



41 William St,
Orangeville, ON L9W...

Source: Google, 2021

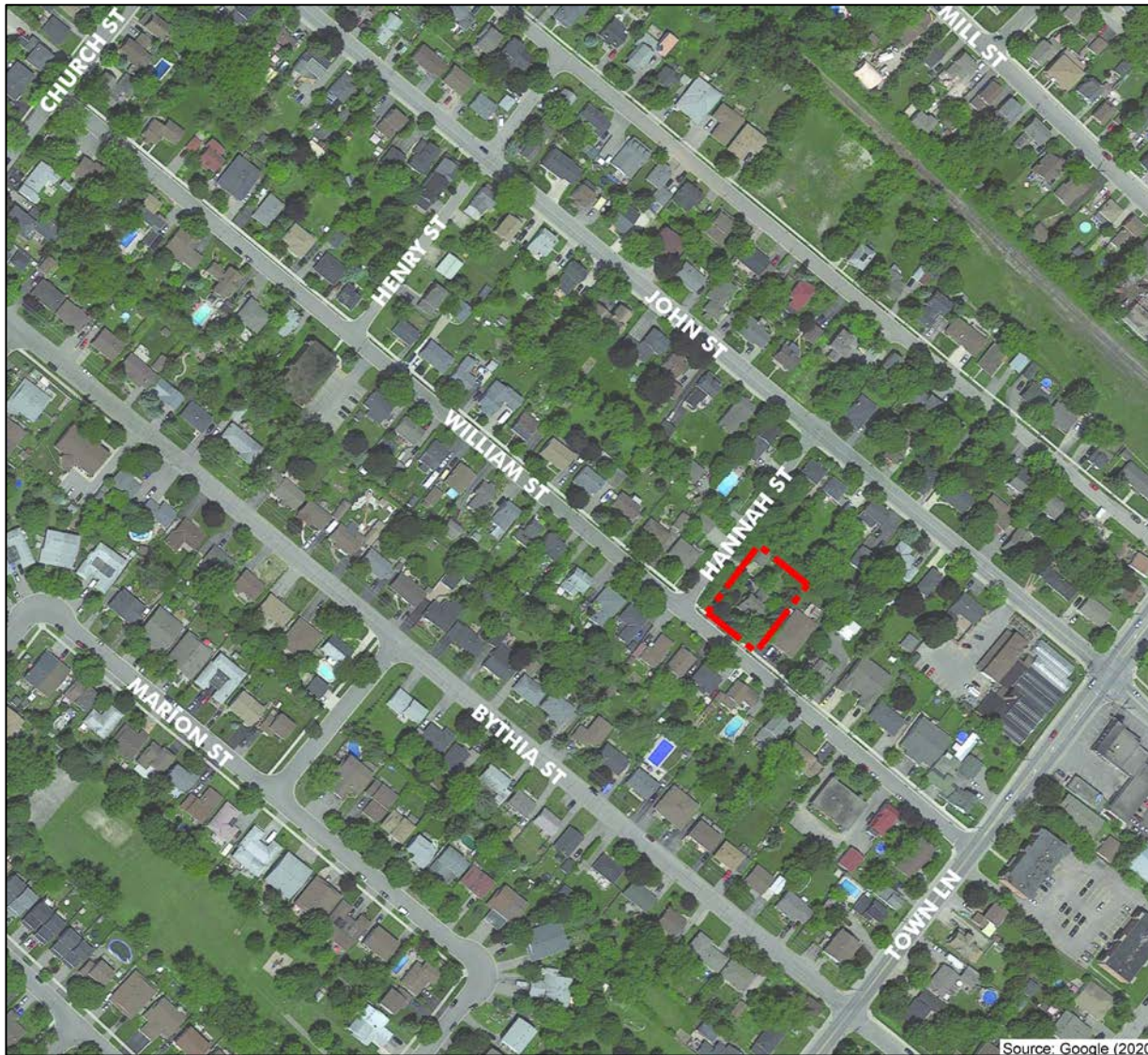


41 WILLIAM STREET PROPOSED ZONING BY-LAW AMENDMENT

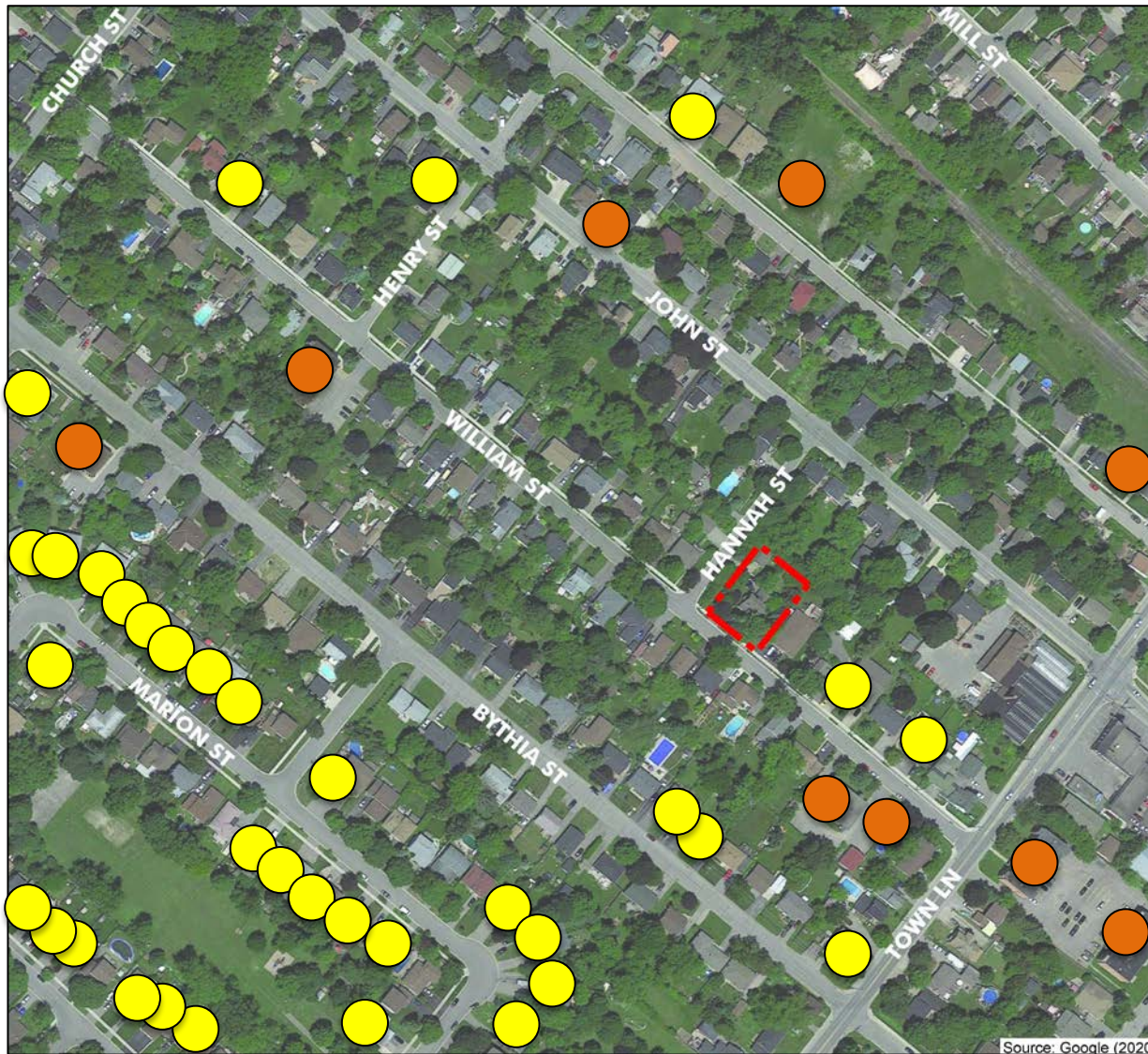
STATUTORY PUBLIC MEETING

June 7th, 2021

SITE LOCATION



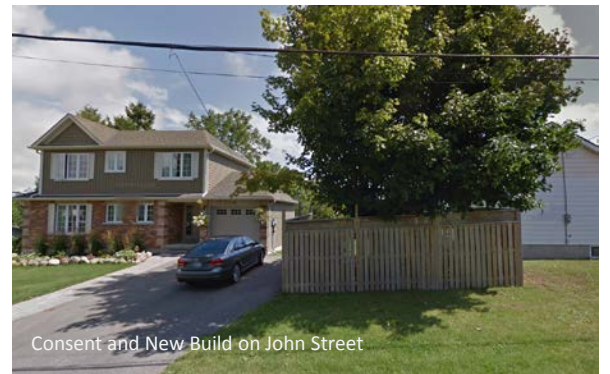
HOUSING MIX



Semi-Detached Dwellings on William Street



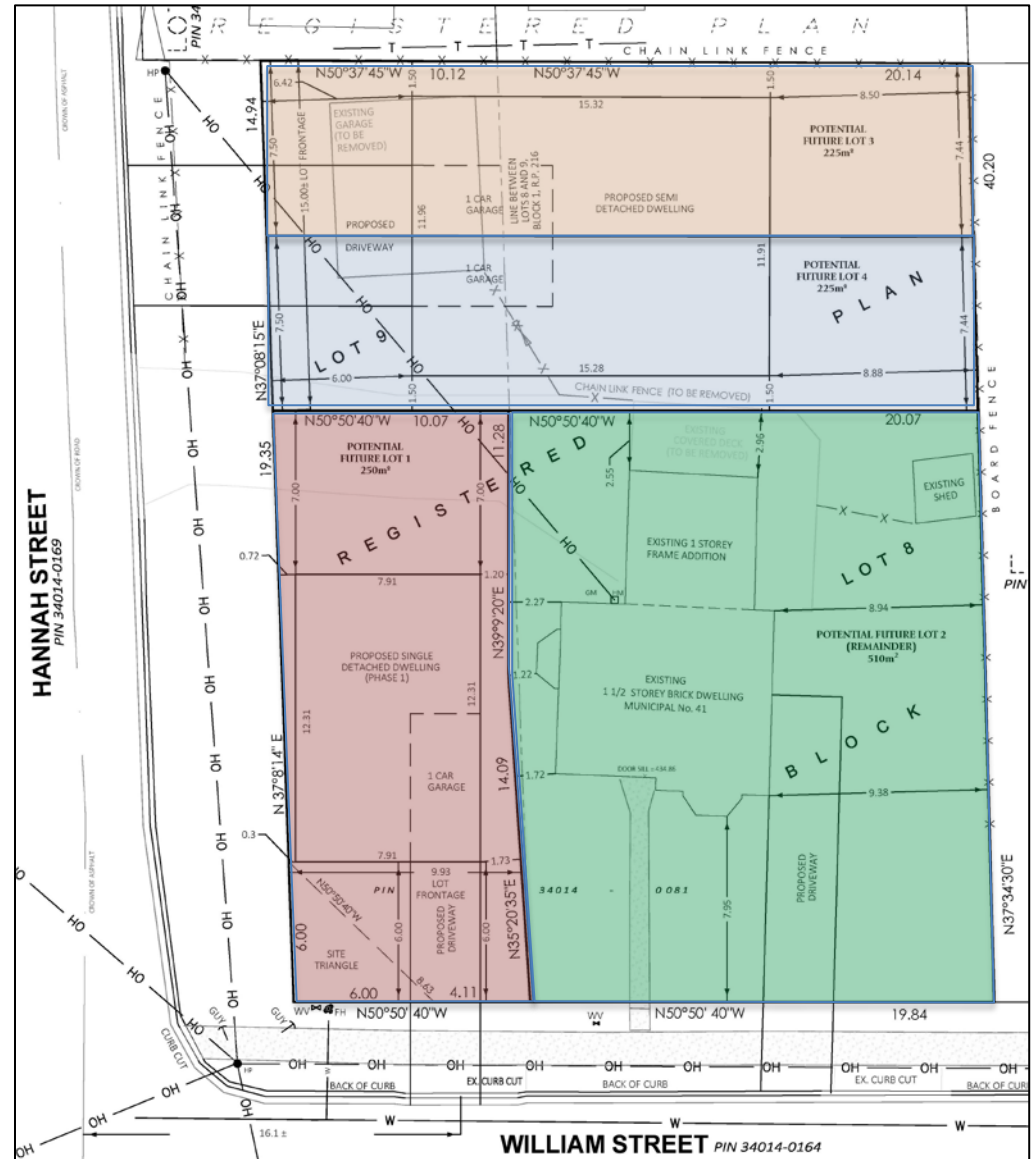
Apartments on William Street



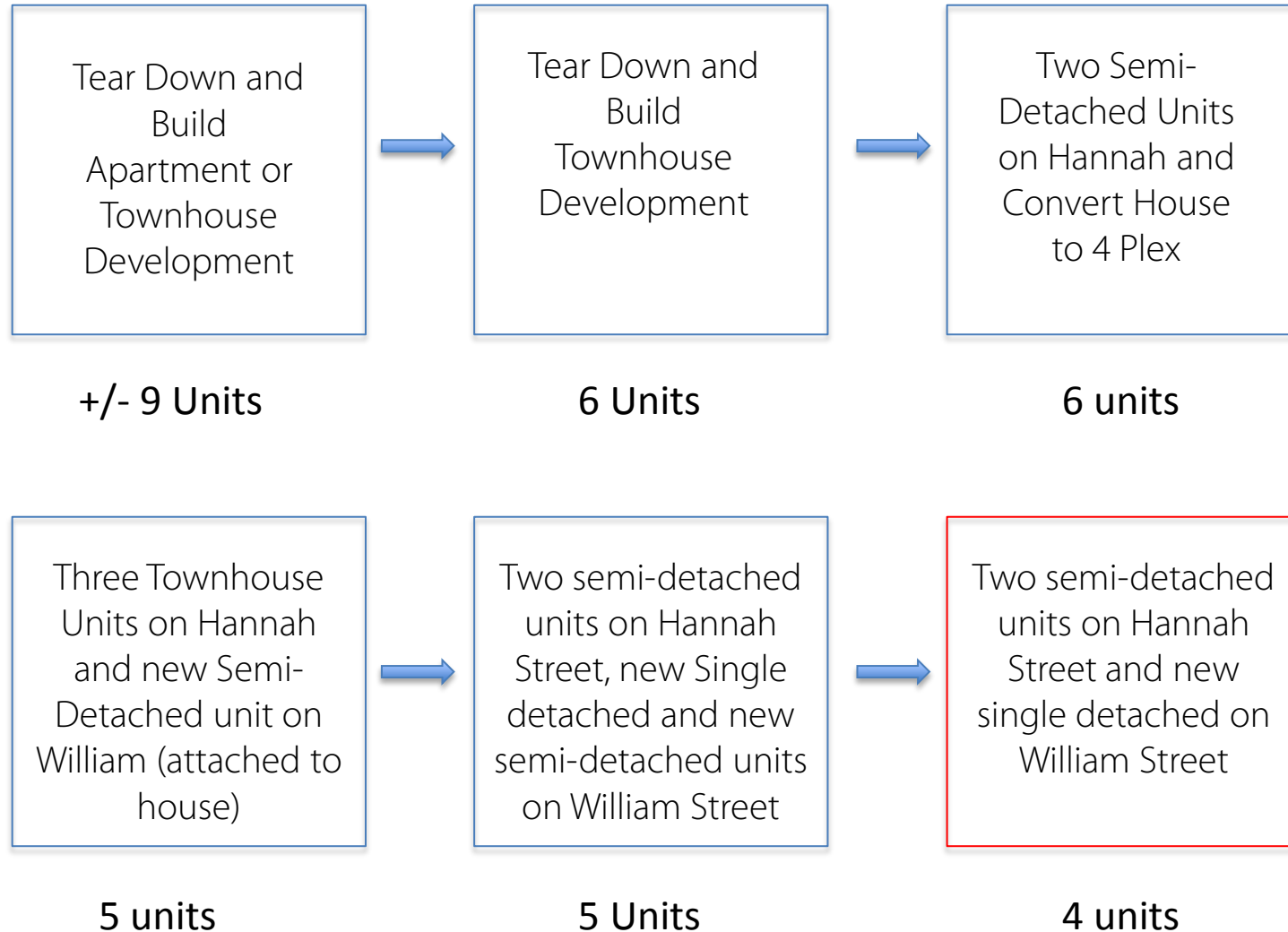
Consent and New Build on John Street

PROPOSAL OVERVIEW

- Sought to better utilize the site and introduce modest density.
- Rezone the property in order to accommodate single- and semi-detached units on the site.
- Proposal retains existing heritage home on its own lot.
- Lot for additional home generally retains width of original Lot 9 on original plan of subdivision.
- Additional right-of-way width would serve as exterior side yard.
- Semi-detached lots utilize part of current rear yard (existing garage to be removed). Minimum rear yard setback for semi-detached lots exceeded.



DESIGN EVOLUTION

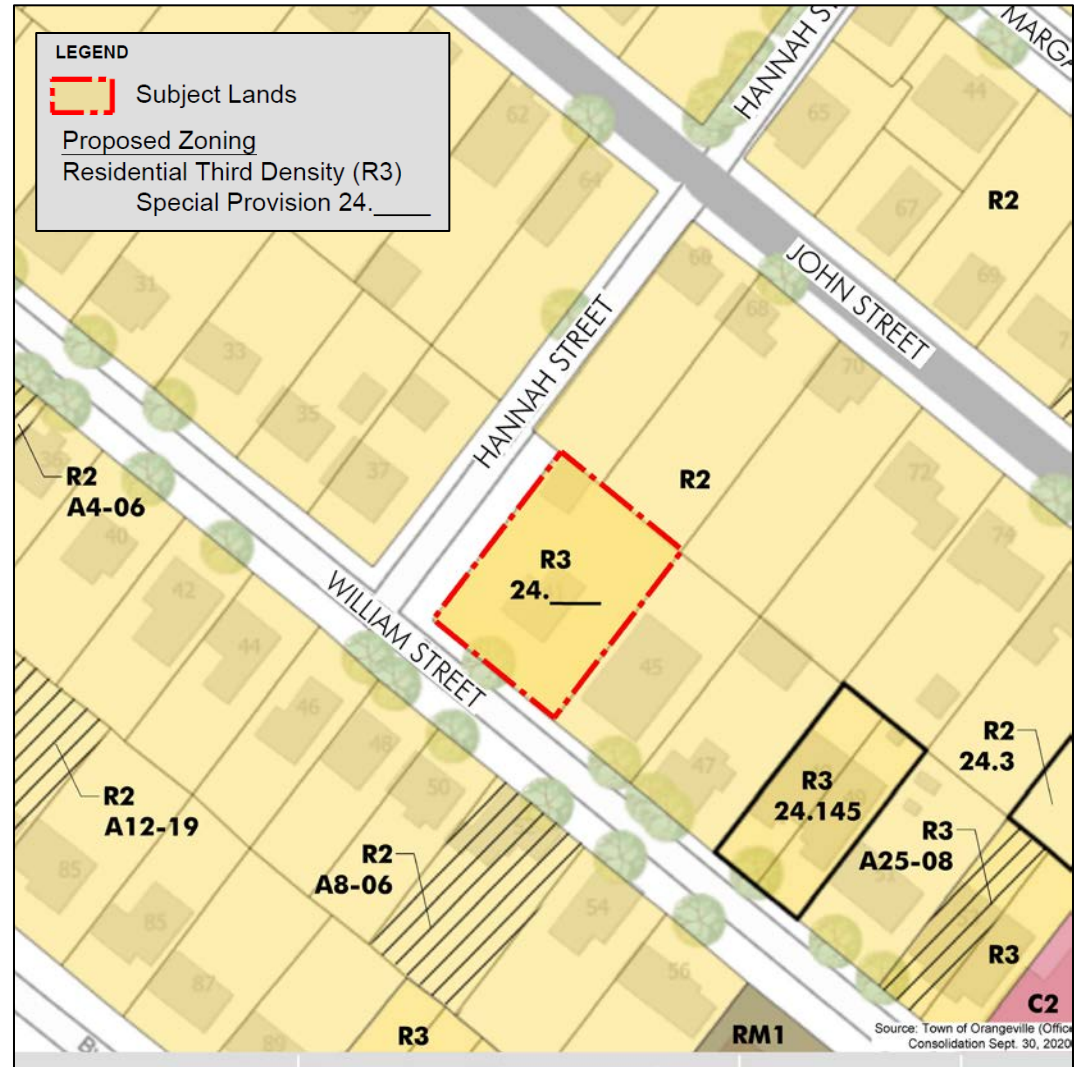


SUPPORTING MATERIALS

- **Preliminary Water Balance**
- **Low Impact Development Brief**
- **Arborist Report**
- **Functional Servicing and SWM**
- **Planning Justification Report**

APPROVALS REQUIRED

- Implementation requires approval of a Zoning By-law amendment.
- Also future lot creation through Part Lot Control process.
- Agreement with Town with respect to street right-of-way.



CONCLUSION

- The modest intensification will provide additional housing units within an established neighbourhood, as encouraged by the Town of Orangeville Official Plan.
- As outlined in the Planning Justification Report, the proposal is consistent with the PPS, conforms to the Growth Plan, and the applicable Official Plans.
- Contributes to intensification policies, creates a sustainable form of density, and will help to achieve 'complete' communities.
- Provides for an efficient use of land and continued use of a listed heritage property for residential purposes.

Thank you.