

To whom it may concern,

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

Although I support the idea of constructing more family dwellings to address the shortage of affordable housing, the issue of excessive intensification in an established neighbourhood is a significant worry due to the potential disruption it may cause in the community. Road safety, increased traffic, parking challenges, noise control, are all valid and significant concerns for homeowners who have invested to reside on peaceful residential streets.

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.**”*

It is expected that developers will take advantage of the opportunity by purchasing older lots, dividing them to the max and adding 4 units to each section to benefit their financial bottom line with really no concern for others living in proximity. Consequently, what was once a single-family residence could potentially accommodate 12 to 16 families for the larger properties if severed, and more likely, these units will be rented out on a per-room basis which is geared to students. Essentially, many of them will function as rooming houses.

If allowing 4 units is approved, it is essential to establish regulations to protect the current residents in those communities. To avoid extreme development, the division of properties prohibited, and no street parking would be a deterrent for extreme intensification as mentioned above. Without these measures, developers will cram numerous units and rooms on lots to the detriment of the existing residents.

Respectfully,

Danny Kelly