

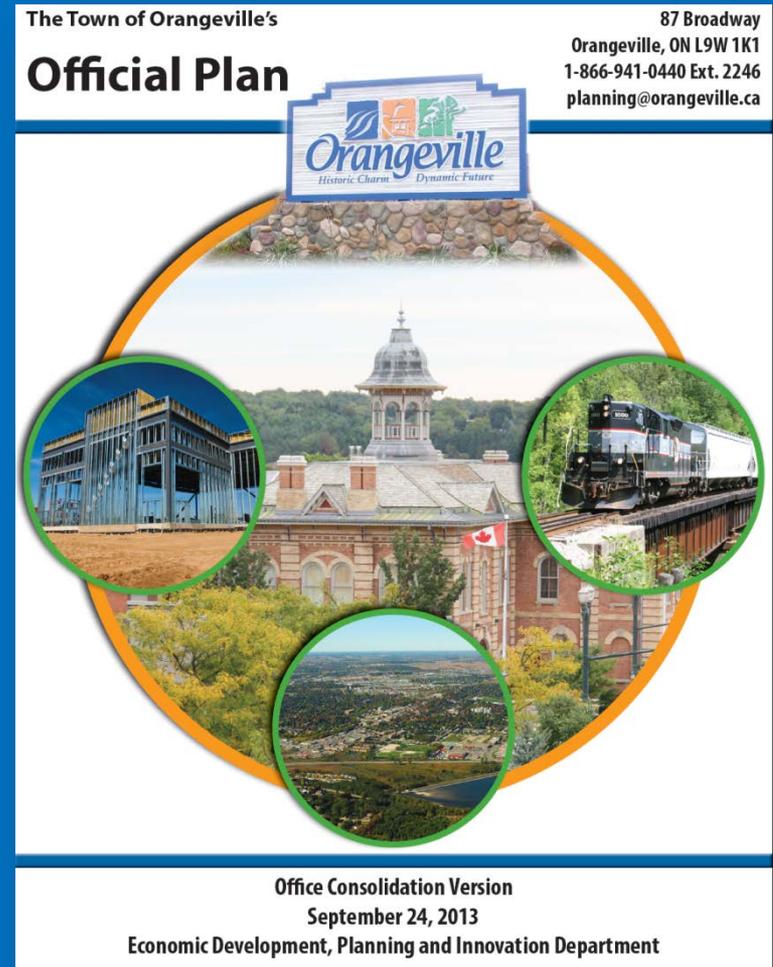


**PLAN—IT ORANGEVILLE**  
**OFFICIAL PLAN REVIEW**  
**PUBLIC WORKSHOP**  
January 28, 2016



# What is an Official Plan?

- Specific to each municipality
- Sets higher order policies for the entire town
- Must be consistent with all Provincial Policies
- Must comply with the County of Dufferin Official Plan
- Maps different land uses, current and future
- Affects changes in use



# Background

- Last OP Review commenced in 2008, completed in 2010
- Compliance with Provincial Policy Statement (PPS 2005)
- Growth Plan for the Greater Golden Horseshoe (2006)
- Planning & Conservation Land Statute Law Amendment Act (Bill 51 in 2006)

# Recent Changes

- Section 26(1) of the Planning Act requires a review of the OP every five years
- Since 2010 there have been 14 amendments
- New Provincial Policy Statement (2014)
- Approved Dufferin County Official Plan (2015)
- Town Economic Development Strategy (2010)
- Parks & Recreation Master Plan (2015)
- Cultural Plan (2014)
- Town Way Finding Signage Program (2014)
- Return of Humber Lands into Town ownership

# Policy Areas of Focus

- Complete Applications
- Sustainability
- Natural Heritage
- Source Water Protection
- Active Transportation
- Healthy Food Systems
- Housing
- Secondary Dwelling Units
- Aging Population
- Parks & Recreation
- Growth Plan Conformity
- Employment Lands
- Urban Design
- Cultural Plan

# Official Plan Work Plan

- Launch Official Plan Review (June 2015)
- Steering Committee (July 2015)
- Request for Proposals (July 2015)
- Selection of Consultant (August 2015)
- Informal Open House (Sept. 2015)
- Draft Official Plan Audit (Dec. 2015)
- Final Official Plan Audit (Jan. 2016)
- Statutory Open House (Feb. 2016)
- Special Meeting of Council (March 2016)
- Statutory Public Meeting (April 2016)
- Adoption of Official Plan Amendment (May 2016)
- OP Amendment to County of Dufferin (May 2016)

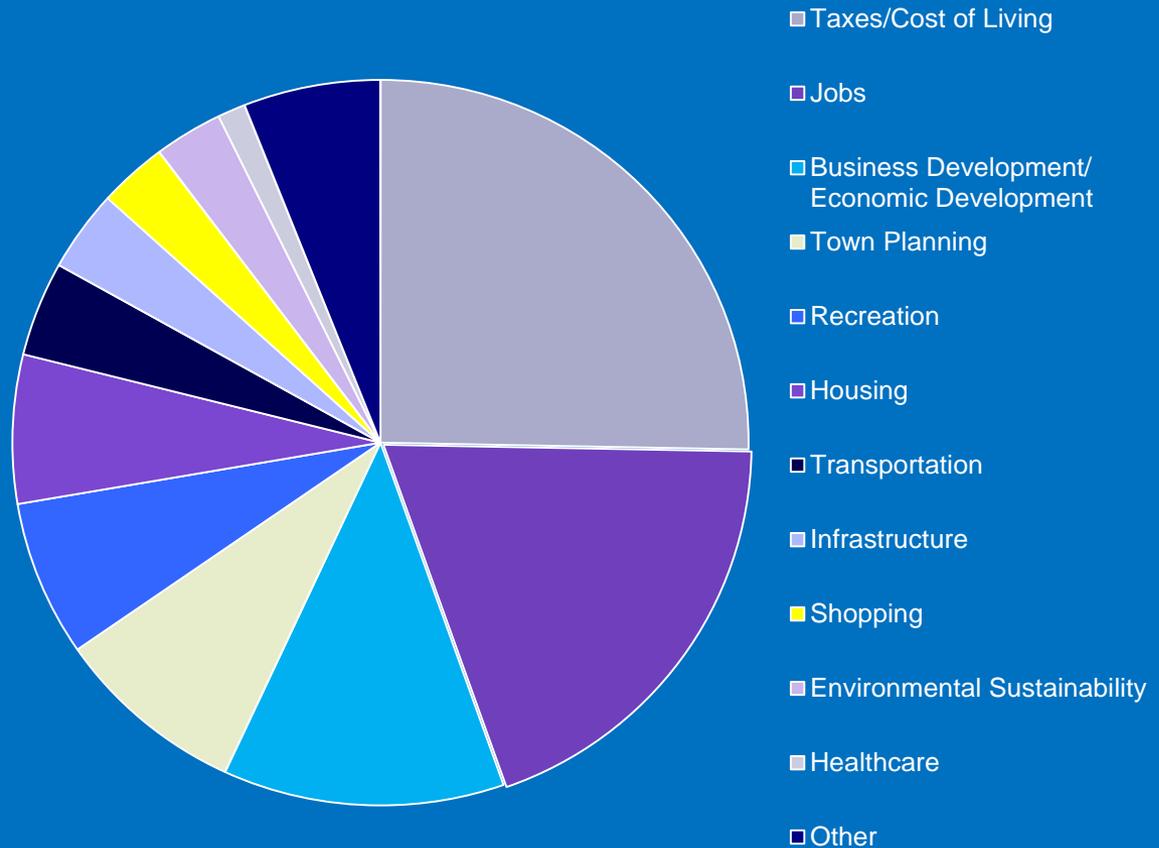
# Survey Monkey – Fall 2015

- Open to the public from September – October 2015
- 10 question survey including questions related to the downtown, mix of housing, local employment opportunities, aging population, environmental sustainability concerns and availability of open space
- 553 responses received

# Survey Monkey – Question #10

What is the single most important issue facing the Town?

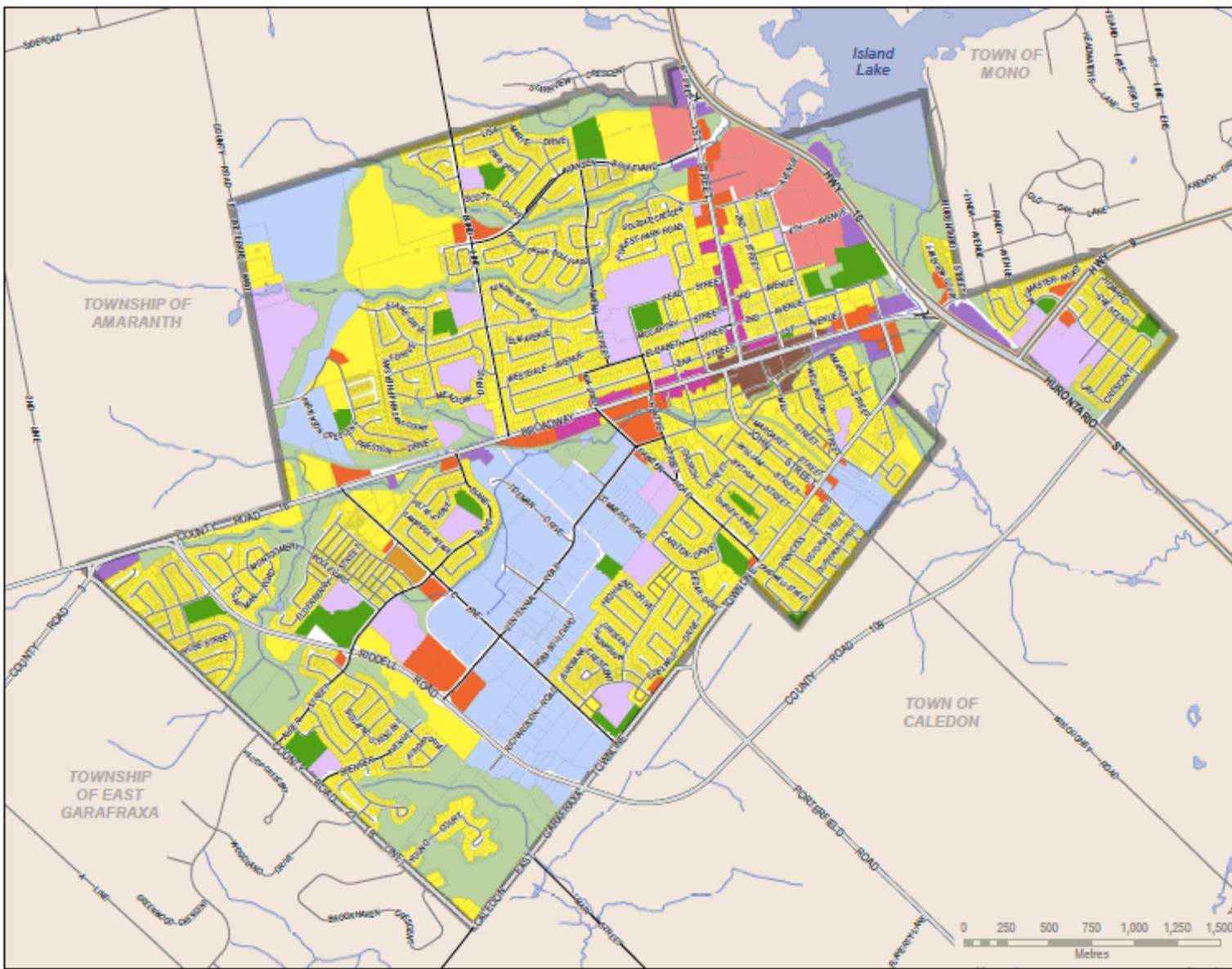
Taxes/Cost of Living	84
Jobs	64
Business Development/ Economic Development	41
Town Planning	28
Recreation	23
Housing	22
Transportation	14
Infrastructure	12
Shopping	10
Environmental Sustainability	10
Healthcare	4
Other	20



**Schedule "A"**  
**The Official Plan**  
**of the**  
**Orangeville Planning Area**  
**Land Use Plan**

**Legend**

-  Watercourse
-  Waterbody
-  Parcel
-  Town of Orangeville Planning Area
- Land Use Designation**
-  Residential
-  Central Business District
-  General Commercial
-  Neighbourhood Commercial
-  Restricted Commercial Residential
-  Service Commercial
-  Employment Area
-  Open Space Conservation
-  Open Space Recreation
-  Institutional
-  Neighbourhood Mixed Use



**Office Consolidation Version**  
 The office consolidation version of this map schedule has been prepared for convenience purposes only. For accurate reference, recourse should be had to the original Official Plan and subsequent Official Plan amendments.



Date: September 2015



Schedule "B1"  
The Official Plan of The  
Orangeville Planning Area  
Built Boundary



Legend

 Built Boundary\*

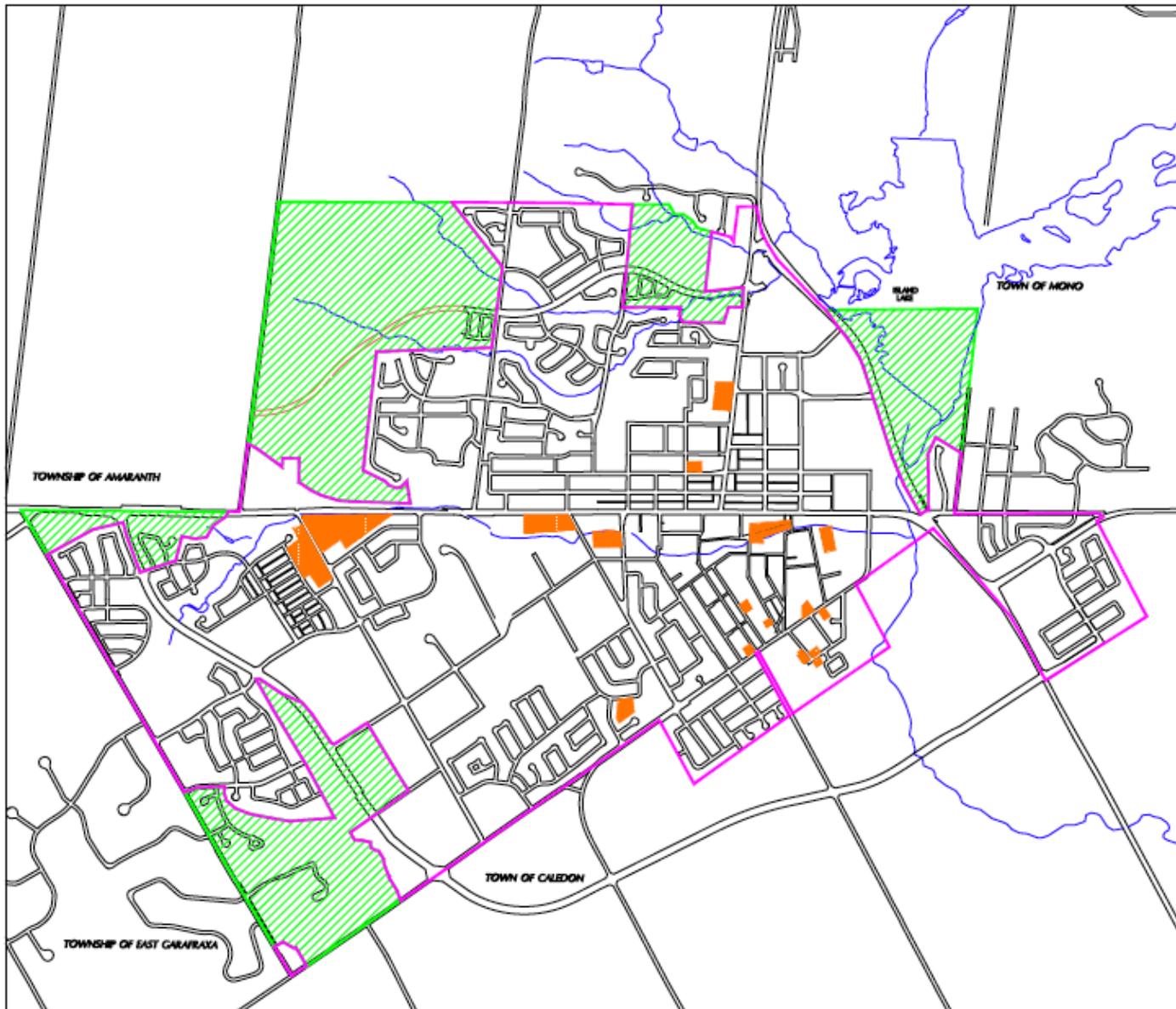
 Intensification Areas  
see Policy IT11

 Greenfield Areas\*

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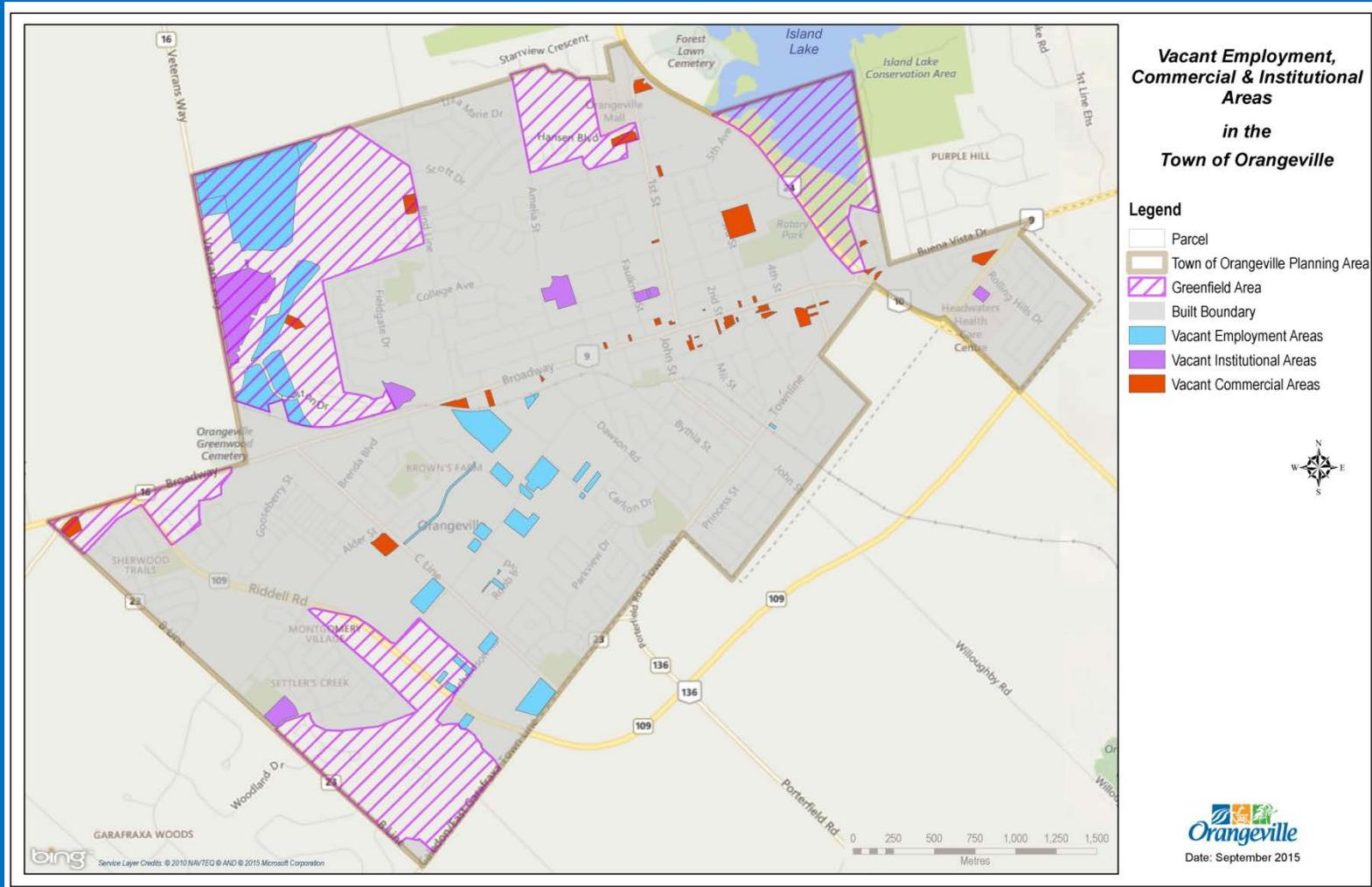
\* as defined by the Ministry of Energy and Infrastructure, 2008



# Growth Projection

2015 Population Forecast	<b>29,540 *</b>
2036 Population Forecast (Build-out)	<b>36,490 **</b>
Anticipated Growth to Build-out	<b>6,950 persons</b> <b>3,714 units</b> 3,504 units from DC Study
* from DC Study and building permit data	
** from Town of Orangeville Official Plan, County Plan and DC Study	

# Vacant Designated Industrial, Commercial and Institutional Land



# Industrial, Commercial and Institutional Land (ICI) Area Demand Forecast

Type	Future Jobs	Building Area Required (sq m)	Land Area (ha)	
			MHBC <sup>1</sup>	DC Study <sup>2</sup>
Industrial	531	58,410	11.5	14.6
Commercial	261	14,355	5.7	3.6
Institutional	78	5,070	1.7	1.3
Work at Home	N/A			
<b>Total</b>	<b>870</b>	<b>77,835</b>	<b>19</b>	<b>19</b>
1 - based on 46 jobs/ha 2 - based on building/land area				
* Totals may not add due to rounding.				

# Employment Lands Targets in GTA

City/Town	Jobs	Population	Ratio	Year
Town of Caledon	46,000	108,000	1:2.35	2031
Town of Halton Hills	29,410	70,000	1:2.38	2021
Town of Aurora	34,200	70,200	1:2.05	2031
Town of East Gwillimbury	34,000	86,500	1:2.54	2031
City of Niagara Falls	53,640	106,800	1:2.00	2031

The Town currently has a population of 27,975 and employment of 14,681 which is a ratio of 1:2. A population increase of 6950 with a 1:2 ratio would mean 3475 new jobs.

# Proposed Industrial, Commercial and Institutional Land (ICI) Target of 1:2

Type	Future Jobs <sup>1</sup>	New jobs	Land Area (ha) <sup>2</sup>
Industrial	61 %	2120	46.0
Commercial	30 %	1043	22.5
Institutional	9 %	313	6.7
Work at Home	N/A		
<b>Total</b>	100	<b>3475</b>	<b>75.5</b>
1 – Watson DC Study 2014			
2 – based on 46 jobs/ha			
†Totals may not add due to rounding.			

# Industrial, Commercial and Institutional Lands

Type	Land Demand (ha)		Land Supply (ha)		Total
	Target <sup>1</sup>	Forecast <sup>2</sup>	Within Built Boundary	Within Greenfield Areas	
<b>Industrial</b>	46	14.6	20.9	46.8	67.7
<b>Commercial</b>	22.5	6.8	10.0	3.6	13.6
<b>Institutional</b>	6.7	1.7	8.0	12.0	20
<b>Total</b>	<b>75.5</b>	<b>23.1</b>	<b>39.0</b>	<b>62.4</b>	<b>101.4</b>

1 based on target of 1 job for every 2 persons

2 based on highest forecast from MHBC, Watson and urbanMetrics

Totals may not add due to rounding.

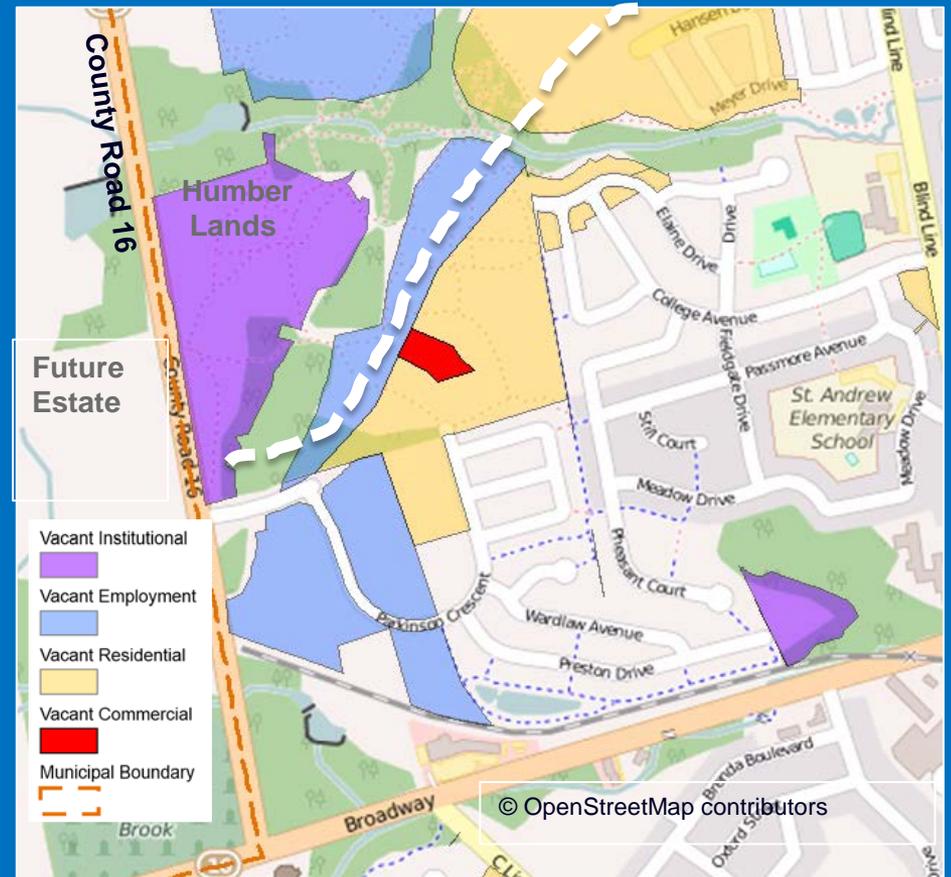
# Two Options for the Humber Lands

## Option 1:

Maintain existing designation for Institutional, to allow for specialized residential development.

## Option 2:

Re-designate to allow for Mixed Use development for Prestige Industrial uses adjacent to Veteran's Way, and a Master Planned residential community designed to accommodate seniors.



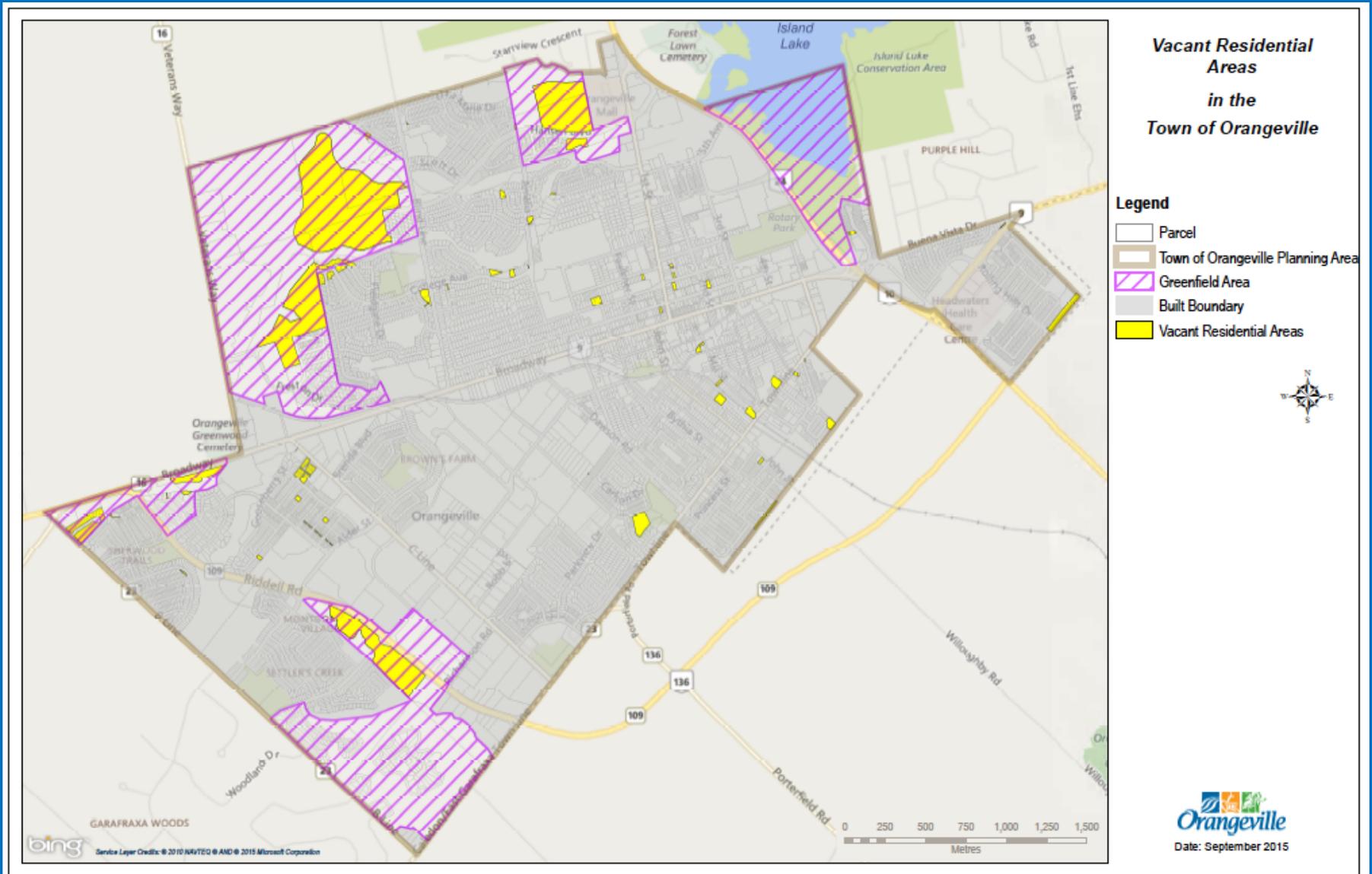
# Population & Housing Projections

Housing Type	Future Housing Mix	Future Units		PPU (2024)
		MHBC	DC study	
Singles / Semi	35%	1,291	1,218	3.19
Townhouses / Multiples	35%	1,292	1,219	2.32
Apartments	30%	1,131	1,067	1.37
<b>Total</b>		<b>3,714</b>	<b>3,504</b>	<b>2.33</b>

Average – 3,600

- 1 Watson DC Study plus 2014 building permit data
- 2 County OP/ Watson DC Study
- 3 County OP

# Vacant Designated Residential Land



# Residential Land Area and Unit Demand

Density (UPH)	Gross Area Required (ha)	Proposed Intensification Factor*	Units Produced by Intensification	Net Area Required (ha)
Singles/Semis: 25	50	10 %	180	43
Townhouses : 49-99	26	60%	1080	15
Multiple Dwellings/ Apartments: 124	9	30%	540	4
<b>Total</b>	<b>82 ha</b>	<b>100%</b>	<b>1800</b>	<b>62 ha</b>
Net Area Required After Intensification	62 ha			

Totals may not add due to rounding.

# Density Examples



# Density Examples



6 Storey Apartments  
105 units/ha



9 Storey Apartments  
129 units/ha

# Residential Land Supply and Demand

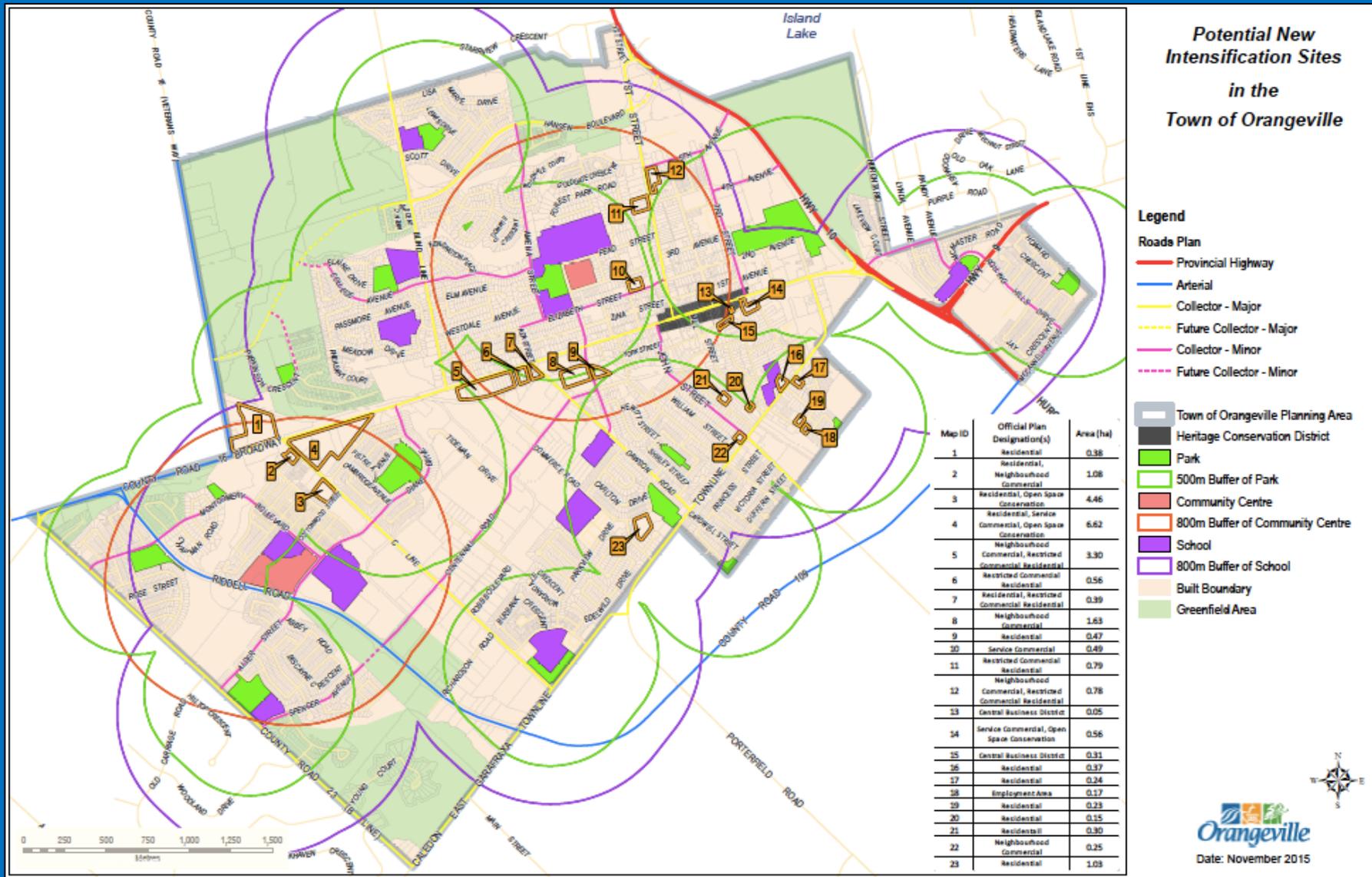
Gross Land Area Supply	Within Built Boundary	Within Greenfield Areas	Projected Demand After Intensification
<b>71.8 ha</b>	<b>7.5 ha</b>	<b>64.3 ha</b>	<b>62 ha</b>

\* Totals may not add due to rounding.

# Conclusions – Supply and Demand

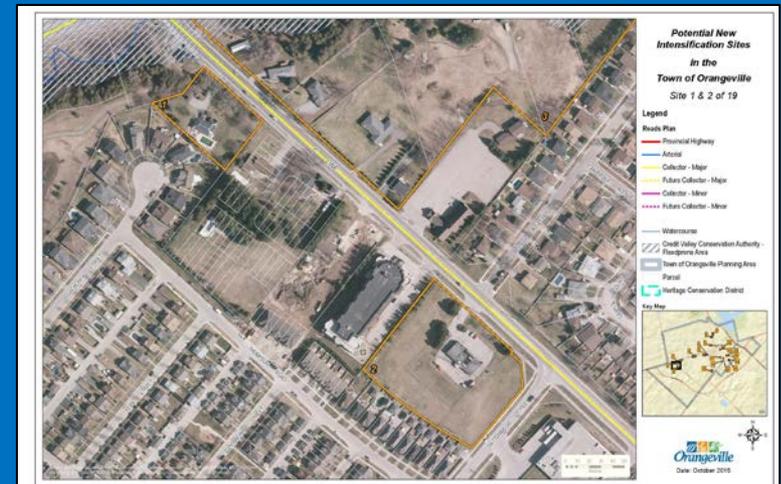
- There is sufficient supply of residential land to meet the residential growth targets to build-out.
- The Town should establish a population to employment target ratio of 1 person for each 2 jobs.
- There is no need to designate additional lands to meet population and employment Growth Targets.

# Residential Intensification



# Intensification Analysis

- Examined 45 potential properties
  - 30 currently identified in Official Plan
- Locational criteria
  - 500m Proximity to Open Space
  - 100m Proximity to Transit
  - 800m Proximity to Schools
  - 500m Proximity to Commercial Amenities
  - 100m Proximity to Rail
  - Proximity to Heritage Special Study Area
- Reviewed each site on site
- Assigned density to reflect surrounding character



# Assessment of Intensification Opportunities

- Examined 30 sites including existing designated sites and assessed based on criteria
- Applied density yields to reflect Official Plan policy and surrounding land uses and density
- Estimate that approximately 1121 units could be developed through intensification within the Built Boundary

# Conclusions – Intensification

- There are suitable sites for approximately 1121 units within the 'Built Boundary' in Orangeville.
- It will be very difficult to achieve an intensification target of 50 per cent while preserving the character of the 'Built-up Area' in Orangeville.
- High priority Intensification Areas should be shown in the Official Plan with policies strongly supporting intensification in those areas.
- Intensification within existing units (secondary units) needs to be reflected in Official Plan policy to meet the target of 1800 units within the Built Boundary.

# Next Steps

- Statutory Open House
  - February 8<sup>th</sup>, 4-7pm, Town Hall
- Steering Committee meeting
  - February 22<sup>nd</sup>, 5-7pm, Town Hall
- Special Meeting of Council
  - March 21<sup>st</sup>, 7pm, Town Hall
- Statutory Public Meeting
  - April 4<sup>th</sup>, 7pm, Town Hall (tentative)
- Council Adoption of the Official Plan Amendment
  - May 2016
- Official Plan Amendment to County of Dufferin for final approval
  - May 2016



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**Thank you**