

Mary Jane Gerber, [REDACTED] Orangeville ON [REDACTED]

Mayor Post, Members of Council,

Regarding **Files OPZ-2023-01 and INS-2025-020 ITEM 10 - AGENDA DATE 09 JUNE 2025**

My previous concerns with the proposed development at 11A, are on record. I remain opposed and newly concerned about:

1. The incomplete data in the Heritage Assessment regarding the obstruction of views affecting adjacent listed properties.
 2. The lack of drawings showing the development from Kay Cee Gardens and its omission from the Heritage Assessment.
 3. The lack of commentary or assessment on the future impact that approval of 11A would have on subsequent development proposals on historic streets, the preservation of heritage neighbourhoods, and the protection of natural green space in the historic/heritage areas of Orangeville.
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1. The Heritage Assessment on “Negative Impact on a Heritage Resource” (P.34) states that views of the eastern portion of the development from 7 York will be obstructed by “plantings and mature trees” during the summer months, with some of the western portion indirectly impacted during the winter months. Reference photos were taken from the back yard of 11A to support this conclusion. This data is incomplete:
 - I. The reference photos include many trees slated for removal and are not taken from any of the properties surrounding 11A. Removal of those trees will open the view significantly from all angles, eliminating much of York St.’s mature tree canopy.
 - II. 98% of the trees referenced lose their leaves in winter and for 6 months the entire development will be exposed except for a small portion blocked by one evergreen.All photos used to support the impact assessments for adjacent properties were taken from limited angles with the trees in full leaf. The photos were not marked to show which trees will be removed by the developer. No views were checked for assessment when the leaves were down and the entire site visible. Conclusions were drawn with flawed data.
 2. Kay Cee gardens is a unique heritage park enjoyed by thousands in downtown Orangeville. It was ignored in the Heritage Report. The 11A proposal would negatively impact the heritage views and green space buffer of the park, but this was not included in the report. The March ice storm took down a mature park tree adjacent to 11A. This loss combined with the proposed removal of most of 11A’s mature tree canopy would severely impact the natural features of the park. The proximity, uphill location, and height of the townhouses would loom over the park, eliminating the essential green corridor currently in place due to the deep natural lots on southern York St (see attached mock ups showing before and after views).
 3. If this proposal is approved, the heritage of the York St neighbourhood and Kay Cee gardens will be irreversibly damaged. A line will be crossed opening the doors to unlimited development throughout the rest of historic Orangeville. It will be remembered as a pivotal moment in the history of our town when protection of our heritage and historic charm was abandoned. Orangeville has multiple high-density developments being proposed, and we welcome them. The request to jam in 12 townhomes at 11A is miniscule in comparison, and the cost is one we cannot afford to pay. Current bylaws allow responsible infilling and should be upheld at 11A.



Mock ups of West Block views from Kay Cee Gardens based on Landscape Plan and estimated height compared to 10' trampoline posts

