

The Corporation of the Town of Orangeville
Report to Council



"For Information"

To: Mayor Adams and Members of Council **Reviewed by:** _____
From: James Stiver, MCIP, RPP Director of Planning
Date: February 10, 2011
Report: PL 2011-06
Subject: **OFFICIAL PLAN and ZONING BY-LAW AMENDMENT APPLICATIONS OPZ 5/10**
DRAFT PLAN OF SUBDIVISION APPLICATION S 1/10
Orangeville Highlands Ltd.
Part of the East Half of Lot 3, Concession 2 WHS
North side of Hansen Boulevard, East of Lisa Marie Drive
Orangeville Highlands Phase 2

1. PURPOSE

The purpose of this report is to provide Council and the public with background information regarding the above-noted Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision applications for consideration at a public meeting scheduled for March 7, 2011.

2. BACKGROUND

The subject property is located on the north side of Hansen Boulevard, west of Orangeville Mall, east of Lisa Marie Drive, across from James Arnott Crescent and comprises 17.95 hectares (44.35 acres) of land (see Schedule "A"). The property is bounded on the north, south and west by residential subdivisions, and to the east by the Orangeville mall. The lands are undeveloped and generally open field, with the exception that the northern portion of the property contains portions of the Middle Monora Creek. The northern property line also forms a portion of the Town's northern municipal boundary with the Town of Mono.

The applicant's Draft Plan of Subdivision proposes 545 residential units: i.e. 245 townhouse or rowhouse units and 300 apartment units. A 1.98ha park block, a 5.53ha open space conservation block and a 0.96ha stormwater management block are also proposed (see Schedule "B"). The proposed conservation block is proposed along the north portion of the property, adjacent to the Middle Monora Creek. Three new internal streets are proposed.

3. OFFICIAL PLAN AND ZONING

Orangeville Highlands Ltd. has submitted the above-noted Official Plan and Zoning By-law amendments to amend the land use designation and zoning of the property. The Official Plan Amendment proposes to change the location of the current “Open Space Recreation” designation from the west end to the east end of the property.

The lands are presently designated “Medium Density Residential”, “Open Space Conservation” and “Open Space Recreation” by the Official Plan. The lands are also subject to Special Policy E8.66.

The “Medium Density Residential” policies of the Official Plan (Section E1.4.4) permit up to a maximum development density of 99 units per hectare (uph). Special Policy E8.66 adds a further stipulation that these lands are subject to a *minimum* development density of 75 uph. The current proposal achieves a density of 75.6 uph, which, staff note, is just above the minimum requirement.

The applicant’s Zoning By-law Amendment application proposes to rezone the lands from Development “D” to the appropriate residential zones to reflect the proposed Draft Plan of Subdivision. The zones and zoning provisions will be determined and recommended by Planning staff to reflect the approved subdivision layout at a later date.

4. COMMENTS RECEIVED

Not all internal departments have returned their comments to date, but of those received no concerns are noted.

We have received comments from Bell, Rogers, Enbridge, Hydro One, the Public and Catholic School Boards stating they have no concerns with the proposal. Other external agencies, including Credit Valley Conservation, have not yet returned their comments.

A number of area residents have called, e-mailed and visited the Planning Department to enquire and express concerns with the proposed subdivision. The written comments received to date are attached as Schedule “C”.

5. RECOMMENDATIONS

It is therefore recommended:

THAT Report PL-2011-06, dated February 10, 2011 regarding Official Plan and Zoning By-law Amendment Applications OPZ 5/10 and Draft Plan of Subdivision S 1/10, as proposed by Orangeville Highlands Ltd., be received.

Respectfully submitted,

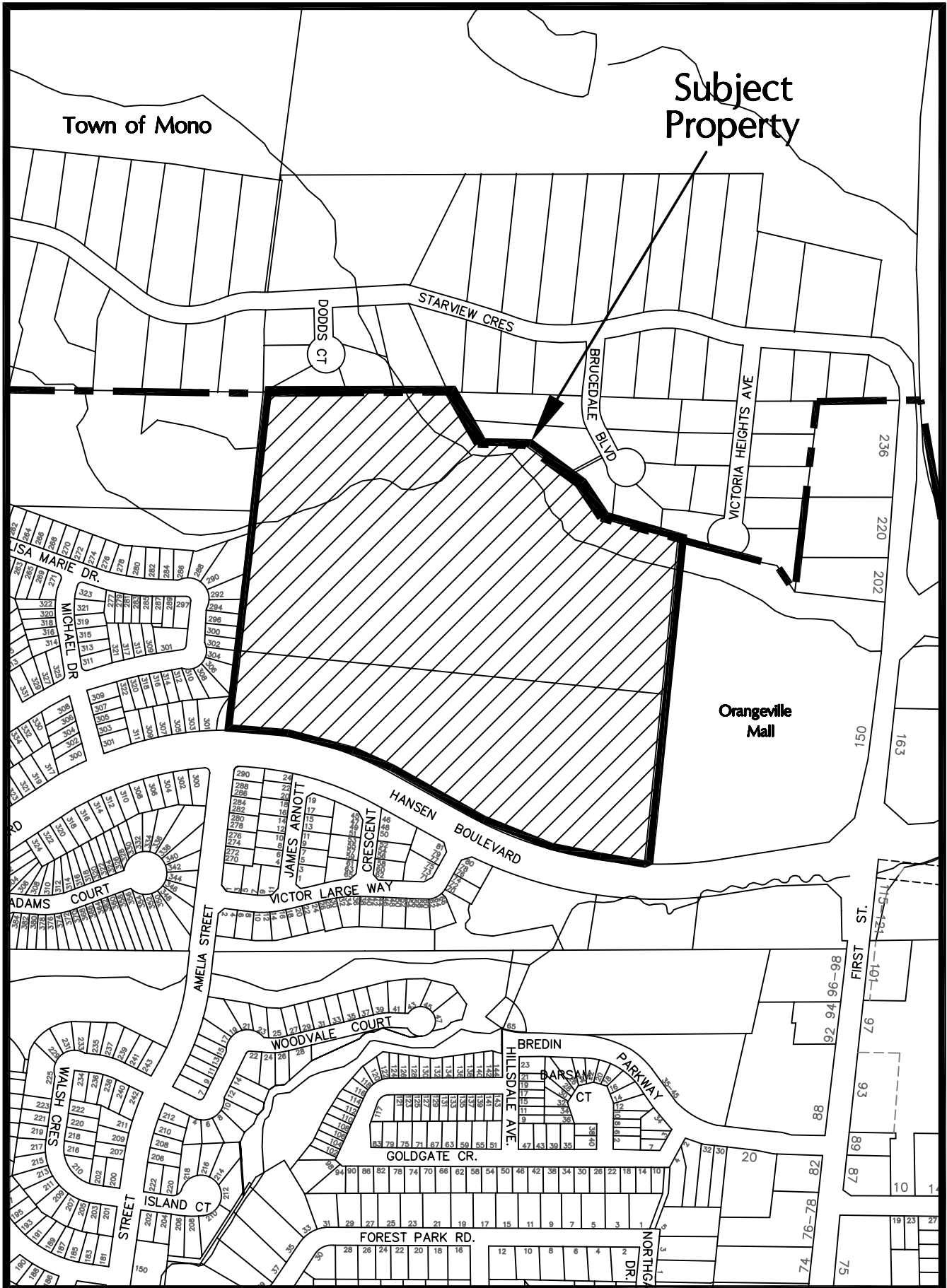
Prepared by,

James Stiver, MCIP RPP
Director of Planning

Meghan Keelan, MCIP RPP
Planner

LOCATION MAP
FILES S 1/10 AND OPZ 5/10
APPLICANT: ORANGEVILLE HIGHLANDS LTD.

SCHEDULE "A"



RECEIVED JUL 1 2010

RECEIVED JUL 2 2010

SCHEUDLE "C"

July 19/10 Mr. James Stiver

IN REGARDS FILE # S 1/10 + #OPZ
I OPPOSE ANY DEVELOPMENT IN THAT
AREA. I ALSO ACCESS COUNCIL OF
DOING AWAY WITH ALL GREEN IN THIS
TOWN, ARE SCHOOLS ARE OVER CROWDED,
SHORTAGE OF DOCTORS, LACK OF INDUSTRY,
BRINGING MORE PEOPLE IN THIS AREA WON'T
HELP THE CRISIS, ALSO MORE CRIME, WHICH
WE HAVE TO HIRE MORE POLICE ALSO
THERE WILL SHORTAGE OF WATER, IN THE
END THE TAXPAYERS WILL HAVE TO
BEAR THE BURDEN. I FOR ONE IS
FED UP TAXES + WATER RATES INCREASES
EVERYTHING IN THIS WORLD IS DONE
IN MODERATION, THIS TOWN IS OVER
INDULGING IN A OVER CROWDED AREA.

Mr. NORMAN THOMAS
307 HANSON BLVD.
ORANGEVILLE ONT.
L9W 4H6.
519-942-9942

PS YOUR LETTER IS DATED JULY 9
I RECEIVE THIS JULY 16

James Stiver

From: James Stiver
Sent: Friday, July 16, 2010 3:45 PM
To: 'Mike Walker'
Subject: RE: File S 1/10, OPZ 5/10

Hello Mr. Walker,

Interesting... I'm not sure why you got 5 copies of the same thing; it's sounds very Harry Potter-esque. Regardless, I'm glad you got and read the notice(s).

I'd be pleased to go over the materials with you that the developer submitted to the Town; they will likely answer most of the questions you have. I'm not sure when you're available but I'm open Monday, Tuesday or Wednesday morning of next week. Failing that, I can mail you a copy of the plan that was submitted – it would be better to go over them together however, so that I can help you appreciate what you're looking at. Let me know what you'd prefer.

Given that the municipal election is set for the end of October, a public meeting on these applications likely won't be scheduled until the new year. You will be sent a separate notice once the date for that has been set.

In the meantime, I've added you to the notification list that I'm pulling together of residents that have expressed comments.

James

From: Mike Walker [mailto:mj.walker@sympatico.ca]
Sent: Friday, July 16, 2010 12:13 PM
To: James Stiver
Subject: File S 1/10, OPZ 5/10
Importance: High

I am in receipt of 5 envelopes today containing identical copies of the proposed amendments to the official plan.

Needless to say, you have my attention.

As my property abuts the conservation area and the proposed development, I am very curious as to what the proposed footprint of the development will be, where the parkland and where the conservation area will be etc. This is not showing on the drawings and I can find no on-line references to it.

I must say that I am shocked with what is being proposed. The number of units is totally out of whack with the communities needs and what the neighbourhood can support. I understand that this is probably the proponents entry point but hopefully the Orangeville city fathers can recognize what is appropriate and what is inappropriate. I doubt that the local schools and other infrastructure could handle what is being proposed.

My neighbours and I will, no doubt, be vigorously opposing this and would like to know if you have materials at your office that would enlighten me further, and when Public Meetings can be expected. The conservation area needs to be protected and this will certainly have a great impact on that.

Thanks, and have a great weekend.

Mike Walker

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Orangeville, ON

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