

**Please add this to the correspondence for tonight's council meeting.**

Dear Mayor Burton and Councillors,

I am writing to express my deep concern about "Four units as-of-right Town-wide" and Four-storey housing in the Sheridan College area. I am heartbroken as I anticipate the consequences of what this will mean for the Town where my family has lived and worked since 1818.

The Housing Accelerator Fund (HAF) money promised to the Town (and already diminished from the original number quoted) may sound diminishingly attractive, but it does not really add up to very much when one considers what the Town will lose in terms of livability and what costs Oakville's taxpayers will have to foot to try to pay for the infrastructure, social costs, and services that this will demand. Oakville is on the road to the big city problems of our neighbouring cities like Toronto and Brampton, leading to cuts in services and insolvency. Councillor Nanda's warnings of the problems in the North are real and sobering.

The arguments in support are weak. It has been mentioned repeatedly that it is unlikely that many will want to develop four units on one lot, and that demolishing a fairly recently built home does not make sense. That is not what I am seeing in our neighbourhood nor in my mother's where fine homes, built or extensively remodelled within the last few years, are being knocked down so that a developer can make at least three times the profit. Ranch bungalows, for example, are an endangered species. Councillor Duddeck's exemplar of the DND development was very helpful. Throughout Oakville, livable homes are being demolished while developers are driving up real estate prices, and wealthy individuals are buying up these high priced homes and not living in them. Once developers, both large and small players, understand how they can quadruple their investment by buying just a

couple of abutting properties and putting up eight “homes”, it will soon catch on and neighbourhoods will completely change.

As a parent of two hard-working young professionals with good jobs who cannot afford to rent or buy in Oakville, I am very sympathetic to the young people who have articulated their housing concerns. However, as in the Midtown conversations, they are overly hopeful about affordability. “Four units as-of-right Town-wide” will not bring affordability. In fact, it is not clear to me that we are looking at more homes for young people to purchase, but rather just more basement apartments and other small units to rent.

At the end of April, one of our sons bought a small family home in Haldiman County because he could not afford to buy a small condo in Oakville, and, importantly, because he is no longer interested in Oakville since over the past year he has watched the green canopy and quality of life, once synonymous with this Town, being planned out of existence. After 200 years in the Town where our family has lived, established businesses, and served in many charitable, business, and recreational capacities, our children have to leave.

The Federal and Provincial governments have made this housing mess. As Mayor Drew Dilkens stated in Windsor’s rejection of the HAF, “I refuse to compromise our neighbourhoods in exchange for uncertain funding that will be tied to sacrificing the makeup of our communities. Leadership is about making sure that you're not letting money sway you into making a bad decision.” Although the Town is being bullied by the Federal government, “Four as-of-right” and Four Storeys near Sheridan are not the answer. Over the past year, I have attended many Town meetings because of Midtown and Heritage issues. Every time I have been so impressed by the work ethic and dedication of our Council. Please continue to stand up for a livable Oakville and come up with

other solutions to our housing crisis, spreading out growth evenly over the planned growth nodes and corridors.

Respectfully submitted,  
Terry Murphy