

**Subject:** 3 Zina Street, Public Meeting Information Report, RZ-2022-02

**Department:** Infrastructure Services

**Division:** Planning

**Report #:** INS-2022-050

**Meeting Date:** 2022-07-18

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## **Recommendations**

**That report INS-2022-050, 3 Zina Street, Public Meeting Information Report, RZ-2022-02, be received by Council as information at the Public Meeting on July 18, 2022.**

## **Background**

In accordance with the Planning Act, a Public Meeting is held for applicants to present their applications to the public and Council, to receive comments, and answer questions that the public and members of Council may have.

Staff and Council will not make a recommendation, decision or take a position on the application at a Public Meeting. Upon receipt of any comments following the statutory public meeting and the applicant's response to these comments, a future staff report with additional detail and analysis will be brought forward to Council for consideration.

## **Existing Site Context**

The land subject to this application is comprised of one parcel located on the northwest corner of Zina Street and First Street. The subject land is legally described as PLAN 212 PT BLK 5 1 N/S ZINA, and is municipally known as 3 Zina Street. The subject land has a total area of approximately 0.07 hectares (0.17 acres), with approximately 47 metres (153 feet) of frontage along Zina Street and approximately 15 metres (50 feet) of frontage along First. The subject land currently contains a 4-storey place of worship. Attachment No. 1 includes a location map identifying the subject land.

Existing land uses surrounding the subject land consist of:

- **North:** a mix of residential and commercial uses along the First Street corridor.
- **East:** a mix of institutional, commercial and residential uses, beyond which are predominantly single detached dwellings.
- **South:** mixed-use townhouse dwellings containing business and professional offices, beyond which is the Central Business District along Broadway.
- **West:** a residential neighbourhood predominantly comprised of single detached and duplex dwellings, with some non-residential uses including professional offices, the County Court House and County offices.

Site photos are included in Attachment No. 2.

### Development Proposal

On May 25, 2022, MHBC Planning submitted an application on behalf of Randall Realty Inc. to amend the Town's Zoning By-law to permit the conversion of the existing place of worship into a mixed-use building. The conversion includes 8 residential units and 184 square metres of flexible community meeting space, with an additional 165 square metre café in the basement. 6 of the 8 units are proposed to be designed to accommodate seniors.

The property currently contains 6 parking spaces, and 1 additional space within the Town's right-of-way, which are proposed to remain. The parking spaces are proposed to be solely for the residential units. No parking spaces are proposed for the non-residential uses. Renovations required as part of the proposed conversion are predominately internal, with exterior façade upgrades. There are no proposed changes to the building footprint, height or massing.

A Conceptual Site Plan and Renderings are included as Attachment No. 3.

In order to permit the development as proposed, a Zoning By-law amendment application is required. The Zoning By-law Amendment proposes to rezone the subject lands from "Institutional (INST) Zone", to "Restricted Commercial/Residential (C5) Zone with Special Provision 24.XXX" to permit the proposed development.

### Additional Applications Required

Should the proposed development be retained by a sole owner as a rental building, no additional planning approvals would be required. However, should the proposed development proceed as a condominium, the following planning approvals would also be required:

1. **Plan of Condominium (exemption)** to establish the common elements (i.e. parking, landscape and amenity areas, internal common spaces, etc.) that will form the condominium plan. A Condominium Exemption Application has not been submitted to-date in conjunction with this application

## Analysis

### County of Dufferin Official Plan

The subject land is designated 'Urban Settlement Area' on Schedule 'B1' in the County of Dufferin Official Plan.

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, affordable housing options and alternative housing forms for special needs groups. Urban settlement areas are to be designed to support walkable communities with opportunities for public transit use.

### Town of Orangeville Official Plan

The subject lands are designated "Restricted Commercial Residential" on Schedule 'A' (Land Use Plan), which permit commercial and residential uses, either alone or in combination. Permitted commercial uses include offices, financial establishments, clinics, animal hospitals, art galleries, studios, day nurseries, funeral homes, office services, personal services, institutional uses, and small-scale retail uses (Section E2.8.2).

Restricted Commercial Residential areas are portions of the Broadway and First Street corridors, leading to and from the Central Business District. These areas provide an interconnecting linkage between the Central Business District and the General Commercial area in the Highway 10 corridor north of Fourth Avenue. The form of development is generally converted house-form buildings (Section E8.2.1).

An Official Plan Amendment is not required.

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

The subject property is zoned "Institutional" (INST Zone) on Schedule 'A' to Zoning By-law No. 22-90, as amended. The 'INST' Zone permits a range of institutional and commercial uses including:

- Assembly hall
- Club house
- Community centre
- Nursing home
- Crisis care facility
- Day nursery
- Government building
- Hospital
- Library
- Medical centre
- Public park
- Religious institution
- Cemetery
- Retirement home
- School

The Zoning By-law Amendment application proposes to rezone the subject lands to "Restricted Commercial Residential" (C5 Zone), to permit the conversion of the existing institutional building into a mixed-use building. The 'C5' zone permits the following uses:

- Single detached dwelling
- Semi-detached dwelling
- Duplex dwelling
- Triplex dwelling
- Converted dwelling
- Art gallery
- Art studio
- Beautician
- Business office
- Professional office
- Crisis care facility
- Funeral home
- Group home
- Hair care establishment
- Medical centre
- Medical laboratory
- Mixed-use building
- Nursery school
- Optometrist
- Pet grooming
- Religious institution
- Retirement home
- Retail store
- Shoe repair shop
- Tanning salon
- Veterinarian clinic

Site specific use permissions (SP.24.XXX) are being sought to permit the following additional uses:

- Café
- Theatre
- Multiple dwelling (8 units)
- Assembly hall
- Club house

Site specific provisions are also proposed to recognize the existing building location on the subject land. The following table outlines the site-specific provisions (SP.24.XXX) proposed in comparison to the “Restricted Commercial Residential” (Section 18) standards of the by-law:

Regulation (C5 Zone)	Requirement	Site Specific (SP.24.XXX)
Lot Area (min)	500 sq. m.	-
Lot Frontage (min)	15.0 m	-
Front yard (min)	6.0 m	2.6 m
Exterior side yard (min)	3.5 m	0.0 m
Interior side yard (min)	1.8 m	0.0 m
Rear yard (min)	7.5 m	4.7 m
Building height (max)	9.0 m	15.0 m
Lot Coverage (max)	30 %	63 %

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

Regulation (General Provisions)	Requirement	Site Specific (SP.24.XXX)
Parking – Residential	1.5 spaces/dwelling + 0.25 visitor spaces/dwelling	6 spaces
Parking – Non-Residential	Varies based on type of commercial use	0 spaces

## Comments Received

### General Public

Town staff have received several inquiries regarding the proposed development; however, no formal comment letters have been received to-date.

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## Internal Departments and External Agencies

On June 6, 2022, the application was circulated to internal Town departments and external agencies for review and comment.

As a result of the circulation, the following internal department and external agencies have expressed **no concerns** with the application:

- Orangeville Hydro
- Enbridge Gas
- Canada Post
- County of Dufferin - Planning

No additional external comments or internal comments have been received with respect to this application to-date.

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## 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

In accordance with the requirements of the Planning Act, on June 9, 2022, a joint Notice of Complete Application and Public Meeting was:

- circulated to all property owners within 120 metres of the subject property;
- advertised in the Orangeville Citizen;
- published to the Town website; and
- posted via signage on the subject property.

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## Financial Impact

There are no anticipated financial impacts to the Town arising from this Report.

Respectfully submitted

Gary Kocialek  
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Prepared by

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**Attachment(s):**

1. Location Map
2. Site Photos (June 29, 2022)
3. Conceptual Site Plan & Renderings