

Planning and Development Council Meeting
January 23, 2023

Comments Received Regarding Item 6.1
Official Plan Amendment

Infrastructure Ontario
2551 Sherwood Heights Drive
File No. OPA1504.03

From: [Melany Wagner](#)
To: [Town Clerks](#)
Subject: File No. OPA 1504.03
Date: Wednesday, November 30, 2022 9:42:45 AM

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Town Clerk,

Re-zoning 50 Sherwood Heights Drive to allow for the development of a 2-storey office building and three E2 industrial buildings (File # OPA 1504.003) will negatively impact public safety and enjoyment of the adjacent Kingsford Gardens and Kingsford Gardens Parkette (the unlabeled green space south-east of the site in figures 2 and 3 of the planning justification report).

My concern for public safety is due to the close proximity of this site to children's play areas, and the potential for attracting industries that rely heavily on motor vehicles to transport goods (like Amazon, an E2 warehouse). This is a corner lot across from Kingsford Gardens on Sherwood Heights Drive, and Kingsford Gardens Parkette on Kingsway Drive. These parks contain a playground, basketball court, ball hockey court and two soccer fields. The E2 industrial zoning proposed for this site is likely to attract companies that frequently use cars and trucks to transport goods along the highways due to its' very close proximity to the QEW-403 junction. Any traffic introduced by E2 zoning will travel past both parks on a daily basis if it enters the neighborhood at the closest major intersection (Ford Dr. and Kingsway Dr.). Of note, it is safe to assume that companies will use this route since it is by far the quickest way to the QEW and 403.

There is also reason to be concerned about sporadic increases in traffic along Kingsway Drive, a residential road that houses many homes, two elementary schools, four cross-walks and three playgrounds. Unfortunately, this road runs parallel to the QEW and is used as a highway alternative during times of major traffic disruptions. This happened most recently on October 18 when there was a fatality on the QEW. Three E2 industrial buildings in our neighborhood could potentially add a lot of traffic to this road at those times. This could be disruptive or dangerous especially during school drop-off and pick-up times since we are a walk-to-school community.

Industrializing this property will also negatively impact Clearview residents' enjoyment of Kingsford Gardens and Kingsford Gardens parkette by interrupting the landscape. The current surroundings of these parks have a natural feel and nearby industrial features are discrete from most vantage points. The lot at 50 Sherwood Heights Drive is currently a green area overgrown with trees, bushes and grasses, which effectively hide any remnants of a 30-car parking lot. If this site were developed as described in these reports, every functional area of

the parks (playground, basketball courts, ball hockey court, dog park, community gardens, both soccer fields and a large portion of the walking trail that runs through the neighborhood) will have this proposed development within view. The 2-storey office building will be visible from across the street at Kingsford Gardens Parkette, and the entire west side of Kingsford Gardens Park will be lined with E2 industrial complexes.

Re-zoning this site will dramatically alter the surroundings of Clearview's largest park area and will affect the feel of the entire neighborhood for the residents and any visitors entering at the Kingsway-Ford Dr. intersection. So, I thank you for considering my point of view and proceeding carefully with any development at this location.

Sincerely,
Melany Wagner

From: [steve dickie](#)
To: [Town Clerks](#)
Cc: [Janet Haslett-Theall](#); [David Gittings](#)
Subject: Proposed Official Plan Amendment 2551 Sherwood Heights Drive
Date: Wednesday, January 18, 2023 8:28:53 AM

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I think that it is important to consider the existing Clearview neighbourhood when deciding what to allow at 2551 Sherwood Heights Drive especially since the monetization of the land by The Ontario Government is a one time event occurring in an mature neighbourhood. Clearview is an established neighbourhood so any change to allow new building(s) at 2551 Sherwood Heights Drive should heavily weigh the neighbourhood needs and want vs allowing whatever building(s) that will provide the maximum monetary value. Any new building(s) at 2551 Sherwood Heights Drive should aim to benefit the existing neighbourhood and not be disruptive (noise, building height, excessive traffic, etc.).

My input for the proposed Official Plan Amendment for 2551 Sherwood Heights Drive.

- Any building height should not be more than 3 stories.
- If the area is to be developed for employment, the zoning should be consistent with the rest of Sherwood Heights Drive which is E1.
- Residential buildings would be consistent with the existing neighbourhood; residential building heights of no more than three stories.
- A long term care facility has the potential to benefit the neighbourhood. Any long term care facility should not be more than three stories in height.

Steve Dickie
Eddie Shain Dr.
Oakville, On L6J 7C7

From: [Ciara De J](#)
To: [Town Clerks](#)
Subject: Comments on - 2551 Sherwood Heights Drive (formerly 50 Sherwood Heights Drive) File: OPA 1504.03
Date: Thursday, January 19, 2023 2:23:23 PM

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

I have questions and comments for the public meeting for File OPA 1504.03 about the air quality impact of the proposal. There is a natural air quality filter of the high particulate loading from highway 403, the QEW and the Ford Assembly Plant. This development will remove the natural filter.

The developer MUST collect a minimum of 1 year of 10-minute average air quality data, especially all sizes of Particulate Matter (less than 2.5 um to total suspended particulate loading (TSP)) all over Clearview, including within 100 meters of the highway at several locations. Additional continuous monitors within clearview where modelling indicates the highest impact from the Ford Plant and the 403 and the QEW must be included. The public must see this data before any development is approved. The public must know that Clearview's airshed is already stressed and no further industrial development should be permitted.

Thank-you,

Ciara McNally
Guilford Crescent

From: [Melany Wagner](#)
To: [Town Clerks](#)
Subject: File No. OPA1504.03
Date: Thursday, January 19, 2023 2:52:37 PM

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Dear Town Clerk,

The following message was originally sent to you in December, however I noted that I did not include my address in that email. So, I am resubmitting my comments/concerns regarding the proposed redesignation of the land at 2551 Sherwood Heights Drive (File no. OPA1504.03) for consideration by the planning and development council at their upcoming meeting January 23. This resubmission is below and includes my home address. Please let me know if there is anything else I need to do.

To the Oakville Planning and Development Council,

Re-zoning 50 Sherwood Heights Drive to allow for the development of a 2-storey office building and three E2 industrial buildings (File # OPA 1504.003) will negatively impact public safety and enjoyment of the adjacent Kingsford Gardens and Kingsford Gardens Parkette (the unlabeled green space south-east of the site in figures 2 and 3 of the planning justification report).

My concern for public safety is due to the close proximity of this site to children's play areas, and the potential for attracting industries that rely heavily on motor vehicles to transport goods (like Amazon, an E2 warehouse). This is a corner lot across from Kingsford Gardens on Sherwood Heights Drive, and Kingsford Gardens Parkette on Kingsway Drive. These parks contain a playground, basketball court, ball hockey court and two soccer fields. The E2 industrial zoning proposed for this site is likely to attract companies that frequently use cars and trucks to transport goods along the highways due to its' very close proximity to the QEW-403 junction. Any traffic introduced by E2 zoning will travel past both parks on a daily basis if it enters the neighborhood at the closest major intersection (Ford Dr. and Kingsway Dr.). Of note, it is safe to assume that companies will use this route since it is by far the quickest way to the QEW and 403.

There is also reason to be concerned about sporadic increases in traffic along Kingsway Drive, a residential road that houses many homes, two elementary schools, four cross-walks and three playgrounds. Unfortunately, this road runs parallel to the QEW and is used as a highway alternative during times of major traffic disruptions. This happened most recently on October 18 when there was a fatality on the QEW. Three E2 industrial buildings in our neighborhood could potentially add a lot of traffic to this road at those times. This could be disruptive or

dangerous especially during school drop-off and pick-up times since we are a walk-to-school community.

Industrializing this property will also negatively impact Clearview residents' enjoyment of Kingsford Gardens and Kingsford Gardens parkette by interrupting the landscape. The current surroundings of these parks have a natural feel and nearby industrial features are discrete from most vantage points. The lot at 50 Sherwood Heights Drive is currently a green area overgrown with trees, bushes and grasses, which effectively hide any remnants of a 30-car parking lot. If this site were developed as described in these reports, every functional area of the parks (playground, basketball courts, ball hockey court, dog park, community gardens, both soccer fields and a large portion of the walking trail that runs through the neighborhood) will have this proposed development within view. The 2-storey office building will be visible from across the street at Kingsford Gardens Parkette, and the entire west side of Kingsford Gardens Park will be lined with E2 industrial complexes.

Re-zoning this site will dramatically alter the surroundings of Clearview's largest park area and will affect the feel of the entire neighborhood for the residents and any visitors entering at the Kingsway-Ford Dr. intersection. So, I thank you for considering my point of view and proceeding carefully with any development at this location.

Sincerely,

Melany Wagner
Kingsway Dr.,
Oakville, ON
L6J 6Z1

From: [Linda](#)
To: [Town Clerks](#)
Cc: [Ward3; COCA-Clearview Residents Association](#)
Subject: Proposed Official Plan Amendment, 2551 Sherwood Heights Drive, OPA 1504.03
Date: Thursday, January 19, 2023 9:59:54 PM

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

To Oakville Town Council,

As a resident of Oakville, I would like Council to consider the following before designating the land under the Liveable Oakville Plan.

1. The current natural area serves many important functions for the community

- It is home to urban wildlife, including coyotes and pollinator-friendly plants..*
- It is a buffer between Ford Dr./QEW and adjacent sensitive sites and residences.*

2. Any change in use will have a substantial impact on adjacent sensitive sites and residences

- Kingsford Gardens Park has sport fields, a community garden, dog park, and children's playground. This area is used extensively by Oakville residents for sport and leisure activities.*
- The Town identified the area as a "neighbourhood hub" and recently established the Oakville Food Forest (Halton Food) and Oakville Pollinator Pathway (Oakvillegreen).*
- There is insufficient data on the impact a change in land use will have on traffic, air quality, odour and noise on these sensitive sites.*

3. Potential harmful impacts from disturbing the land

- Given the close proximity to sensitive sites and residences, the extent and nature of site contaminants should be identified and studied before the land is designated.*

Linda Provost

Lambton Dr.

Oakville, ON

Sent from [Mail](#) for Windows

From: [avanveggel avanveggel](#)
To: [Town Clerks](#)
Subject: 2551 Sherwood Heights Drive
Date: Friday, January 20, 2023 11:26:10 AM
Attachments: [StatPM_OPA1504.03_Jan-23-2023 \(1\).pdf](#)

SECURITY CAUTION: This email originated from outside of The Town of Oakville. Do not click links or open attachments unless you recognize the sender and know the content is safe.

Re:

Proposed Official Plan Amendment
2551 Sherwood Heights Drive
Infrastructure Ontario
OPA1504.03, Ward 3

Hello,

I'm having trouble understanding the attached PDF.

"If a person or public body would otherwise have an ability to appeal the decision of the Town of Oakville to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Council c/o the Town Clerk at the Town of Oakville, Clerk's department, 1225 Trafalgar Road, Oakville, ON L6H 0H3 (Dropbox is located in front of Town Hall) or at TownClerk@oakville.ca before the official plan amendment is adopted, the person or public body is not entitled to appeal the decision."

I have previously written to someone at the Town (I don't remember the name of the person that was provided to me with respect to this matter) to voice my concerns over the proposed plan. Does that qualify me as a person entitled to appeal the decision?

Also:

"The Planning Services department will be presenting a recommendation report with respect to this development proposal at a future meeting."

What is the difference between a recommendation report and a development proposal? Which meeting should I attend? This meeting or a future meeting? I'm not trying to be difficult but please speak in layman's terms because I believe this is only clear to people familiar with this jargon.

And while, I'm at it, yes, I wish to be notified of the decision of the Town of Oakville on this matter.

Thank you,

Adriana

To be the most livable town in Canada.

Statutory Public Meeting

Proposed Official Plan Amendment
2551 Sherwood Heights Drive
Infrastructure Ontario
OPA1504.03, Ward 3

Monday, January 23, 2023, at 6:30 p.m.
In-person and by videoconference broadcast
from the Council Chamber
Town Hall, 1225 Trafalgar Road
[youtube.com/TownofOakvilleTV](https://www.youtube.com/TownofOakvilleTV)

You are invited to attend either in-person or virtually and provide input at this meeting hosted by Planning and Development Council.

Instructions on how to view the meeting or participate in-person, by written submission, videoconference or telephone are provided below.

No decision will be made at this meeting. The Planning Services department will be presenting a recommendation report with respect to this development proposal at a future meeting.

The purpose of this application is to amend the Town of Oakville Official Plan to redesignate the site from the existing Parkway Belt land use designation to the Business Employment land use designation.

The effect of the application would allow for the opportunity for future development on the subject lands.

The subject land is located southeast of the QEW, north of Kingsway Drive.

At this time there are no other applications, under the *Planning Act*, R.S.O. 1990, c. P.13, as amended, pertaining to the subject lands.

If a person or public body would otherwise have an ability to appeal the decision of the Town of Oakville to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Council c/o the Town Clerk at the Town of Oakville, Clerk's department, 1225 Trafalgar Road, Oakville, ON L6H 0H3 (Dropbox is located in front of Town Hall) or at TownClerk@oakville.ca before the official plan amendment is adopted, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to Council c/o the Town Clerk at the Town of Oakville, Clerk's department, before the proposed official plan amendment is adopted, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Town of Oakville on this matter, you must make a written request to the Town Clerk at the Town of Oakville, Clerk's department, 1225 Trafalgar Road, Oakville, ON L6H 0H3 or at TownClerk@oakville.ca

This meeting will be live streamed on <https://www.oakville.ca/live.html> and also on YouTube at <https://www.youtube.com/user/TownofOakvilleTV>.

Any submission to the Planning and Development Council, either in hard copy or in electronic format, must be forwarded to the Clerk's department for receipt no later than noon on Monday, January 23, 2023, to ensure its availability to the Members of Council at the meeting. Individuals wishing to make an oral submission at the public meeting are strongly encouraged to contact the Clerk's Department by noon on Friday, January 20, 2023 by email to: TownClerk@Oakville.ca or call 905-815-6015 to register as a delegation and to obtain instructions on how to participate. Requests to participate electronically will also be received during the meeting to ensure that those watching the live stream will be given the opportunity to speak. Instructions will be given on how to speak to an item during the live stream of the meeting.

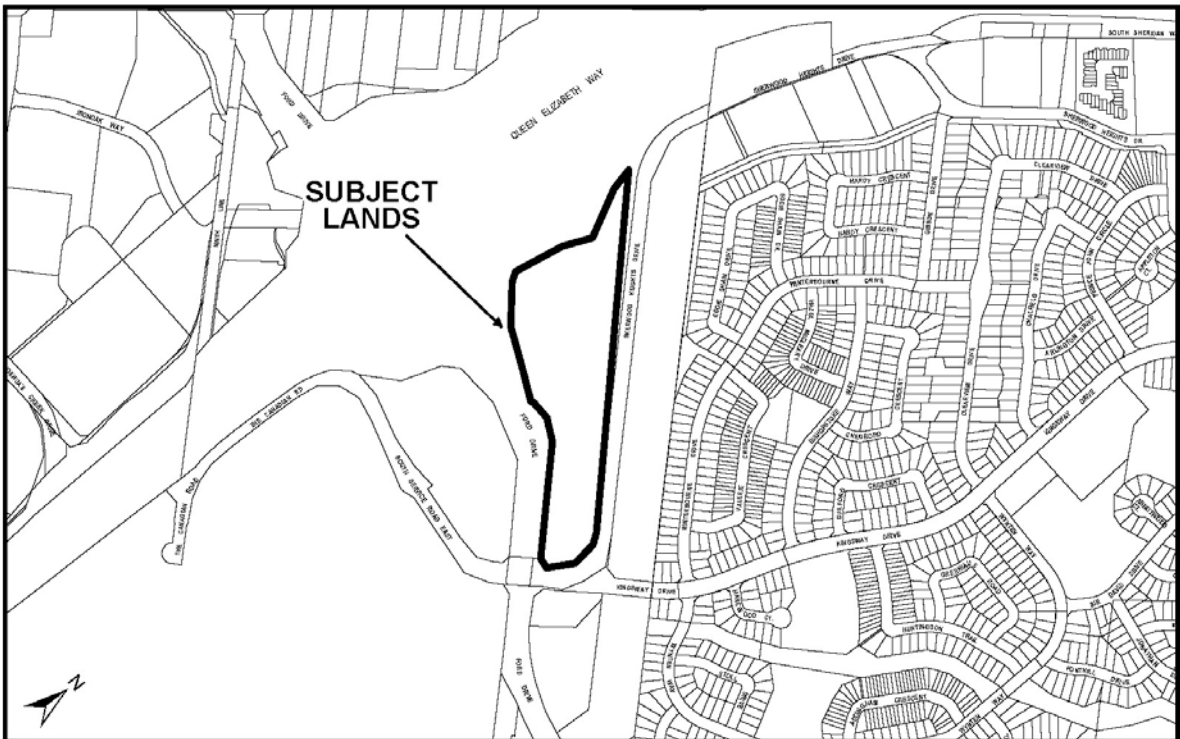
All submissions should include the full name and address of the presenter.

A copy of the applicant’s proposed official plan amendment and information and material is available to the public for inspection along with more information about this matter, including preserving your appeal rights at <https://www.oakville.ca/business/da-41215.html>, or contact Kate Cockburn, Senior Planner, Planning Services department at 905-845-6601, ext. 3124 (TTY 905-338-4200) or at kate.cockburn@oakville.ca.

If you have any accessibility needs, please advise Kate Cockburn one week before the meeting.

The personal information accompanying your submission is being collected under the authority of the Planning Act, R.S.O. 1990, c. P.13, as amended, and may form part of the public record which may be released to the public.

Dated at the Town of Oakville December 21, 2022





January 20, 2023

To: Town of Oakville Planning & Development Council

Re: Official Plan Amendment

2551 Sherwood Heights Drive (formerly 50 Sherwood Heights Drive)

File: OPA 1504.03

Thank you for the opportunity to provide feedback on the request to change the land designation for the 2551 Sherwood Heights property from Parkway Belt West to Business Employment (E2 zoning).

The Joshua Creek Residents Association is strongly opposed to designating the property as Business Employment (E2) zoning.

Council must consider site-specific zoning that permits specific business types that would complement the area's characteristics of residential walkability and safety for the community. This is of particular importance given the area is home to two elementary schools, a library, existing complementary retail, parks, playgrounds, sports fields, a splashpad, community gardens and multiple trails, including recently extended trails, all enhanced by the spectacular and desirable views of Lake Ontario

Council must further consider the potential negative impacts on existing residents that will result from designating 2551 Sherwood Heights as Business Employment and reject that designation in favour of a zoning that is both more compatible with the existing neighbourhood and ensures a productive use of the land.

For example, the zoning most compatible with an established residential neighbourhood is additional residential zoning. Given the identified need for more housing within Oakville's urban boundary, low or medium density residential would be preferable as it fits within the existing neighbourhood and could provide much needed housing.

Low or Medium Density zoning would yield between 500 and 900 housing units, with the setbacks for height, front, rear and side that are more compatible with an established residential neighbourhood.

Business Employment (E2) is defined as: *Business Employment areas are intended to provide for a wide range of business and industrial uses. The uses in the Business Employment areas are intended to be predominantly within enclosed buildings and provide for office uses and light and service industrial operations with minimal impacts on the surrounding areas.*

We are opposed to Business Employment (E2) zoning in this specific instance as it is not compatible with an established residential neighbourhood for a number of reasons:

1. 2551 Sherwood Heights Drive is in an established, residential neighbourhood.
2. The property is situated less than 100 M from multiple residences.
3. E2 zoning permits warehousing with no limits on scale and intensity of operations, which does not align with the definition of light industrial in Livable Oakville: *light and service industrial operations with **minimal** impacts on the surrounding areas.*
4. All operations in E2 are permitted to operate 24/7, and municipal noise by-laws do not apply to warehousing under Ontario Bill 215, the Main Street Recovery Act, 2020.
5. No height restrictions unless abutting a highway, and only the property abutting the highway is restricted to a 30M height. The remainder of the property is unfettered by height restrictions.
6. Permits outside storage.
7. Permits Last Mile Delivery Stations (per Chief Building Inspector, June 2020).

We also note that Oakville's Business Employment zoning does not align with the province's D-6 guidelines, whose Categorization Criteria for Class I Light Industrial includes:

"Daytime operations only; Infrequent movement of products and/or heavy trucks; no outside storage; small-scale plant or scale is irrelevant in relation to all other criteria for this Class; Noise: sound not audible off-property"

Livable Oakville's Business Employment (E2) definition is completely disconnected from the large scale, industrial nature of warehousing as it has existed over the past decade. The word "light" may be applicable to other E2 uses such as daycare, art gallery, financial institution, religious institution, school or retail showroom but it is not applicable to warehousing.

Despite the disconnect, to date the Town of Oakville has not undertaken a review of the uses permitted in Employment zones to ensure those uses align with the definition and the locations of Business Employment land throughout the town. On multiple occasions between 2020 and now, the JCRA has requested that warehousing be removed from Business Employment E2 zoning, and we have been advised that such a review cannot be undertaken until after the Halton Region does the same.

Given that response, Council should reject this re-zoning request until such time as a review of Employment Uses removes the warehousing use from Business Employment (E2) and places it in the Industrial (E3) zoning where it belongs in 2023.

Furthermore, the Land Compatibility Assessment that accompanies this re-zoning request is a theoretical exercise that is not related to the re-zoning request.

If the property owner was requesting a site-specific zoning that permitted only the buildings on which the assessment is based, it would be relevant.

However, this request is for Business Employment zoning, and by extension any of its thirty-six uses, including warehouses. The property owners can put forward a Site Plan Application for any of the permitted uses; they are not obligated to build what is being shown in the Compatibility Assessment.

Consideration of the zoning request should be based on what is permitted by the zoning, not what a property owner might do with the land.

Thank you for your consideration.

Elizabeth Chalmers
President, Joshua Creek Residents Association