

To whom it may concern,

I am writing concerning the zoning by-law amendment permitting 4 dwelling units on a low density lot (File: OZS24-002).

Like many of our neighbours, my husband and I purchased and invested in our property for long term and retirement on a quiet street and some proximity to services.

With the radical intensification that is being proposed, our future will change significantly.

Although we support the idea of constructing more family dwellings on larger properties to address the shortage of affordable housing, the issue of excessive intensification is a significant worry due to the potential disruption it may cause in the community. Factors such as road safety, the absence of sidewalks, increased traffic, parking challenges, storage of garbage bins, noise management, and limited accessibility for individuals with mobility or special needs are all valid and significant concerns for homeowners who have invested their hard-earned money in purchasing homes on peaceful residential streets. Essentially, they may feel that their quality of life is disregarded and their properties are devalued. Furthermore, the construction of these additional dwellings may lead to a loss of privacy due to minimal setbacks and the removal of mature trees.

Allowing 4 units on a lot is not “gentle density”. Your report 2024-140 states “*Gentle density is an approach to urban development that focuses on **slightly increasing the number and variety** of homes in neighbourhoods that typically accommodate only low-density, single-detached homes.*” It goes on to say “*this approach to increasing a range and mix of affordable housing options involves creating more homes and **minimally building out** these lots so that more than a single home can be accommodated. It is development that is **not meant to be imposing** but rather, the ultimate sign of successful **gentle density is that it is gentle enough that one hardly notices.**”*

In numerous instances, this zoning change is unlikely to prompt homeowners to expand existing structures to accommodate up to 4 affordable dwellings suitable for families. Rather, it is anticipated that developers will take advantage of the opportunity by purchasing older lots, dividing them to the maximum extent, and then adding 4 units (not designed for families) to each section to maximize their financial gains. Consequently, what was once a single-family residence could potentially accommodate 12 to 16 families, but more likely these units will be rented out on a per-room basis, catering primarily to students. Essentially, they would function as rooming houses.

So for existing families, the quiet neighbourhood and character will be lost. For others, obtaining a single or semi detached family home on a quiet street will become even more unattainable.

In conclusion, if allowing 4 units is approved, it is essential to establish regulations to safeguard the current residents in those communities. To avoid extreme development,

the division of properties must be prohibited, and street parking should not be allowed. Without these measures, it will not be ordinary individuals adding additional units, but rather developers cramming numerous units and rooms to the detriment of the existing residents.

Thank you for listening.

Respectfully,

Cathy Kelly