

Thank-you for taking the time to read my letter and consider my point of view.

Kind regards,

Alexander Mantadis

March 1, 2024

Dear Mayor Rob Burton, Councillors Marc Grant and Jeff Knoll, The Honourable Anita Anand, MP, and Stephen Crawford, MPP,

My name is Alexander Mantadis and I have been living with my family in the College Park neighbourhood of Oakville since 2004.

I am opposed to the Town of Oakville's proposed Sheridan College Housing Special Policy Area which would allow existing family properties to be rezoned to 4 story building structures.

One risks a blanket commercialization of existing housing stock where single family residences are transformed into 4 story apartment buildings owned by large corporate interests. Only the naive would see this as a solution to housing affordability and student housing. Afterall, existing provincial rules concerning residential properties built after 2018 make it such that landlords can charge unregulated rent: no rent control. This could potentially increase housing stock, but certainly not the type needed by students.

Student housing is required, but to ask neighbouring properties to provide it, is an abdication of responsibility by all levels of government and encroaches on established property rights of existing owners who purchased in the area due to the single family home zoning.

Sheridan College is a public institution and its needs ought to be met by the three levels of government working together using the college's existing lands and resources. Colleges have had the privilege of charging foreign students higher tuition rates but ask its neighbours to solve its lack of housing. This is too much to ask of Oakville residents in general and College Park family home owners in particular. Existing owners of single residential properties purchased in this area precisely because they were single family residential properties, not density-heavy, compressed housing without regard to humanity and the ecosystem. Yes, we choose College Park precisely because of its liveability. It is not dehumanizing, oppressive and overwhelming. Please do not make it so!

The existing lands of Sheridan College ought to be used creatively to solve its own housing needs. Governments of all levels working together with the College can surely find the wherewithal to find a solution without encroaching on established single family home property rights and neighbourhoods. This is an opportunity for the three levels of government and the College to work together to find an ecologically sound solution, on the College's property, to address student housing needs.

Please find another solution rather than dilute single family home property rights and fundamentally change the character of a loved and well-established neighborhood of Oakville .

Vote NO to this initiative and proposal. It is significantly flawed.

Sincerely,
Alexander Mantadis

