

**Hi Janet.**

**I planned to delegate tonight but I have pneumonia so can't attend.**

**I wanted to bring up a few points about the OPA.**

**First, I am so proud to be in a town where the councillors and residents want to make things livable for all. They want density done right.**

**The 2 videos the town did to help everyone understand the terms and numbers were excellent.**

**I see that the proposed OPA is far better than the proposals we saw earlier.**

**But.**

**I still don't support it.**

- **It is still supporting large over a more human, humane scale. It even asks that smaller properties amalgamate to allow for larger projects.**

- **It has too many roads, with widths that are too big and too many lanes. It will be hard to make pedestrian and leisure spaces next to all those cars.**

- **It has some numbers that are hard to support: ppu of 1.3, unit sizes of 1200 sqft, the developable area has risen to 64ha I believe but still does not include the IO lands (they call hydro corridor). If more accurate numbers are used, the potential population is much higher, as much as 60% higher.**

- **There is little or nothing about Climate Change and sustainability.**
- **Environmental Defence and ALO have commissioned a housing report and concluded mid-rise/high density, wood structures are the solution. Better than Sprawl and tall. This is what we proposed months ago.**

**I continue to read all that is out there about high density development and how it can help save our communities and planet. Everything says the same thing. Fewer cars. Fewer or no towers over 6 storeys. More well planned outdoor space. Human scale. Local contractors and suppliers. More affordable.**

**Complete communities.**

**We have a perfect opportunity to try this out. To create a model others can emulate. A Midtown that people want to live in their whole lives.**

**I would have presented this idea tonight. It still allows for over 40,000 people and jobs, and for a lot less than their projected \$1billion servicing and road budget.**

**I feel we have time as right now many large developers and projects are going bankrupt and it will be years, if ever, for them to come back on line.**

**Let's be creative and profitable and practical and kind. All at the same time. Let's let the missing middle be built!**

**I wanted you all to know I am still pushing for what I believe to be what is best for Midtown and Oakville.**

Kind regards,

Jonathan Sprawson

DQI

KINDplaces