

**From:** Michael Reid <

**Sent:** January 20, 2025 11:31 AM

**To:** \_Members of Council <[MembersofCouncil@oakville.ca](mailto:MembersofCouncil@oakville.ca)>; \_Members of Council <[MembersofCouncil@oakville.ca](mailto:MembersofCouncil@oakville.ca)>

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**Subject:** [EXTERNAL] Input for January 20, 2025 Planning and Development Council Meeting

Good Morning,

In anticipation of the Planning and Development Council meeting on January 20, 2025, and due to a conflict resulting in me not being able to attend, please consider the following important outstanding issue:

The proposed OPA will only indirectly limit the height of buildings in Midtown by incorporating a maximum 6 FSI, but this respectively will not address the concerns of many Oakville residents who do not want to see tall towers for many reasons, including the fear that tall towers will lead to the destruction of the fabric of the Town of Oakville.

Schedule L4 reflects building threshold heights of up to 20 storeys, which is acceptable, but the additional wording states, "Additional height beyond the threshold may be permitted through a development permit or through a rezoning application."

The OPA should include clear wording with a maximum height for buildings in terms of storeys to reduce the chances that the fabric of Oakville will be destroyed and to limit excessive density far beyond the Provincial requirements.

From a legal perspective, it should be anticipated that without the OPA containing a clear maximum for buildings in terms of storeys that this will cause future issues during Appeals at the Ontario Land Tribunal as it will be difficult defending a related Appeal without a clear maximum contained in the OPA.

Finally, without a maximum number for storeys in the OPA a developer could build a very tall skinny building that still adhered to the maximum FSI, and this building would not fit the fabric of Oakville, and residents would not be pleased or accepting.

Sincerely,

Michael Reid

Oakville Resident