

June 8, 2025

Clerk's Office  
Town of Orangeville  
87 Broadway  
Orangeville, ON  
L9W 1K1

**Reference: OPZ-2023-01. 11A York Street**

**Dear Mayor Post and Members of Council,**

For the past 22 years, me, my wife Rebecca and our two daughters have lived at [REDACTED]. We are the property directly adjacent on the east side of the subject property. As we presented to council at the June 2024 open meeting, we continue to be opposed to this development and to the applications to revise the by-laws to allow such a development. I have attached our letter from that meeting which details our rationale for our objection for your reference.

The town planning department has recommended that council accept the applicant's development proposal and by-law and official plan amendments, but we feel that that they have disregarded pertinent portions of both the official plan and town by-laws, most significantly with respect to compatibility of the proposed development within the current built environment and the precedent such an approval will have with respect to future development. It is convenient to suggest that going forward, each development will be assessed on its own merits. However, there is no probability that this decision would not be used by future developers to similarly disregard unique Orangeville neighborhoods and by-laws for their personal financial gain. This could represent the *thin edge of the wedge*.

The planning report also seems to suggest that this application seeks only a minor adjustment to the current zoning. In reality, what is being sought is a density increase of 65% more than is currently allowed. We would suggest that a 65% increase is not minor but is, in fact, very significant.

We continue to support development, as we stated in our June 2024 letter to council. We support appropriate development but not development for development's sake or simply for personal financial reasons. As such, we continue to oppose these applications and ask council to deny these applications.

That said, we also acknowledge that council may come to a different conclusion and while we, and a great number of our fellow Orangeville citizens would be terribly upset by such a decision, it is a possibility. This being the case, our family has some specific concerns about the prospect of this development moving forward.

**1) The Heritage impact study.** The heritage impact review was completed and our home at 9 York Street was not mentioned. We understand that we are not mentioned as we are currently not a "listed non designated" heritage property. Our home was built in 1935 which makes it 90 years old. Our understanding is that during the last review of the Heritage Registry, which was

at least a couple of decades ago, and perhaps several more, 9 York Street would not have been old enough to be listed. The fact is that now, our home is 90 years old and quite likely would be listed, should the registry be updated. In fact, our home is included in the 2022 Heritage Orangeville calendar, featured as the home for September. It is a craftsmen bungalow built in 1935 and notable for both its style and the fact that very few homes were built in Orangeville during the great depression. This makes our home's architectural style historically significant.

Given that our home will be significantly impacted by any construction that takes place, should council approve such development, we respectfully ask that 9 York should be afforded the same heritage protections as the other heritage homes noted in the heritage report. It is merely a technicality that 9 York is not currently included, and it is merely convenient for the developer to exclude it.

**2) The location of the snow storage/piling area.** On the planning department's site plan, the snow piling area is directly adjacent to 9 York Street. Given the tight area of the roadway, there is not space within the proposed development to self-contain such quantities of snow where illustrated, in particular in years such as we have had recently. There is significant area elsewhere within the proposed development to hold snow. While we currently do not experience water runoff issues, significant additional snow melt against our 90-year-old home could create such an issue.

**3) Repairs to the west side of 9 York Street.** We have maintained and improved our home significantly over the past 22 years including on the west side of our home. The proposed plan would make repairs, and in fact routine maintenance of the west side of our home, virtually impossible. Until now, this was a matter of 'neighborly' goodwill. That will cease and so we're concerned about our ability to, for instance, rebuild our chimney or service a window or simply cut our grass going forward, when the need arises. We would ask that such consideration be provided in any future development plans.

We appreciate your consideration of the foregoing. We acknowledge the planning department's concluding statement of their report, albeit political rather than technical, regarding potential costs associated with your denial of the proposed applications. However, we believe that there is a very significant proportion of Orangeville citizens who agree that these applications should be denied.

We thank you for your diligence in considering the proper path forward for the future of our town and the potential impact of the decision you are making tonight.

Respectfully,

Steve, Rebecca, Acadia & Chloe Scott

