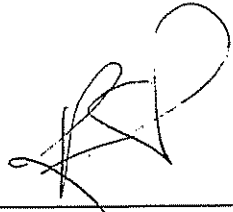


THE OFFICIAL PLAN  
FOR THE  
TOWN OF ORANGEVILLE  
AMENDMENT NO. 101

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The attached explanatory text and map, constituting Amendment Number 101 to the Official Plan for the Town of Orangeville, was adopted by the Council of the Corporation of the Town of Orangeville, under the provisions of Section 21 of the Planning Act, R.S.O., 1990, c. P.13 on February 11, 2008.



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Rob Adams,  
Mayor



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Cheryl Johns,  
Clerk

**THE OFFICIAL PLAN  
FOR THE  
TOWN OF ORANGEVILLE  
AMENDMENT NO. 101**

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**PART A - THE PREAMBLE**

1. Purpose of the Amendment

The purpose of the amendment is to redesignate the subject lands from Restricted Commercial/Residential to High Density Residential to permit the redevelopment of the lands with a 5-storey, 119 unit senior's residence.

2. Location

This amendment applies to the lands described Lots 1 and 2, Plan 275, Block 17, Part Lot 5, Plan 212, municipally known as 60-62 First Street. The lands comprise 0.82 hectares and are on the west side of First Street, north of Fead Street.

3. Basis of the Amendment

The amendment will implement Council's approval on February 11, 2008, of an Official Plan Amendment application to redesignate the subject lands to permit their redevelopment with a 5-storey, 119 unit senior's residence comprising a total floor area of 11,074 m<sup>2</sup> (119,200 sq.ft) devoted to living, dining and recreation space.

The subject lands are located on First Street, a major collector road which is the Town's main north/south commercial corridor. There are existing residential uses to the south, west and north but the district is an area in transition to one of mixed commercial and residential developments. The lands are located in proximity to many amenities for the future residents of a senior's development such as: the retail, service commercial, financial and institutional uses on First Street and the Central Business District, the Tony Rose Memorial Sports Centre, two places of worship and a transit route. While the proposed form of housing varies from the primarily low density housing form of the property, the proposed multiple housing form of development is not the first of its kind in the area. There are two residential apartment buildings two lots to the north and one on the east side of First Street at Fourth Avenue, each 3 storeys in height. There are two existing 8 storey residential apartment buildings on Fead Street and one 6 storey residential building on Second Street, all visible from the subject site. Furthermore, the 5 storey Lord Dufferin Centre (retirement residence) is located one block to the south, also on First Street.

The provision of rental apartment style housing is in extremely short supply in Orangeville and the provision of housing specifically oriented towards seniors is equally lacking. According to Statistics Canada Census data, in 1996, there were 3,160 residents in Orangeville of the age 55 and older. This number increased by 835 persons, or 26%, (to 3,995) by 2001 while the total population of the Town increased by 17.4% during that same period. Between 2001 and 2006 this number further increased by 27% (to 5,090) while the total population of the Town increased by only 6.6%; these numbers indicate that Orangeville's growth in the senior population age cohorts is increasing faster than the provincial and national rates. This demographic shift shows all indications of continuing to grow not only locally but both provincially and nationally as well, especially in smaller communities such as Orangeville where there is a broad range of services and amenities, and a high quality of life.

The amendment complies with the intent of the Official Plan's policies related to the criteria that is to be considered when amending the Plan, and to those that are specifically to be considered when analysing proposals to redesignate lands for High Density Residential purposes. The amendment also implements the Plan's policies that encourage the provisions of a balanced range of housing that meets a variety of needs in terms of size, type, ownership status and location and, specifically, that which is oriented towards an aging population. The amendment also implements the Official Plan's direction with respect to the policies associated with the "Intensification Area" designation on these lands.

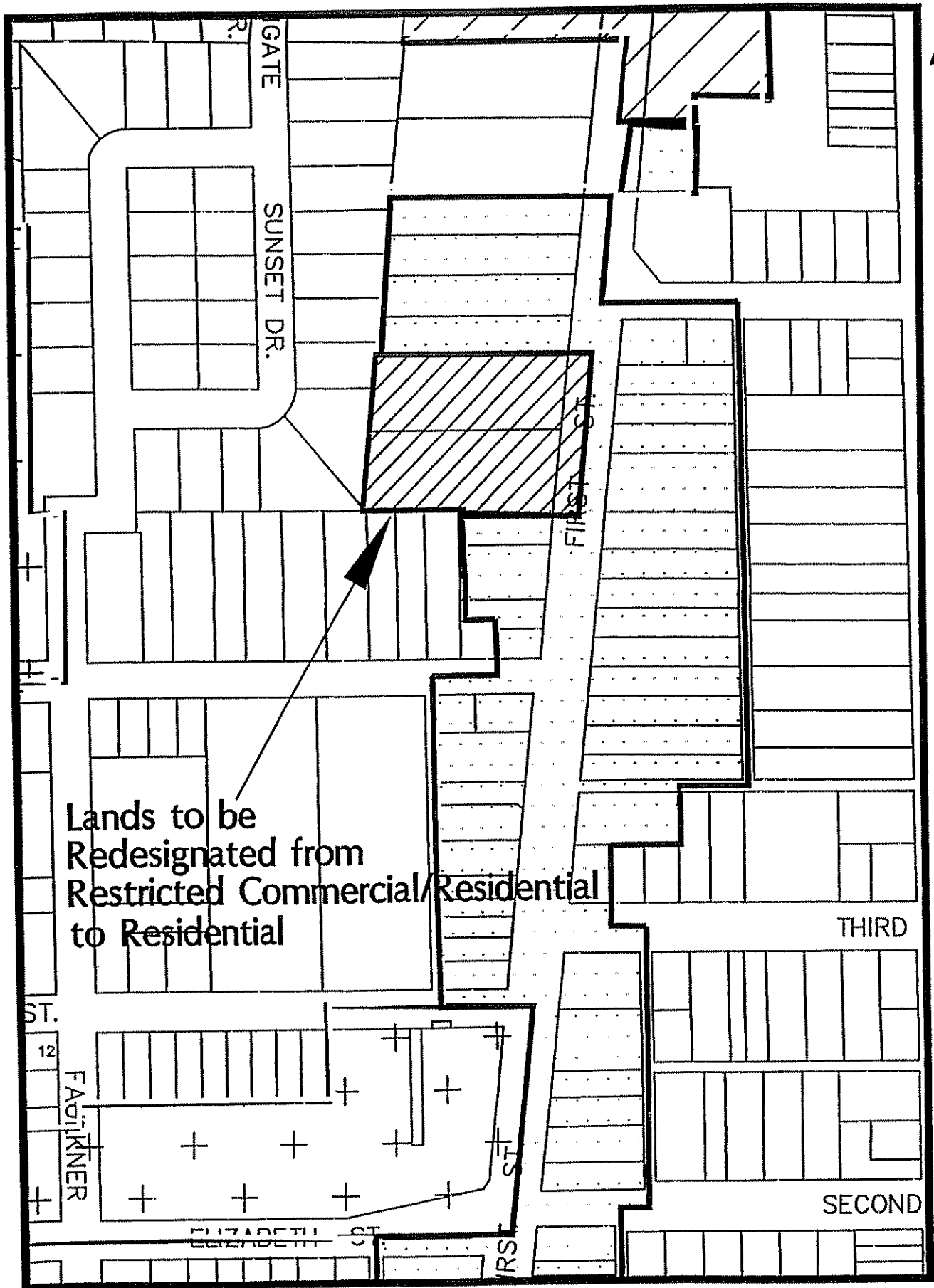
The proposed amendment is also consistent and complies with the policies set out in the Provincial Policy Statement and the Places to Grow plan in that it represents a move towards infilling and intensification, introducing a more compact urban form and contributes to a more efficient use of infrastructure and land. Based on the population and demographic trends evident for the community, the proposed amendment will also contribute to the Province's vision of encouraging the development of "complete communities".

## **PART B - THE AMENDMENT**

The Official Plan for the Town of Orangeville is amended as follows:

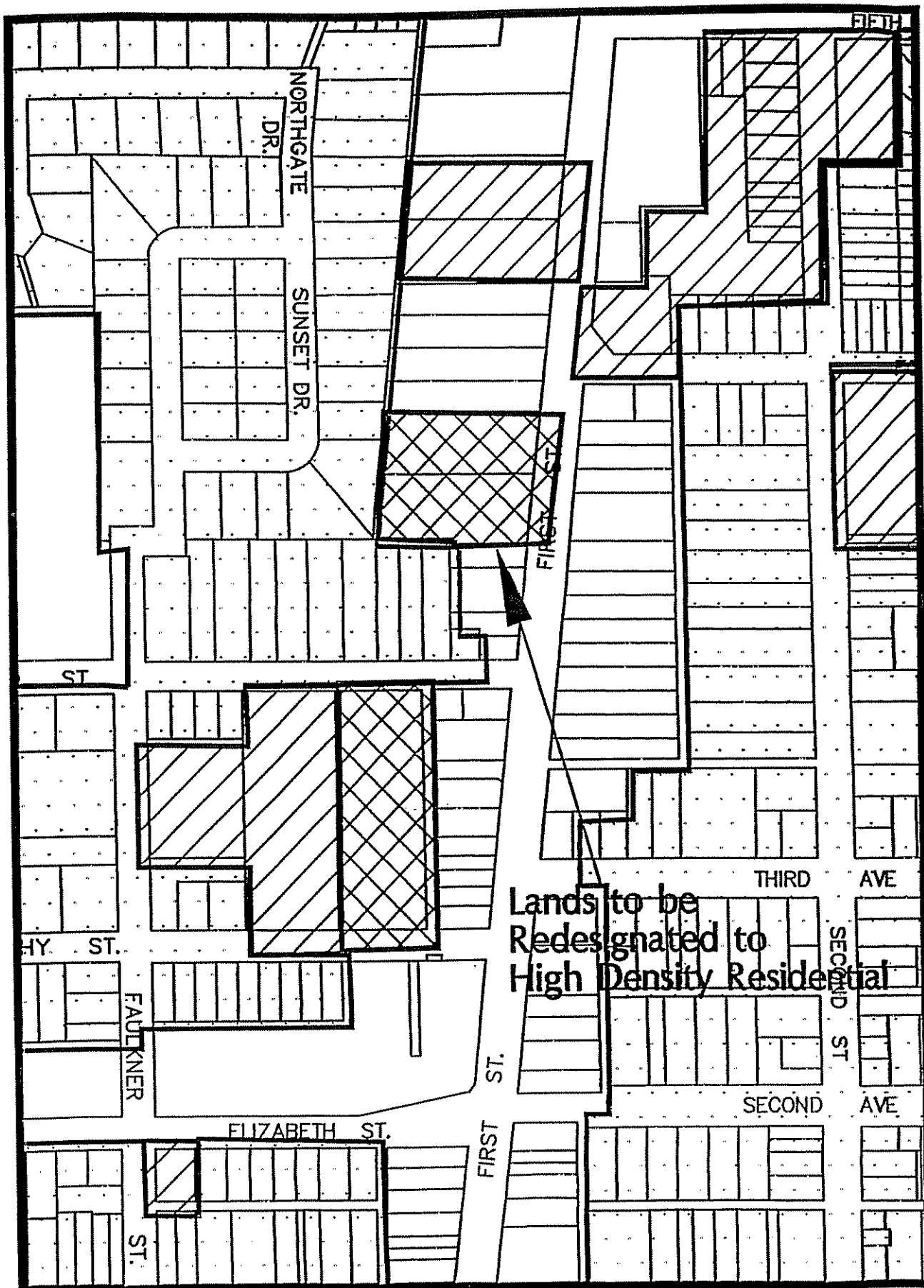
1. Schedule "A" "Land Use Plan" is hereby amended by changing the land use designation of the subject lands, municipally known as 60-62 First Street, to "Residential", in accordance with Schedule "A" attached hereto.
2. Schedule "C" "Residential Density Plan" is hereby amended by introducing the "High Density Residential" land use designation on the subject lands, in accordance with Schedule "B" attached hereto.

SCHEDULE "A" TO OFFICIAL PLAN AMENDMENT NO. 101



Lands to be Redesignated from Restricted Commercial/Residential to Residential

SCHEDULE "B" TO OFFICIAL PLAN AMENDMENT NO. 101



Lands to be  
Redesignated to  
High Density Residential