

May 12, 2021

Town of Orangeville
87 Broadway
Orangeville, Ontario
L9W 1K1

RE:RZ-2021-01 – 41 William St. Orangeville

To – Mayor Brown and all Council Members:

I would like to provide the following information regarding the South end of William Street. It runs from Townline through to Hannah Street. 41 William is the last lot next to Hannah Street.

Present- East side of Street

The east side of this block contains the following:

- One business
- One property – Town permitted divide to allow Semi-detached
Presently **four dwelling rental units**
- One single dwelling – **two dwelling rental units**
- One property –Town permitted divide to allow Semi-detached
Presently **three dwelling rental units** and **availability for one more** rental unit to be built.

No owners reside in the rental properties mentioned above

- One single dwelling – owner presides
- DACL home – multiple residents – multiple employees

- Presently unoccupied (formerly rental) 41 William – **potential 3 rental dwelling units**
- Back of William onto Hannah if approved – **potential 4 dwelling rental units**

Present- West Side of Street

The west side of William up to and across from 41 William is as follows:

- One single home dwelling **2 known possibly 3 dwelling rental units**
- Apartment block – **8 dwelling units**
- One single home – **Upper and lower apartment dwelling units**
- One single home - Owner resides
- One single home – Owner resides
- One single dwelling – **two dwelling rental units**
- One single dwelling – Owner resides

Only **4 homes** are known to be resided in by the owners in the south block. **Dwelling rental units 23**, not including the potential at 41 William of **possibly an additional 7 dwelling rental units**.

This shift from family owned homes to investment opportunities is a direct result of the Town's willingness to infill and encouraging multiple dwellings in single homes. The lot in question if successful could house potentially four to seven dwelling units. All could be rentals. Potentially, 30 dwelling rentals units on the south end of William Street.

As a resident of this street for 48 years, I have seen this area go from a vibrant family oriented neighbourhood to a rental based environment. A neighbourhood where no one knows each other, a constant change over of families, and individuals moving in and out

of the dwellings. And, it goes without saying that the transient nature of the area now, does not always bring good neighbours. It is near impossible to reverse the multi dwelling trend and for this area to once again to be revised to a family neighbourhood.


FUTURE DEVELOPMENTS

Orangeville Flowers located at John and Townline has been sold to a developer. There is a significant source of land at this site and any future development could result in dozens of dwelling units. Further exasperating the density.

As well, the property directly behind 41 William is now sold and it is unknown if this is for family use or as is the case at 41 William, has been purchased to develop their lands that run down Hannah St. as well.

I would ask that all members of council consider not only the tremendous change this development would have visually on our street, the loss of most of the trees that would need to be removed to develop, but, to also factor in the fact that this area is saturated with single dwellings that contain multi rental dwellings within. This area will be further crippled with the potential of 30 rental units existing in this small stretch of the street.

Regards,

A handwritten signature in cursive script, appearing to read "Sharon Bigler".

Sharon Bigler

52 William St.
Orangeville, Ontario