



April 17, 2019

Refer To File: 1045-001

Planning & Infrastructure Services  
Town of Orangeville  
87 Broadway  
Orangeville, ON  
L9W 1K1

Attention: **Brandon Ward, MCIP, RPP**  
Manager, Planning & Infrastructure Services

**Re: RESUBMISSION: Proposed Residential Draft Plan of Subdivision**  
**Town Files: OPZ 5/10 and S 1/10**  
**Part of Lot 3, Concession 2, W.H.S.**  
**Town of Orangeville, County of Dufferin**

We are the planning consultants representing Brucedale Investments Inc. and Orangeville Highlands Limited, the owners of 17.95 ha (44.36 acres) of land located on the north side of Hansen Boulevard, just west of Highway 10 in the Town of Orangeville. The subject property is legally described as Part of Lot 3, Concession 2, WHS, Town of Orangeville. Applications for Official Plan Amendment, Zoning By-Law Amendment and Draft Plan of Subdivision were filed in 2010 and are referred to as Files OPZ 5/10 and S 1/10 at the Town of Orangeville.

The lands surrounding the subject property consist of low density residential uses to the north, west and south, and the Orangeville Mall to the east. Further east is Highway 10 and the Island Lake Reservoir. Access to the subject property is proposed from Hansen Road. Specifically, an extension of Amelia Street is proposed to extend into the subject property at its western limit and a second full moves access is proposed further east off Hansen Boulevard opposite Victor Large Way, leading into the subject property.

The proposed planning applications relate to development of approximately 17.95 ha (44.36 acres) located on the north side of Hansen Boulevard, just west of Highway 10 for a reduced 541 unit residential Plan of Subdivision. The Plan of Subdivision specifically proposes 93 conventional townhouse units, 26 back-to-back townhouse units, 88 stacked condominium townhouse units, and 334 apartment units divided amongst 5 apartment buildings at heights of 5



and 6 storeys. Further, the Plan of Subdivision proposes 6.24 ha (15.42 ac) of natural heritage system to be protected, and open space walkway, two park blocks consisting of 2.10 ha (5.19 ac) collectively (one park block is intended for a dog park), a stormwater management pond consisting of 1.24 ha (3.06 ac) and roads. The proposed Plan of Subdivision is to be serviced utilizing municipal services.

There have been several iterations of the Draft Plan over the years in response to circulated comments from the Town and agencies. This resubmission relates to the latest Draft Plan of Subdivision layout dated **April 3, 2019**. This comprehensive resubmission provides the following technical reports to provide a complete and comprehensive overview of the development proposal:

- 5 full size (folded) copies of revised Draft Plan of Subdivision (April 3, 2019) prepared by Glen Schnarr & Associates Inc.;
- 5 copies of Functional Servicing Report (April 2019) prepared by Urbantech Consulting;
- 5 copies of Transportation Impact Study: Peer Review Response (April 2019) prepared by Paradigm Transportation Solutions;
- 5 copies of Addendum to Environmental Impact Study and Management Plan (April 2019) prepared by Azimuth Environmental Consulting Inc.;
- 5 copies of Hydrogeological Addendum: Revised Report (April 2019) prepared by Azimuth Environmental Consulting Inc.;
- 5 copies of Hydrogeology: Response to Agency Comments (April 2019) prepared by Azimuth Environmental Consulting Inc.;
- 5 copies of Urban Design Brief (April 2019) prepared by John G. Williams Limited;
- 5 copies of Tree Inventory and Preservation Plan (April 2019) prepared by Kuntz Forestry Consulting Inc.;
- 5 copies of Fluvial Geomorphological Assessment: Erosion Threshold & Meander Beltwidth Assessments and Floodplain Mapping (April 2019) prepared by Water's Edge Environmental Solutions Team;
- 5 copies of Supplemental SWM Pond Considerations (April 2019) prepared by Soil-Mat Engineers and Consultants Limited;
- 5 copies of full size Conceptual Facility Fit Plan for Park Blocks (April 2019);
- 5 copies of full size Preliminary Development Concept Plan (April 2019);
- 5 copies of Addendum Planning Justification and Rationale Report (April 2019) prepared by Glen Schnarr & Associates Inc.;
- 5 copies of Draft Implementing Zoning By-Law prepared by Glen Schnarr & Associates Inc.; and
- Digital copy of each report.



**GLEN SCHNARR & ASSOCIATES INC.**  
URBAN & REGIONAL PLANNERS, LAND DEVELOPMENT CONSULTANTS

Please accept these materials in connection with a full resubmission of this Application. We look forward to discussing this resubmission with you and responding to any additional comments you may have as we advance this proposal towards approval.

Yours very truly,

GLEN SCHNARR & ASSOCIATES INC.

Karen Bennett, MCIP, RPP  
Senior Associate

Cc: Carmen N. Jandu  
Roberta Harvey