

June 11, 2024

Clerks Office
Town of Orangeville
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**Reference: Letter of Objection
11A York Street, Orangeville
OPZ-2023-01**

Further to the applications submitted for an Official Plan Amendment and Zoning By-law Amendment for the lands municipally known as 11A York Street (the “subject site”), we wish to submit this letter of objection in response to our concerns based on the development proposal submitted.

We are the Owners of [REDACTED], the abutting neighbour to the east of the subject site, sharing common lot lines along both our western and southern boundary.

County of Dufferin Official Plan

The Growth Management objectives under Section 3.1, states under subsection d), to “*promote development patterns in settlement areas that efficiently use land, resources, infrastructure and public service facilities, through compact urban forms, a mixed of land uses and appropriate densities*”.

County Official Plan Section 3.1.e) further states the objective to “*Encourage opportunities for redevelopment, revitalization and intensification in appropriate locations and of a scale and character of development that is compatible with the community*”.

County Official Plan Section 3.4.2.d) outlines the criteria to be used in the evaluation and consideration of applications for intensification. Section 3.4.2.d) ix) states “*the proposed development is compatible with the existing development and the physical character and scale of adjacent buildings, streetscapes, and surrounding neighbourhood, and provides appropriate transition of built forms to adjacent uses*”.

Intensification must be done properly and in conformity with the surrounding context, and it cannot be intensification at all costs. The intensification of the site as currently proposed is overdevelopment of the land, that is not at a scale that is in keeping with, or compatible with, the character of the neighbourhood.

Redevelopment with anything more than a single-family dwelling will be intensification for this site and the adjacent lands. The introduction of an alternative townhouse built form to this neighbourhood block could be compatible, but not at a density 65% greater than what is permitted for this stable residential neighbourhood. Intensification of these lands should be in keeping with the permitted 25 unit per hectare that was envisioned for the subject site and the surrounding area.

Town of Orangeville Official Plan

The subject site, along with all lands fronting onto York Street, are designated Low Density Residential. This designation permits single detached and 2-unit dwellings, to a maximum density of 25 units per net residential hectare. Development of Townhouse Dwellings is already a deviation from what is contemplated or permitted for the subject site and the surrounding neighbourhood.

Town Official Plan Section D7.2.1 states “*New development will be located and organized to fit with its neighbours or planned context. It will frame and support adjacent streets, parks and open spaces to improve the safety, pedestrian interest and casual views to these spaces*”.

The proposed development is not characteristic of the area, does not complement the existing area and does not integrate well within the existing community. The proposed development (as submitted) fails to fit with its neighbours, where the overdevelopment of the subject site with 12 townhouses does not provide sufficient physical or landscape buffering along the northern townhouses, to appropriately transition this shift in alternative built form from its neighbours.

The proposed development fails to fit within the planned context, as it proposes to both amend the permitted built forms of this area to include townhouse dwellings, and it further proposes to amend the permitted maximum density. The planned context of this area is for a density of 25 units per net residential hectare, and not for 41 units per hectare.

Town Official Plan Section D7.2.4 states that “*Infill development will respect and reinforce the general physical patterns and character of established neighbourhoods, with particular regard to:*

- a) patterns of streets, blocks and lanes, parks and public building sites;*
- b) general size and configuration of lots;*
- c) heights, massing, scale and type of dwelling unit compatible with that permitted by the Zoning By-law for nearby residential properties;*
- d) prevailing building types;*
- e) setbacks of buildings from the street or streets;*
- f) prevailing patterns of rear and side yard setbacks and landscaped open space;*
- g) continuation of special landscape or built-form features that contribute to the unique character of a neighbourhood; and,*
- h) conservation of heritage buildings, structures and landscapes.”*

Section E1.11.4 states “*When considering intensification developments, Council shall take into consideration the following:*

- a) compatibility with adjacent buildings and adjacent residential areas;*
- b) shadowing and access to sunlight for such areas as adjacent private property, public parks and sidewalks, etc.;*
- c) urban design impacts and alternative design options, including scale and the relationship to adjacent street widths; and,*
- d) energy use and green building performance”.*

The proposed development as submitted, does not conform with the policies set out under Section D7.2.4 or E1.11.4, that seeks to ensure infill development respects and reinforces the general physical patterns and character of an established neighbourhood, and ensuring that it is compatible with adjacent residential buildings. The proposed density of 41 units per hectare as currently proposed, is a 65% increase above the 25 unit per hectare permissions that are contemplated for the character of these low-density residential neighbourhoods.

The general size and configuration of the condominium townhouse blocks are significantly smaller than the character of the adjacent dwellings along York Street, and the development’s design is a shift from the character of dwellings that front the municipal roadway, to now blocks of townhouses facing into the site along a central private road. The compressed building arrangement is uncharacteristic of the surrounding community which results in an incompatible integration providing negative impacts to the existing historical community.

The proposed development is not reflective of the prevailing building type of the area and not characteristic of the area; it does not complement the existing area and does not harmoniously integrate into the established character of the area.

Town Official Plan Section D4.2 states the goal in relation to heritage resources is *“to support the retention and recognition of Orangeville’s built heritage and cultural heritage landscapes in order to build a sense of community identity and a degree of continuity between the past and the present”*.

This area of the Town has historical significance, where of the 26 properties along York Street, 16 are identified as ‘Non-Designated Properties of Cultural Heritage Value or Interest’ along with 2 properties identified as ‘Individual Properties Designated under Part IV of the Ontario Heritage Act’.

The community identity of this area is characterized by lower density residential lands with single detached dwellings. The Development of the subject site as proposed does not maintain a degree of continuity between the past and present, where it instead proposes to overdevelop the subject site through higher densities than are existing or contemplated for this area, and also proposes to introduce a built form that is not in keeping with the single detached character.

Conclusion

We are not opposed to infill redevelopment which seeks to diversify housing options for our community, however we are opposed to the overdevelopment of lands through intensification at all costs, which is incompatible and does not respect the character of an established residential neighbourhood. The proposed development is not reflective of the prevailing building type of the area and not characteristic of the area; it does not complement the existing area and does not harmoniously integrate into the established character of the area.

The proposed development as currently submitted, does not conform to the policies of the County Official Plan or the Town Official Plan, is not compatible within the context of this low-density residential area, and fails to provide for appropriate transition or design mitigation measures that should be incorporated when proposing intensification infill redevelopment.

We object to the proposed development as currently presented for 11A York Street. We respectfully request that Council deny the applications as currently presented, on the basis that they do not conform with the County Official Plan or the Town Official Plan.

Sincerely,

Steve Scott & Rebecca Black-Scott

Cc: Mayor Lisa Post
Deputy Mayor Todd Taylor
Councillor Joe Andrews
Councillor Andy Macintosh
Councillor Tess Prendergast
Councillor Debbie Sherwood
Councillor Rick Stevens
Matthew Mair, Planning Services