

C.O.C.A
Clearview Oakville Community Alliance

Re: Planning & Development Council meeting, June 10th 2024
Agenda Item: Recommendation Report – Official Plan Amendment, Infrastructure Ontario – 2551
Sherwood Heights Drive, By-law 2024-091, file No. OPA 1504.03

To: Town of Oakville Planning & Development Council % Town Clerk
cc: ward3@oakville.ca

As the residents association representing a neighborhood adjoining the property at 2551 Sherwood Heights, Clearview Oakville Community Alliance (COCA) opposes development of this site, and re-zoning of the site from Parkway Belt to Employment E2.

Our strong preference would be for this property to remain undeveloped, so it can continue to provide much needed green space for wildlife, pollinator friendly plants, rainwater absorption (decreasing flooding), and the social, physical and mental health benefits of open, natural space for residents. This site also serves as a buffer between the QEW/Ford Drive and outdoor neighborhood gathering and activity spaces, as well as residences. The site would be an excellent location for additional community garden plots to satisfy the long multi year waiting list.

We are against development of this site. However, if it is developed, we believe residential or E1 business zoning is more appropriate for this location, which is adjacent to sensitive sites and close to residences.

Developing this site will negatively impact nearby sensitive sites and residences:

- Kingsford Gardens Park has busy sport fields, a community garden, dog park, basketball court, heritage trails and children's playground. This area is used extensively by residents for sport and leisure activities, with community members frequently parking along Sherwood Heights at this location, regularly lining the shoulder with 20+ vehicles.
- The Town identified the area as a "neighbourhood hub" and recently established the Oakville Food Forest (Halton Food; Halton Environmental Network) and Oakville Pollinator Pathway (Oakvillegreen).
- There is insufficient data on the impact a change in land use will have on pedestrian safety for the many residents who walk and run along Sherwood Heights (a popular route for sunset viewing), traffic, parking in the small parking lots for community amenities, air quality, odour and noise on these sensitive sites.

We strongly encourage zoning for this property that will:

- Complement the existing adjacent community outdoor space and facilities, ie natural space, more community gardens
- Maintain significant green space in its current form on the property
- Ensure the safety of residents walking, running, and biking along Sherwood Heights
- NOT increase heavy traffic, large trucks, loud noise, emissions

- Retain a healthy environment for residents and nature
- NOT maximize sale value for the seller of the property
- NOT maximize tax revenue to the Town of Oakville.

Thank you,
Susan Alksnis
Board Member
Clearview Oakville Community Alliance (COCA)