

Objection to a Minor Variance

Resident:

Barry McCague and Dylan Quann
44 John St, Orangeville, ON, L9W 2P5



Objection to a Minor Variance:

Town of Orangeville
Committee of Adjustment
Secretary-Treasurer
87 Broadway, Orangeville, On, L9W 1K1

**File No. A-15/21 and A-16/21, concerning 5 Henry Street,
Before Committee of Adjustment, December 1, 2021**

Secretary and Members of the Committee,

Three years ago, my partner and I purchased our house on 44 John Steet. We fell in love with the historic downtown community and the deep 165 feet lots that accompany a variety of these historic homes. Along with historic communities come laneways that have become common passages for pedestrians seeking refuge from high traffic areas throughout Orangeville. In my opinion, adding four rental units in two properties on this corner laneway is going to be a detriment to the historic feel of this community.

Henry Street is very narrow hardly allowing two cars to pass each other. There is no parking allowed on the street. There are no sidewalks for pedestrians to use and no streetlights on this corridor. In the winter, the snowplows can barely fit down this street and the snow accumulation from these plows is quite high that residents lose a large frontage of space for storing this snow. Having four rental units introduced and the associated driveways added to Henry, there will be reduced visibility due to higher snowbanks, this will neglect pedestrian safety on this road and for other vehicles. My concern with four units coming to 5 Henry Street is the congestion that will be added to a single laneway and the safety of both pedestrians and motorists that use this corridor.

Having these rental properties on a reduced lot area of 327 sq meters (from 464sq m) is a thirty percent reduction. The lot reduction is hardly a minor variance and the loss of space for two families in one unit prioritizes rental income over housing equity. My partner and I purchased our house in part for our love for the historic home, but also for the historic community and laneway infrastructure that is no longer present in modern communities. We invested our life savings in this home; to see part of the reason we invested in historic Orangeville potentially ruined by overcrowding four rental units on a lot will not only harm the equity of the houses on Henry Street but will impact the feel of historic Orangeville. The town motto is "Historic Charm, Dynamic Future". Henry street has the historic charm that represents the motto the Town of Orangeville is aiming for. The question to ask: is four rental units prioritizing income over the rental space on a historic deep lot the "Dynamic Future" that the Town of Orangeville has for their vision?

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I am not opposed to the owner building on this lot or renting that said building out to one or two families. I am opposed to severing the lots to build two properties both rented out by two families that will have an impact of this laneway, both historic feel and pedestrian, cyclist, and motorists' safety. If the owner built a larger home and rented that out where it is currently located, it could be an asset to the laneway and protect the historic infrastructure of Orangeville while receiving rental income and increasing the equity of their respective lot. I am not opposed to building on this lot, but I would like that whatever is built, is built with the integrity of the communities historic infrastructure in mind. If there were four rental units on the lot adjacent to ours three years ago, I believe I would have really had to consider buying 44 John Street. As much as I love this house, the house, and the historic community directly around it have a symbiotic relationship due to the era they were built in. If four rental units are built adjacent to it I just do not see that relationship or the historic distinction.

Thank you very much for your time and for your consideration. I hope The Town of Orangeville and the Committee can come to a decision that keeps not only the town motto "Historic Charm, Dynamic future" in mind but the integrity of these historic communities and infrastructure that accompanies that.

Best Regards,

Barry McCague & Dylan Quann
Owners of 44 John Street, Orangeville