

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.
- Allowing this level of density on this lot will change the footprint of the neighbourhood.

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.

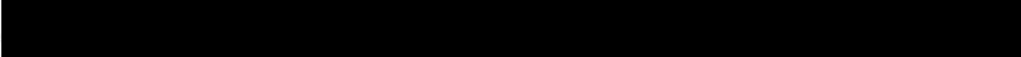
In summary, the proposed development should be revised to better conform to the current footprint of the subdivision.

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

 May 22 / 2021
Signature Date

Name: Robyn Grierson

Address: 54 William St.

Email: 

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.
- Allowing this level of density on this lot will change the footprint of the neighbourhood.

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.


Signature _____ Date MAY 26, 2021
Name: MICHAEL GIESON
Address: 54 WILLIAM ST.
Email: 