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**Sent:** January 19, 2025 5:43 PM

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**Subject:** [EXTERNAL] Midtown Proposals Jan 20th, 2025 Meeting

Preamble, I am a supporter of:

- Managed Growth consistent with the Town's Official Plan
- Increasing Density wherever feasible in a manner not detrimental to existing neighbourhoods
- Safeguarding "Whole Community" concepts in expanding population zones
- Religiously Recovering All Municipal Development Costs
- Creating employment in each expansion area

Confronting the Brutal Facts: The clash of Developer/Builder ideologies versus Existing Residential Associations and Groups will always be a bit of a tug of war, however it need not be adversarial. Simply put, any Developer or Builder MUST by definition Develop or Build.....or they will go Bankrupt!! **The problem with that reality is Any and All proposals MUST be viewed through a lens that places profit first for the Developer/Builder, after all that is their Raison D'être, so who can blame them.** The point is that NO proposal is without Bias, as a matter of financial health and indeed survival of the Business Entity and the Ministry of Infrastructure and OLT ought not succumb to supporting proposals detrimental to existing Communities.

The broad strokes of the Midtown/TOC proposals seems to be a seriously afflicted case of trying to Get Too Many Angels to Dance on the Head of a Pin! First we take in round numbers what is ostensibly a hundred 100 Hectare site, which is really only sixty 60 Hectares and compensate for population demands by **Reaching for the Sky**, which is akin to planning while in an altered state. Having said that, **Midtown is an excellent site for Increasing Density** with Transit connections, but in a sensible manner.

The best communities in **the best cities are NOT a conglomeration of the Highest Towers** Possible, they are Lower to Medium rise more Livable spaces of four, five, maybe six floors. Let's be honest, Canada has more land than pretty well anywhere else in the world, so there is zero need for building crazy sized towers just to meet a quota. No Need. A short time ago during the throes of Covid I had occasion to visit someone in a tower. Imagine four people in an elevator, one in each corner all trying gamely to hold their breath as they ascend or descend 30, 40 or 50 floors, its not a pretty site. And likely not healthy either. Easier to hold your breath for five or six floors than fifty or sixty!!!

For a long while we seemed to be wedded to the mantra of Density, Density, Density. However Density does bring its own problems in Urban Environments as recently concerns about Noise Pollution and Light Pollution and becoming more recognized. **Too much density can in fact be harmful.**

The Town of Oakville (Mayor + Council + Staff) has done a more or less superb job of managing the Planning Process for our town while adhering to the Livable Oakville for decades now. There is no earthly reason to stray from this course or these principles which have served us so well.

Thank you all of making Oakville a great place to live.

Joe Brandt