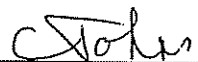


THE OFFICIAL PLAN  
FOR THE  
TOWN OF ORANGEVILLE  
AMENDMENT NO. 80

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The attached explanatory text and map, constituting Amendment No. 80 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.P13, and amendments thereto, on November 4, 2002.

  
\_\_\_\_\_  
Nick Garisto, Deputy Mayor

  
\_\_\_\_\_  
Cheryl Johns, Clerk

THE OFFICIAL PLAN  
FOR THE  
TOWN OF ORANGEVILLE  
AMENDMENT NO. 80

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PART A - THE PREAMBLE

1. Purpose of the Amendment

The purpose of the amendment is to create two policies: one for a portion of and one for a Specific Area in the "Central Business District" designation with respect to the maximum permitted building height.

2. Location

This amendment applies to:

- a) generally, those properties in the Central Business District that front onto Broadway and Mill Street; and,
- b) specifically, the lands described as Lots 9 to 12 inclusive, Part of Lots 8 and 13, Block 1, Plan 212, Town of Orangeville, County of Dufferin, known municipally as 221-229 Broadway. The lands are on the north side of Broadway, west of First Street.

3. Basis of the General Amendment

On November 26, 2001, Council enacted By-law 119-2001, a zoning amendment that had the effect, among other things, of reducing the maximum permitted building height, along Broadway and Mill Street within the CBD, from 23 to 12 metres. Council also adopted an option that directed Staff to prepare an Official Plan policy "*indicating that building heights greater than 12 metres may be permitted upon satisfactory evaluation of a specific development proposal, based on a townscape appraisal by a qualified urban design consultant and consideration of neighbourhood impacts.*"

This amendment will implement Council's approval of the general policy on October 7, 2002, whereby a zoning amendment application for building heights greater than 12 metres, up to a maximum of 18 metres, will be considered for approval by Council.

The policy includes specific criteria aimed at preserving character of the area.

#### 4. Basis of the Special Policy

The owner of 221-229 Broadway prepared a townscape appraisal based on a redevelopment concept for the property. This appraisal forms the basis for the special policy portion of this amendment.

In response to the Owner's townscape appraisal and redevelopment proposal for the subject property, Town Staff prepared a comprehensive report, reviewing the details of the concept. This amendment will implement Council's approval of the site-specific policy on October 7, 2002, thereby granting a site-specific exception for the lands known as 221-229 Broadway permit a 23 metre high, residential-commercial building taking into account the special circumstances of the site and its location and the analysis in the townscape appraisal.

## PART B - THE AMENDMENT

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

1. Section E2.4 – Central Business District be amended by adding the following text thereto:

"E2.4.8 *In recognition of the historic built form character of Orangeville's Central Business District, the height of buildings lining Broadway and Mill Street will generally be limited to 12 metres. Council will consider permitting greater building heights of up to 18 metres to accommodate one or two additional storeys, but only in the context of a specific zoning amendment and site plan application to permit a specific development proposal. Council will generally expect such applications to be accompanied by proposed building elevations, prepared by an architect, and a townscape appraisal, prepared by a qualified urban design consultant. Council may approve the proposal if the following objectives are met to its satisfaction:*

- a) *the proposed building design presents a street wall, along Broadway or Mill street, in a manner that is sensitive to the character of adjoining buildings and the Downtown generally;*
- b) *the proposed building design minimizes visual impact by setting back the higher elements an appropriate distance from the street wall;*
- c) *the proposed building design does not detract from views of significant features such as the cupola of Town Hall or the spire of Westminster United Church;*
- d) *the proposed building design does not result in significant overview or shadow impacts on nearby residential properties located outside the Central Business District; and,*
- e) *where applicable, the proposed building design maintains and restores existing building façades of architectural or historic interest located on the property."*

2. Section E8 – Policies for Specific Area be amended by adding the following text thereto:

"E8.49 *Notwithstanding the maximum building height permitted along Broadway in the Central Business District, the lands described*

as Lots 9 to 12 inclusive, Part of Lots 8 and 13, Block 1, Plan 212 (221-229 Broadway) may be developed with a building with a maximum height of 23 metres, provided that:

- *The building incorporates a "street wall", two and three storeys in height, with a zero setback from the Broadway street line and which incorporates design features that reduce the apparent mass of the overall building by placing emphasis on elements that relate to pedestrian scale;*
- *The building incorporates storefronts and display windows along Broadway to help support visual interest and pedestrian activity;*
- *The principal mass of the building is set back from the street wall a distance of at least three metres;*
- *The building meets the minimum rear yard and maximum lot coverage requirements of the Zoning By-law;*
- *The portion of the building that exceeds two storeys in height is set back at least three metres from the east wall of the base element to allow for fenestration above the base element and, to create an appropriate transition from the adjoining two-storey buildings;*
- *The portion of the building that exceeds two storeys in height is set back at least three metres from the west wall of the base element to allow for fenestration above the base element and, to create an appropriate transition from the adjoining two-storey building; and,*
- *The upper storeys along the north side of the building will be stepped back from the required rear yard in a manner that minimizes the overlook and shadow impacts on the residential rear yards to the north, and that reduces the apparent mass of the building when viewed from the rear yards and Zina Street.*

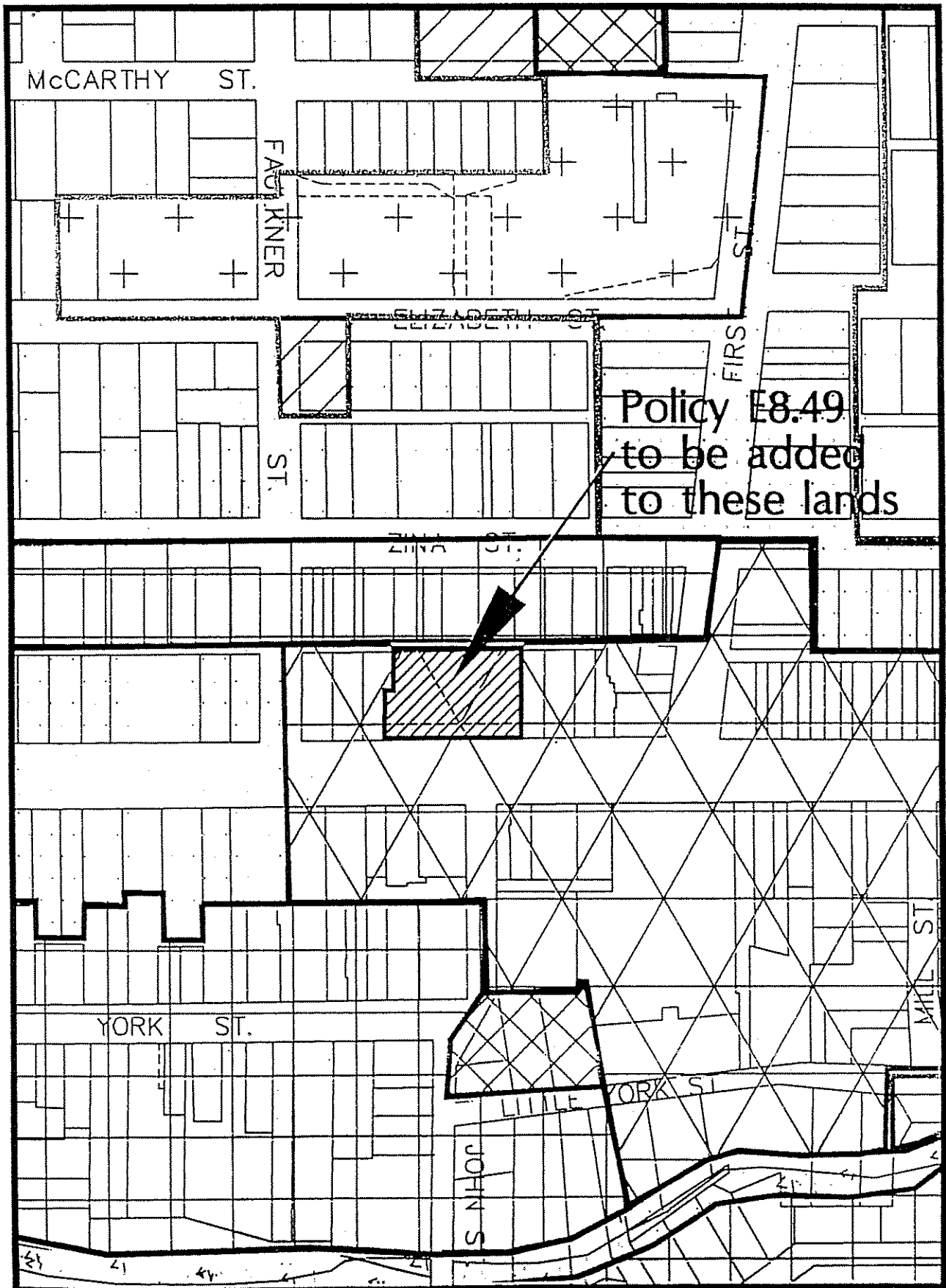
*This exemption from the general policies from the Central Business District has been granted for the following reasons:*

- *The subject property is located outside the Downtown Orangeville Heritage Conservation District as approved by the Ontario Municipal Board on September 18, 2002;*
- *The proposed development would have no impact on public views of the historical architectural landmarks in the vicinity;*
- *The additional building height will not have adverse shadow impacts on the public sidewalk on Broadway;*
- *The subject property is located at the head of John Street, a collector road and, accordingly, is an appropriate location for a landmark development of this nature; and,*
- *The present building on the subject property is a weak element in the Broadway townscape and accordingly the additional height may help to stimulate a redevelopment scheme that enhances the townscape.*

*The specific zoning regulations applicable to this site shall be established in the implementing zoning by-law applicable to this site."*

3. Schedule "A" "Land Use Plan" is hereby amended by adding a reference to Special Policy E8.49 on the lands known as 221-229 Broadway in the manner shown on Schedule "A" attached hereto.

SCHEDULE "A" TO OFFICIAL PLAN AMENDMENT NO. 80



Policy E8.49  
to be added  
to these lands



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THE CORPORATION OF THE TOWN OF ORANGEVILLE

BY-LAW NUMBER 88 -2002

A BY-LAW TO ADOPT OPA 80 TO THE OFFICIAL PLAN (Central Business District and 221-229 Broadway; OPZ 12/02)

The Council of the Corporation of the Town of Orangeville, in accordance with the provisions of Section 21 of the Planning Act, R.S.O. 1990, c.P13 and amendments thereto, hereby enacts as follows:

1. Amendment No. 80 to the Official Plan for the Town of Orangeville, consisting of the attached explanatory text and map, is hereby adopted.

READ THREE TIMES AND FINALLY PASSED IN OPEN COUNCIL THIS 4<sup>TH</sup> DAY OF NOVEMBER, 2002.

Nick Garisto

Nick Garisto, Deputy Mayor

C. Johns

Cheryl Johns, Clerk