

Infrastructure Services

**Notice of Complete Application for a Zoning By-law Amendment
(File No. RZ-2021-02)**

Take Notice that the Corporation of the Town of Orangeville is in receipt of a complete application to amend the Town's Zoning By-law No. 22-90, as amended, pursuant to Section 34 of the *Planning Act*, R.S.O. 1990.

Description of the Subject Land:

The land subject to this application is comprised of one parcel located on the north side of Broadway, between Sherbourne Street and Fourth Street. The subject land is legally described as Part of Lot 1, Concession 1, West of Hurontario Street, Part of First Avenue, Registered Plan 201 (closed by by-law No. 123-86), Lot 4 and Part of Lot 3, Registered Plan 256, and is municipally known as 33-37 Broadway. The subject land has a total area of approximately 0.80 hectares (1.98 acres), with approximately 60.5 metres (198 feet) of frontage along Broadway and 35 metres (115 feet) of frontage along Sherbourne Street. The subject land currently contains three one-storey commercial buildings, two of which that front onto Broadway will be demolished to facilitate the proposed development. The commercial plaza containing the medical offices in the rear of the subject lands will be maintained. A location map of the subject land is attached.

Purpose and Effect of the Applications:

The purpose and effect of the application is to permit the development a 9-storey mixed-use building located towards the southern portion of the subject lands, along the Broadway frontage. The proposed development consists 97 residential units, and 407 square metres of ground floor retail space. The proposal includes 134 square meters of indoor amenity area, 779 square metres of rooftop amenity area on the 5th floor, and a total of 2,013 square metres of landscape area. 253 parking stalls are proposed to service the development, 48 parking stalls will be surface parking to service the existing medical building, as well as the proposed visitor and commercial uses. The balance of the proposed parking spaces (205) are located within the proposed 9-storey building within floors 1 to 4.

The Zoning By-law Amendment proposes to rezone the subject lands from Neighbourhood Commercial (C2) Zone, to Neighbourhood Commercial (C2) Zone with Special Provision 24.XXX to permit the proposed development.

A Site Plan application (SPA-2021-03) has also been submitted in conjunction with the Zoning By-law Amendment application.

Information Available:

Additional information and material relating to the application is available for review during business hours, in the Infrastructure Services Department, Planning Division at 87 Broadway, Orangeville, Ontario.

For more information about this matter, including information about appeal rights, contact **Larysa Russell, Senior Planner, Infrastructure Services at 519-941-0440 Ext. 2254 or by e-mail at LRussell@orangeville.ca** during normal business hours or visit the Planning Division.

Notice Issued: August 26, 2021

