

Dear Sean and Jonathan: Unfortunately, I have a conflict in my schedule preventing me to delegate by Zoom tonight.

Attached, please find my written submission. I have cc'd the Town Clerk to have my submission as part of the record.

Make it a great day,  
Harry

Harry J. Shea  
President-Corporate Secretary  
Bronte Village Residents Assoc.



Your Ward 1 Voice!

"You cannot expect a community  
greater than your willingness to contribute to it".



March 4, 2024

## RE: 6.2 Statutory Public Meeting

Good evening; Mayor Burton and the members of town council.

Unfortunately, because of a conflict I can't delegate in person this evening.

As we all know we are in the midst of a very animated discussion over the density and the intensification coming to Midtown.

We are seemingly quite comfortable to put families in tall towers knowing that the amenities which will make Midtown a complete community will be coming years later. Tall Towers of isolation await families until the elements that make a community a community are finally realized. Towers first, amenities later.

Instead of thinking we can force all the population in to Midtown, and trying to convince the populace through these contorted conversations, the vital conversation we really need to be having now is about subdividing an existing single detached home allowing for 3 or 4 housing units within. This gentle intensification is a more rational approach to increasing housing which maintains a more balanced approach to fostering a community than tall towers because the community is already established in these neighbourhoods.

Gentle intensification coming from additional housing units contained within an exiting building envelope of a detached home will not destroy the distinct character of the existing neighbourhoods unlike four-storey apartment buildings forced upon areas because "we need housing". Think 2220 Marine with a four-storey 27 units apartment building in the midst of an existing stable neighbourhood with generous setbacks. In the OLT decision, "Intensification is to be encouraged generally

throughout the built-up area. The tribunal takes that at face value and treats that as creating an obligation to give due regard to intensification proposals throughout the built-up area, irrespective of the hierarchy." Was sited for the approval of the application.

What will deliver affordable rental housing to Oakville? Gentle intensification by its nature within existing detached homes have more potential to deliver more affordable rentals than tall towers as being currently being proposed in Midtown.

If we are truly committed to increased housing then gentle intensification is one piece of the housing puzzle which needs to be explored. This is the conversation we should be having now. Gentle intensification should be viewed across ALL of Oakville and not be limited to certain areas because other areas are deemed off limits.

If we can't accept 4 dwelling units per property throughout ALL of Oakville, our commitment to increased housing is once more an example of meaningless platitudes.

I thank you for your time.