Requirement	Site Specific (SP.24.224)
Parking Space Requirements (min)	-	home for special care - 1 parking space per three beds

Lastly, in keeping with the existing permitted uses which include retirement home and long-term care home, a “home for special care” defined as “an establishment for the care of persons requiring nursing, residential or sheltered care, or as defined by the

Homes for Special Care Act or subsequent legislation” is being added as a permitted use. This type of home would be geared specifically to seniors that require specialized dementia or memory care, which is slightly different than a “long-term care home” defined as “a building used for the care of elderly or chronically ill persons as defined by The Long-Term Care Homes Act or subsequent legislation.”

The proposed Zoning By-law Amendment is included as Attachment No. 3.

### **Additional Applications Required**

In addition to the Official Plan Amendment and Zoning By-law Amendment approvals for the subject lands, the following applications will be required:

1. **Residential Demolition Permit** to facilitate the demolition of the existing dwelling on the subject land prior to development. A Residential Demolition Application has not been submitted to date in conjunction with these applications.
2. **Site Plan Approval** to facilitate the proposed development. The site plan review and approval process will address the exterior elements of the development in detail, including site servicing, drainage and stormwater management, architectural design, lighting, and landscaping, as applicable. These site design measures can also be used to mitigate any potential impacts and assist in ensuring compatibility with surrounding uses. An executed Site Plan Agreement between the Town and the applicant will be required prior to the commencement of construction. A Site Plan Application has not been submitted to date in conjunction with this development proposal.
3. **Lifting of the Holding (H) Symbol** to facilitate the removal of the Holding (H) Symbol that is placed on the land as part of the Zoning By-law Amendment. The purpose of the (H) symbol is to ensure the appropriate servicing capacity needed to accommodate the proposed development is formally allocated to the development before it proceeds. In this case, additional holding provisions have been added and are explained in the later portion of this report. An application to remove the Holding (H) Symbol will be required after Site Plan approval has been granted.

As discussed in this report, the applicant has not established a final concept for the subject lands. Based on the composition of the final concept, the following application approvals may also be required:

1. **Plan of Subdivision** to facilitate the creation of the various blocks (i.e. residential, open space, etc.). A Plan of Subdivision application was submitted in November 2018 (File No. S 3/18) and is currently on hold until such a time when the ultimate concept is confirmed, and it can then be determined whether subsequent lot/block creation needs to be facilitated through continuing this application process as a result.



2. **Plan of Condominium (exemption)** to establish any common elements (i.e. internal roadway, parking and landscaping areas, etc.) that will form part of a condominium. A Plan of Condominium application has not been submitted to date in conjunction with these applications.
3. **Part Lot Control (exemption)** to establish the parcel boundaries for any individual townhouse units as discussed as part of the first concept under consideration. A Part Lot Control application has not been submitted to date in conjunction with these applications.

## Review and Consultation

### Internal Departments and External Agencies

The applications and supporting documentation were circulated to internal departments and external agencies for comment, pursuant to the mandate and technical area of expertise of each reviewing department/agency.

As a result of ongoing discussions between Planning, Transportation and Development, Environment, Fire, and Credit Valley Conservation, the following high level comments and concerns have been raised:

- The proposed development has access to existing private services (sanitary and water) located within the Shoppers Plaza (489 Broadway). However, it would be in the best interest of all land owners and the Town for the services to be transferred into public ownership.
- The proposed development is dependent upon one access via the existing signalized intersection located at Broadway and C Line. Through review of the technical studies submitted to-date, it has been determined that the intersection is located within the floodplain. An alternative safe access to the proposed development is required in order to ensure the property is accessible in the event of an emergency.
- There are existing vehicular conflicts between the private driveway for 439 Broadway and the shared intersection at Broadway and C Line. The proposed development would rely on the shared intersection accessed via a private road as the primary means of access. The applicant must demonstrate that the intersection can operate safely and in a configuration that is acceptable to the Town.
- There are opportunities to enhance and naturalize the man-made pond feature ("Monk's Pond") that currently exists on the subject lands. The applicant must submit additional studies that evaluate these options and re-confirm the development limits.

Details to address the outstanding concerns noted in the comments above can be submitted and reviewed through the Site Plan approval process. As such, staff find it appropriate to move forward with a land use decision, conditional on the inclusion of five

(5) holding provisions that have been applied to the Zoning By-law Amendment. The Holding (H) Symbol is an appropriate tool to utilize in circumstances such as this, where the appropriateness of certain uses or a proposed development has been confirmed, but there are certain matters needing to be satisfied before the permitted uses/development can proceed.

The following table lists the holding provisions to be applied to this application and provides a rationale for their inclusion. Some of these conditions require arrangements to be facilitated with the neighbouring commercial plaza property at 489 Broadway. These holding provisions have been therefore been developed and agreed upon in consultation with the applicant and the owners of the adjacent plaza property.

Holding Provision	Rationale
1. That there is sufficient water supply and sewage treatment capacity to service the development or portion thereof as the case may be.	This is a standard provision that is used to ensure the appropriate servicing capacity needed to accommodate the proposed development is formally allocated to the development before it proceeds to construction.
2. That servicing easements to facilitate the transfer of the sanitary and water sewers be established in favour of the Town over 489 Broadway and 493 Broadway, and that those services are deemed to be in a condition that is satisfactory to the Town.	There are currently private services within the property limit of 489 Broadway, with stubs available to service 493 and 515 Broadway. Consent applications B-1/06 & B-2/06 established easements for servicing over the lands in order to permit the current configuration. Given that the proposed development will connect to these services, they will no longer be private. As such, the Town will be assuming these services to make them public. This holding provision ensures that the services are in good condition and the appropriate easements are established for the Town to assume the services.
3. That emergency access easements be established in favour of 515 Broadway over 489 Broadway.	The proposed development will utilize the existing signalized intersection at Broadway and C Line. However, that intersection is within the floodplain and would not provide a viable means of access in an emergency situation. As such, the CVC required the applicant to demonstrate that a safe alternative access is available for emergency vehicles if the signalized intersection is flooded. The applicant has submitted an emergency access plan over 489 Broadway that is outside of the floodplain to the satisfaction of CVC and the Town. This holding provision ensures that the appropriate easements will be established to secure the proposed arrangement between the subject lands and 489 Broadway.

<p>4. That a satisfactory access configuration is established among 515 Broadway, 489 Broadway and 493 Broadway to the C Line and Broadway intersection.</p>	<p>Consent applications B-1/06 &amp; B-2/06 established easements for access to the signalized intersection at Broadway and C Line over the lands in order to permit the current configuration. However, there is an existing private driveway, west of the signalized intersection, leading to 493 Broadway. This creates problems with patrons of the Plaza (489 Broadway) using the private driveway to circumvent the signalized intersection and creating traffic conflicts. As such, this holding provision will enable the Town to ensure that an appropriate configuration is established in order to prevent conflicts at the intersection (i.e. through signage, barriers, curbing, etc.), to be reviewed through the Site Plan process.</p>
<p>5. That an Environmental Restoration and Enhancement Study is submitted to the satisfaction of the Credit Valley Conservation and the Town, based on Terms of Reference approved by the Credit Valley Conservation and the Town. The Environmental Restoration and Enhancement Study shall facilitate the restoration and enhancement of a section of the Natural Heritage system along Mill Creek within Subwatershed 19 through the removal of an online pond (Monk's Pond) in conjunction with eliminating water contributions from Town Well 5B, while maintaining the integrity of downstream ecological features.</p>	<p>There is a man-made pond, referred to as Monk's Pond, located on the subject property that is fed untreated water by Town Well 5B. There are ongoing discussions between the Town, CVC and the applicant, in terms of opportunities for enhancing and restoring the natural heritage features on the subject lands, while reducing or eliminating water contribution from Town Well 5B. An Environmental Restoration and Enhancement Study is needed to evaluate the opportunities for natural enhancement and to ensure that the integrity of downstream ecological features is maintained. The CVC and Town are currently working with the applicant to finalize and approve a Terms of Reference for the required study. The Terms of Reference will also speak to the many other reports (hydrogeological, environmental impact study, etc.) that will need to be updated and submitted as part of the Site Plan process. This holding provision will ensure that the appropriate studies are completed to the satisfaction of the CVC and Town.</p>

Development of the subject lands would not proceed until the Holding (H) symbol restriction has been removed. This will require a subsequent application submission which demonstrates that all of the provisions have been fulfilled to the satisfaction of the Town (and CVC where applicable).

Comments from the following agencies and Town departments have expressed no concerns with the application, or have provided standard conditions to be included in future Agreements:

- Infrastructure Services, Building

- County of Dufferin
- Upper Grand District School Board
- Conseil Scolaire Viamonde
- Rogers Communications
- Enbridge Gas Inc.
- Canada Post
- Hydro One

No additional comments have been received from internal departments or external public agencies with respect to this application.

### Public Consultation

A public information meeting was held in accordance with the Planning Act requirements on March 18, 2019. The purpose of this public meeting was to provide an opportunity for the applicant to present their application to the public and Council, to receive comments, and answer any questions raised about the proposed development.

Comments and questions were expressed at the public meeting seeking clarification on certain aspects of the proposal and responses were provided by Planning division staff and the applicant's representative in attendance at the meeting. The questions and comments raised at the meeting which required further exploration as part of the application review process, as well as staff responses, are summarized in the following table:

Question/Comment	Response
Council and public concerns were raised regarding increased traffic, and access to the development and the conflicts between the existing private driveway and intersection.	A Traffic Impact Study submitted by the applicant concluded that the proposed development can be fully accommodated on the existing road network without any upgrades. The proposed development will consist of a private road that connects to the shared signalized intersection at Broadway and C Line. In order to further ensure that there is co-operation between land owners for access to the shared intersection, holding provision #4 has been included to confirm there are satisfactory arrangements in place for the development to proceed.
Council requested clarification on the density being sought (from 99upnha to 148upnha at the time) and requested that the applicant consider reducing the height and density.	The applicant has advised that the proposed unit count and density is required in order to maintain housing affordability (i.e. for seniors' accommodation) based on the scale of development proposed and the net developable area. Per the Official Plan, the high density designation permits developments with a density of up to 124upnha, with added consideration of 148upnha for development catering to "elderly persons". The density calculation is based on net developable area. In this case, approximately 66% of the subject lands are undevelopable and will be protected for

	<p>open space conservation purposes. As an example, the proposed 178 units (per Concept 1) results in a density of 143 upnha based on the developable area; however, the same number of units would result in a density of 49 units per hectare if the calculation was based on the entire property area. It should also be noted that the increase in density to 148upnha is only for seniors' related uses. Should the land be developed for non-seniors' related uses, the maximum density would be 124upnha.</p>
<p>Council requested that the applicant and staff give consideration to transit opportunities within the property.</p>	<p>There is an existing transit stop (orange route – stop #50) within the Shoppers/Springbrook Plaza (489 Broadway), that is located adjacent to the proposed development. Staff will need to have further discussion internally and with the applicant through the Site Plan process to determine the feasibility of adding a transit stop on public property near the private entrance to the proposed development.</p>
<p>Council requested that the applicant consider underground parking.</p>	<p>The applicant has advised that the construction of underground parking would not be feasible while maintaining housing affordability (i.e. for seniors' accommodation) based on the scale of development proposed and the net developable area.</p>
<p>Public concerns were raised regarding potential negative impacts on privacy (i.e. building height).</p>	<p>The proposed 6-storey building has been placed as far away from the property lines as possible, abutting the open space zone, while 3-storey townhouses have been placed along the periphery. This will assist in mitigating height related impacts on privacy for adjacent land uses. Since the final concept has not yet been determined, staff will review the building height and placement in conjunction with more detailed architectural drawing (i.e. elevations, floor plans, etc.) at the Site Plan stage. This will allow staff to consider architectural design options to address potential impacts that may result from a taller building on the property. It should be noted that the maximum height for only seniors' related uses is 23m, while other residential uses (i.e. townhouses) is 14m.</p>
<p>Public concerns were raised regarding tree removal along property lines or on adjacent properties.</p>	<p>The applicant will be required to submit a Landscape Plan as well as a Tree Preservation &amp; Removal Plan or Arborist Report at the Site Plan stage. These plans provide an inventory of the existing trees (including location, species, size/age), trees proposed to be preserved or removed, as well as new proposed plantings. Staff will review the location of trees and plantings in areas that assist in mitigating land use impacts, such as grading and aesthetic impacts posed by the proposed development to adjacent properties.</p>

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## 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.

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## Notice Provisions

The applications were received on August 16, 2018 and deemed complete by Planning Division staff on August 28, 2018.

In accordance with the requirements of the Planning Act, on September 6, 2018, a Notice of Complete Application 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 subject property.

A public information meeting was held in accordance with the Planning Act requirements on March 18, 2019. A Notice of Public Meeting was provided on February 21, 2019, in the same manner as described above.

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## Financial Impact

There is no direct or immediate financial impact to the Town anticipated from the recommendations of this report.

Respectfully submitted

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**Attachment(s):**

1. Location Map
2. Official Plan Amendment No. 126
3. Zoning By-law Amendment
4. Concept 1 – Retirement Residence & Townhouses
5. Concept 2 – Butterfly Model Facility