

May 17, 2021

Town of Orangeville
87 Broadway
Orangeville, ON
L9W 1K1

Dear Mayor Sandy Brown and Members of Council,

I have received the Notice of Complete Application and Public Meeting Zoning By-law Amendment Application (File No. RZ-2021-01) regarding 41 William Street, Orangeville.

The application proposes to rezone the subject lands from Residential Second Density (R2) to Residential Third Density (R3) with Special Provisions and a Holding (H) symbol (if applicable) to permit the proposed development of:

1. a new single-detached dwelling located at the corner of William Street and Hannah Street; and
2. a new semi-detached dwelling facing Hannah Street (to the rear of the existing detached dwelling)

While not entirely opposed to development on the property, any development permitted should line up with the immediately surrounding neighbourhood. A development to construct an additional single family residential home, using the existing driveway on Hannah Street would be more in line with the current scope of the neighbourhood.

I submit the following comments and information for your consideration:

ACCESS

- The subject property already has a driveway on William Street and a driveway on Hannah Street. Adding more driveways on Hannah St to this already busy corner and narrow street will bring too much traffic to the area.
- Hannah Street and Henry Street are both extremely narrow streets, measuring 18'5" in width. The streets function as lanes rather than streets, and are not designed for high traffic. The intersections at John Street or William Street onto Hannah Street or Henry Street do not allow for a vehicle to safely turn without one driver having to back up to provide enough room for a turn. School busses are required to make a 3-point turn at these corners, due to the narrow streets and parked cars.

SAFETY

- There are no sidewalks on either Hannah or Henry Street, yet they both have a high level of foot traffic. The addition of four dwelling units will dramatically increase vehicular traffic in the area, putting the safety of pedestrians at risk.

PARKING

- Adding 3 dwelling units on the corner of William and Hannah will only increase the demand for street parking, in an area that is already at overrun with street parking. (There is already excess street parking in the area, as a result of homes with accessory

apartments, a group home, a florist and apartment buildings, all within walking distance of the proposed development.)

- Each of the proposed semi-detached homes could be converted into two separate dwellings (accessory apartments), further increasing the demand for street parking in the area.

PRIVACY

- Additional residences fronting on Hannah Street will decrease the privacy of nearby homes. For example, the home at 37 William Street would see its privacy reduced significantly, as some of the proposed residences would be facing directly into its backyard.

DENSITY

- Allowing development of this nature on the corner of William and Hannah sets a precedent for future development in the area. A development of this nature does not currently exist within the neighbourhood.
- The narrow streets of Hannah and Henry are not designed to allow for this level of density.
- Allowing this level of density changes the scope of the immediate neighbourhood area. The majority of homes surrounding this proposed development lands are single family residential homes. The site of the proposed development currently only houses one single family home.
- The apartment buildings that already exist on William Street are located near the perimeter of single family residential homes, not immersed directly within the single family residential homes.
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PROPERTY VALUES

- Allowing this level of development at 41 William Street will have a negative effect on access, safety, parking availability, privacy and the level of density in the immediate neighbourhood.
- The negative effects of this development will decrease the number of Buyers interested in purchasing homes in the neighbourhood, thereby decreasing property values.
- The homes in the neighbourhood are located in an established area of Orangeville, featuring lots with mature trees and wide lots. Many of the homeowners in the immediate area purchased their homes to avoid congested subdivisions.

In summary, the proposed development should be revised to better conform to the current footprint of the subdivision.

Please notify me of any progress or changes to this application at the email address below.

B. Kellett May 13/21
Signature Date

Name: Brenda Kellett

Address: 44 William St. Orangeville, On. L9W 2R7

Email: [REDACTED]

May 17, 2021

Town of Orangeville
87 Broadway
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Signature 

Date

MAY 18, 2021

Name: STEPHEN FIELDER / LORAIN FIELDER

Address: 42 WILLIAM STREET, ORANGEVILLE, ON L9W 2R7

Email: 

May 17, 2021

Town of Orangeville
87 Broadway
Orangeville, ON
L9W 1K1

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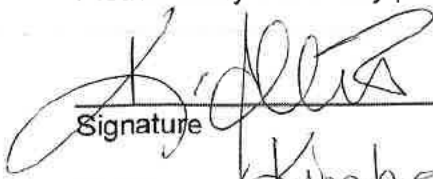
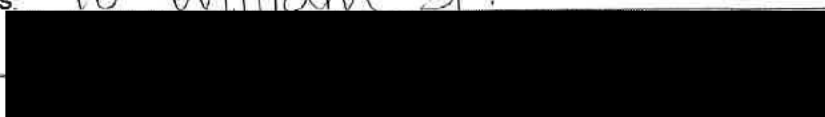
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 _____
Signature _____ Date May 18, 2021
Name: Kimberley Ellis
Address: 40 William St.
Email: 

May 17, 2021

Town of Orangeville
87 Broadway
Orangeville, ON
L9W 1K1

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Signature  _____ Date May 21, 2021

Name: Eric Trudeau

Address: 31 William St

Email: 

May 17, 2021

Town of Orangeville
87 Broadway
Orangeville, ON
L9W 1K1

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Signature

Date

Name:

Address:

Email:

May 21, 2021

Mollie Farnan

31 William St.

May 17, 2021

Town of Orangeville
87 Broadway
Orangeville, ON
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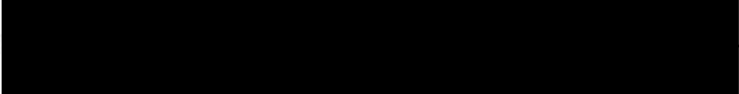
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AR 24-5-21
Signature Date
Name: Angela Rie
Address: 33 William St, Orangeville
Email: 

May 17, 2021

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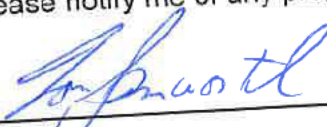

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 Name: TOM SAMWORTH
 Address: 33 WILLIAM ST. ORANGEVILLE
 Email: 

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In summary, the proposed development should be revised to better conform to the current footprint of the subdivision.

Please notify me of any progress or changes to this application at the email address below.

Mary Buchanan
Signature

May 22/21
Date

Name: Mary Buchanan

Address: 25 William St Orangeville L9W 2R6

Email: _____

May 17, 2021

Town of Orangeville
87 Broadway
Orangeville, ON
L9W 1K1

Dear Mayor Sandy Brown and Members of Council,

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The application proposes to rezone the subject lands from Residential Second Density (R2) to Residential Third Density (R3) with Special Provisions and a Holding (H) symbol (if applicable) to permit the proposed development of:

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I submit the following comments and information for your consideration:

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PARKING

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Please notify me of any progress or changes to this application at the email address below.

Robert Buchanan May 23, 2021
Signature Date

Name: Robert Buchanan

Address: 25 William St. Orangeville

Email: [REDACTED]

May 17, 2021

Town of Orangeville
87 Broadway
Orangeville, ON
L9W 1K1

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Signature Janice Sinnott Date May 21 2021

Name: Janice Sinnott

Address: 12 Margaret St

Email: 

May 17, 2021

Town of Orangeville
87 Broadway
Orangeville, ON
L9W 1K1

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Please notify me of any progress or changes to this application at the email address below.

 MAY 21/21
Signature Date

Name: MARK MORRISON

Address: 37 A JOHN ST / ORANGEVILLE

Email: 

May 17, 2021

Town of Orangeville
87 Broadway
Orangeville, ON
L9W 1K1

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Please notify me of any progress or changes to this application at the email address below.

Katie Morrison

Signature

05/21/21

Date

Name: Katie Morrison

Address: 37A John street

Email: [REDACTED]

May 17, 2021

Town of Orangeville
87 Broadway
Orangeville, ON
L9W 1K1

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Please notify me of any progress or changes to this application at the email address below.

Signature: [Signature] Date: 22 MAY 21

Name: JOHN SINNOTT

Address: 12 MARGARET ST.

Email: [Redacted]

May 17, 2021

Town of Orangeville
87 Broadway
Orangeville, ON
L9W 1K1

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Emily Morrison MAY 21 2021
Signature Date

Name: Emily Morrison

Address: 12 Margaret St

Email: [REDACTED]

May 17, 2021

Town of Orangeville
87 Broadway
Orangeville, ON
L9W 1K1

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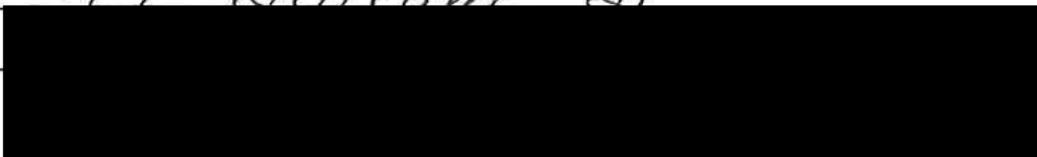
Signature

Date

Name:

Address:

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May 17, 2021

Town of Orangeville
87 Broadway
Orangeville, ON
L9W 1K1

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Signature Cara Kupi Date May 25/21

Name: Cara Kupi

Address: 37 William St, Orangeville

Email: [REDACTED]

May 17, 2021

Town of Orangeville
87 Broadway
Orangeville, ON
L9W 1K1

Dear Mayor Sandy Brown and Members of Council,

I have received the Notice of Complete Application and Public Meeting Zoning By-law Amendment Application (File No. RZ-2021-01) regarding 41 William Street, Orangeville.

The application proposes to rezone the subject lands from Residential Second Density (R2) to Residential Third Density (R3) with Special Provisions and a Holding (H) symbol (if applicable) to permit the proposed development of:

1. a new single-detached dwelling located at the corner of William Street and Hannah Street; and
2. a new semi-detached dwelling facing Hannah Street (to the rear of the existing detached dwelling)

While not entirely opposed to development on the property, any development permitted should line up with the immediately surrounding neighbourhood. A development to construct an additional single family residential home, using the existing driveway on Hannah Street would be more in line with the current scope of the neighbourhood.

I submit the following comments and information for your consideration:

ACCESS

- The subject property already has a driveway on William Street and a driveway on Hannah Street. Adding more driveways on Hannah St to this already busy corner and narrow street will bring too much traffic to the area.
- Hannah Street and Henry Street are both extremely narrow streets, measuring 18'5" in width. The streets function as lanes rather than streets, and are not designed for high traffic. The intersections at John Street or William Street onto Hannah Street or Henry Street do not allow for a vehicle to safely turn without one driver having to back up to provide enough room for a turn. School busses are required to make a 3-point turn at these corners, due to the narrow streets and parked cars.

SAFETY

- There are no sidewalks on either Hannah or Henry Street, yet they both have a high level of foot traffic. The addition of four dwelling units will dramatically increase vehicular traffic in the area, putting the safety of pedestrians at risk.

PARKING

- Adding 3 dwelling units on the corner of William and Hannah will only increase the demand for street parking, in an area that is already at overrun with street parking. (There is already excess street parking in the area, as a result of homes with accessory

apartments, a group home, a florist and apartment buildings, all within walking distance of the proposed development.)

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- Additional residences fronting on Hannah Street will decrease the privacy of nearby homes. For example, the home at 37 William Street would see its privacy reduced significantly, as some of the proposed residences would be facing directly into its backyard.

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PROPERTY VALUES

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In summary, the proposed development should be revised to better conform to the current footprint of the subdivision.

Please notify me of any progress or changes to this application at the email address below.

Denise Pesce May 19/21
Signature Date

Name: Denise Pesce

Address: 46 William Street Orangeville

Email: [REDACTED]

May 17, 2021

Town of Orangeville
87 Broadway
Orangeville, ON
L9W 1K1

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Please notify me of any progress or changes to this application at the email address below.

Signature Brenda Koley Date May 25, 2021
Name: Brenda Koley
Address: 59 John St. Orangeville
Email: 

May 17, 2021

Town of Orangeville
87 Broadway
Orangeville, ON
L9W 1K1

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Signature

Date

Name:

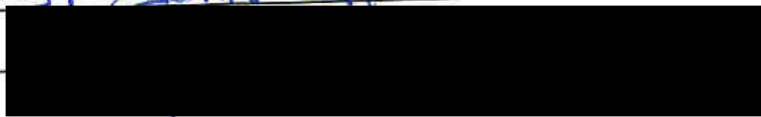
Address:

Email:

MAY 25 2021

DAVE KOLEY

59 JOHN ST



May 17, 2021

Town of Orangeville
87 Broadway
Orangeville, ON
L9W 1K1

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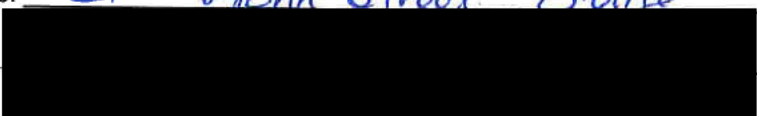
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Signature: hmcguiness Date: 25/5/2021
Name: hmcguiness
Address: 61 John Street Orangeville
Email: 

May 17, 2021

Town of Orangeville
87 Broadway
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L9W 1K1

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Signature

MAY 25/21

Date

Name:

FRANK PESCE

Address:

46 WILLIAM ST. ORANGEVILLE L9W 2R9

Email:

[REDACTED]

May 17, 2021

Town of Orangeville
87 Broadway
Orangeville, ON
L9W 1K1

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Hans Bigler
Signature

Date

May 19 2021

Name:

HANS BIGLER

Address:

52 WILLIAM ST

Email:

[REDACTED]

May 17, 2021

Town of Orangeville
87 Broadway
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Signature Carol Duncan Date May 19/21

Name: Carol Duncan

Address: 48 William St

Email: N/A

May 17, 2021

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Name:

BRUCE WILCOX

Address:

26 WILLIAM ST

Email:

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L9W 1K1

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I have received the Notice of Complete Application and Public Meeting Zoning By-law Amendment Application (File No. RZ-2021-01) regarding 41 William Street, Orangeville.

The application proposes to rezone the subject lands from Residential Second Density (R2) to Residential Third Density (R3) with Special Provisions and a Holding (H) symbol (if applicable) to permit the proposed development of:

1. a new single-detached dwelling located at the corner of William Street and Hannah Street; and
2. a new semi-detached dwelling facing Hannah Street (to the rear of the existing detached dwelling)

While not entirely opposed to development on the property, any development permitted should line up with the immediately surrounding neighbourhood. A development to construct an additional single family residential home, using the existing driveway on Hannah Street would be more in line with the current scope of the neighbourhood.

I submit the following comments and information for your consideration:

ACCESS

- The subject property already has a driveway on William Street and a driveway on Hannah Street. Adding more driveways on Hannah St to this already busy corner and narrow street will bring too much traffic to the area.
- Hannah Street and Henry Street are both extremely narrow streets, measuring 18'5" in width. The streets function as lanes rather than streets, and are not designed for high traffic. The intersections at John Street or William Street onto Hannah Street or Henry Street do not allow for a vehicle to safely turn without one driver having to back up to provide enough room for a turn. School busses are required to make a 3-point turn at these corners, due to the narrow streets and parked cars.

SAFETY

- There are no sidewalks on either Hannah or Henry Street, yet they both have a high level of foot traffic. The addition of four dwelling units will dramatically increase vehicular traffic in the area, putting the safety of pedestrians at risk.

PARKING

- Adding 3 dwelling units on the corner of William and Hannah will only increase the demand for street parking, in an area that is already at overrun with street parking. (There is already excess street parking in the area, as a result of homes with accessory

apartments, a group home, a florist and apartment buildings, all within walking distance of the proposed development.)

- Each of the proposed semi-detached homes could be converted into two separate dwellings (accessory apartments), further increasing the demand for street parking in the area.

PRIVACY

- Additional residences fronting on Hannah Street will decrease the privacy of nearby homes. For example, the home at 37 William Street would see its privacy reduced significantly, as some of the proposed residences would be facing directly into its backyard.

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PROPERTY VALUES

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In summary, the proposed development should be revised to better conform to the current footprint of the subdivision.

Please notify me of any progress or changes to this application at the email address below.

Signature

Date

May 20 / 2021

Name:

Doug Farnan

Address:

30 William St.

Email:

May 17, 2021

Town of Orangeville
87 Broadway
Orangeville, ON
L9W 1K1

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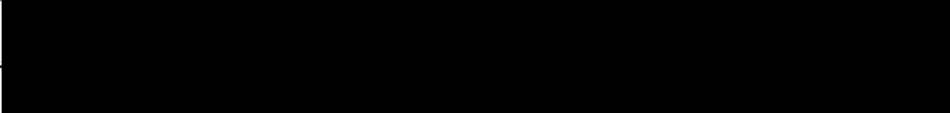
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Tom Hunter May 20 2021
Signature Date

Name: TOM HUNTER

Address: 27 WILLIAM ST.

Email: 

May 17, 2021

Town of Orangeville
87 Broadway
Orangeville, ON
L9W 1K1

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Dane Rothwell 20/5/21
Signature Date

Name: JUNE ROTHWELL

Address: 30 WILLIAM STREET

Email: [REDACTED]

May 17, 2021

Town of Orangeville
87 Broadway
Orangeville, ON
L9W 1K1

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Signature: J. Farnan Date: May 20/2021

Name: Judie Farnan

Address: 30 William St.

Email: [REDACTED]

May 17, 2021

Town of Orangeville
87 Broadway
Orangeville, ON
L9W 1K1

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BEN HOSSIE MAY 20/21
Signature Date
Name: BENTAMIN HOSSIE
Address: 21 WILLIAM ST.
Email:

May 17, 2021

Town of Orangeville
87 Broadway
Orangeville, ON
L9W 1K1

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Signature Krista Hossie Date May 20/21

Name: Krista Hossie

Address: 21 William St

Email: 

May 17, 2021

Town of Orangeville
87 Broadway
Orangeville, ON
L9W 1K1

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Signature

Date

Name:

Address:

Email:

[Redacted Email Address]

May 17, 2021

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87 Broadway
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Signature: *Diane Gray* Date: May 20/2021
Name: DIANE GRAY
Address: 2 WILLIAM ST. ORANGEVILLE
Email: [REDACTED]

May 17, 2021

Town of Orangeville
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SAFETY

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In summary, the proposed development should be revised to better conform to the current footprint of the subdivision.

Please notify me of any progress or changes to this application at the email address below.

Signature Bruce Gray Date MAY 20/21
Name: BRUCE GRAY
Address: 2 WILLIAM ST. ORANGEVILLE
Email: _____

May 17, 2021

Town of Orangeville
87 Broadway
Orangeville, ON
L9W 1K1

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P. Hossie _____ May 20/21 _____
Signature Date

Name: Paige Hossie _____

Address: 21 William _____

Email: _____

May 17, 2021

Town of Orangeville
87 Broadway
Orangeville, ON
L9W 1K1

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Signature Lynda J. Erwin Date May 19, 2021
Name: LYNDA ERWIN
Address: 11 WILLIAM ST, ORANGEVILLE L9W 2R4
Email: N/A

May 17, 2021

Town of Orangeville
87 Broadway
Orangeville, ON
L9W 1K1

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Signature: Murray McCabe Date: May 19/2021
 Name: MURRAY MCCABE
 Address: 32 WILLIAM ST. ORANGEVILLE, ON.
 Email: [Signature]

May 17, 2021

Town of Orangeville
87 Broadway
Orangeville, ON
L9W 1K1

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87 Broadway
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Dolores Dunn May 19, 2021
Signature Date

Name: DOLORES DUNN

Address: 11 William St. Orangeville L9W 2R4

Email: n/a

May 17, 2021

Town of Orangeville
87 Broadway
Orangeville, ON
L9W 1K1

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Signature Lillian M Greensides Date May 19, 2021

Name: LILLIAN M GREENSIDES

Address: 15 WILLIAM ST ORANGEVILLE ON L9W 2R4

Email: [REDACTED]

May 17, 2021

Town of Orangeville
87 Broadway
Orangeville, ON
L9W 1K1

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Jordan May 19/21
Signature Date

Name: Tanice Jordan

Address: 35 William St. Orangeville ON L9W 2R6

Email: [REDACTED]

May 17, 2021

Town of Orangeville
87 Broadway
Orangeville, ON
L9W 1K1

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Please notify me of any progress or changes to this application at the email address below.

BOB ALEXANDER MAY 19 2021
Signature Date

Name: Bob Alexander

Address: 62 JOHN ST. DRIVEWAY OFF of HANNAH

Email: 

May 17, 2021

Town of Orangeville
87 Broadway
Orangeville, ON
L9W 1K1

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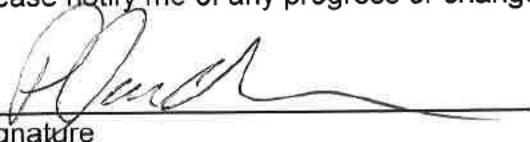
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Signature  Date MAY 19 / 2021

Name: PHILIP JORDAN

Address: 35 WILLIAM ST L9W 2R6

Email: 

May 17, 2021

Town of Orangeville
87 Broadway
Orangeville, ON
L9W 1K1

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Signature

Date

Name:

Address:

Email:



May 17, 2021

Town of Orangeville
87 Broadway
Orangeville, ON
L9W 1K1

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Signature: S. Douglas Date: May 24, 2021

Name: S. DOUGLAS ROOMER

Address: 64 JOHN ST ORANGEVILLE, ON L9W 2P5

Email: [REDACTED]

May 17, 2021

Town of Orangeville
87 Broadway
Orangeville, ON
L9W 1K1

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NAME Catherine Pryce Roome Date May 24, 2021
Signature CATHERINE PRYCE ROOME
Name: 64 JOHN STREET
Address: ORANGEVILLE, ONT L9W 2P5
Email: [REDACTED]

May 17, 2021

Town of Orangeville
87 Broadway
Orangeville, ON
L9W 1K1

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Signature *Denise Beisel* Date *May 25 2021*

Name: *Denise Beisel*

Address: *14 William St*

Email: [REDACTED]

May 17, 2021

Town of Orangeville
87 Broadway
Orangeville, ON
L9W 1K1

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Ryen Kupi MAY 25, 2021
Signature Date

Name: Ryen Kupi

Address: 37 William St Orangeville

Email: [REDACTED]

May 17, 2021

Town of Orangeville
87 Broadway
Orangeville, ON
L9W 1K1

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Grand Beasel _____ 25-5-2021
Signature Date

Name: Grand Beasel

Address: 14 William St Orangeville

Email: 