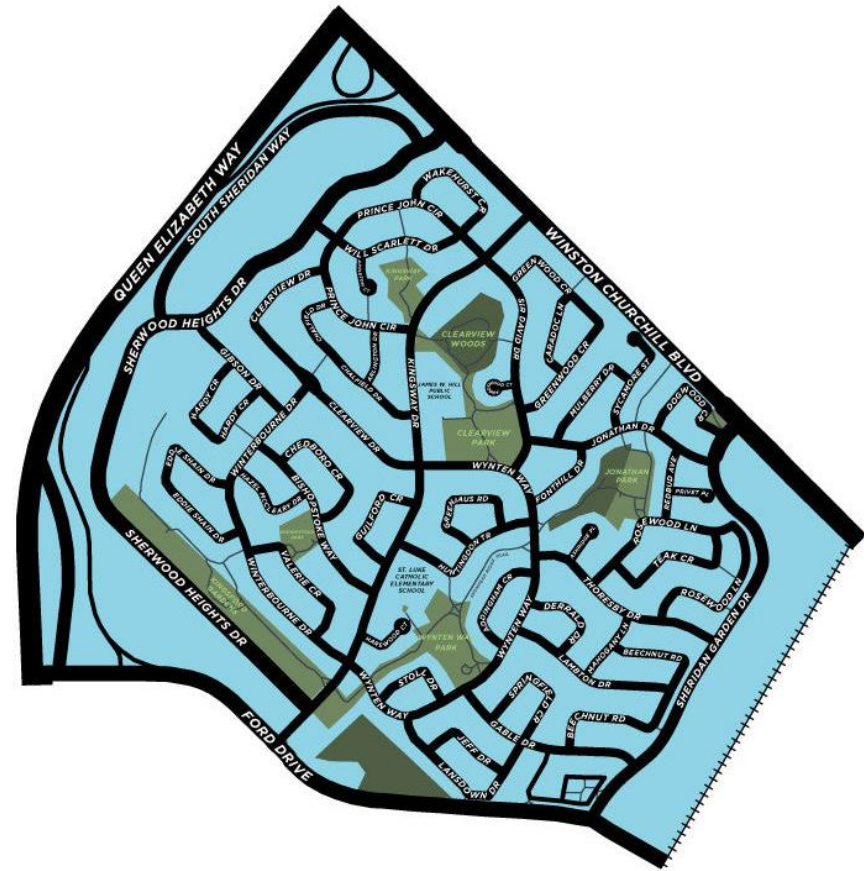


# COMMUNITY OPPOSED TO PROPOSAL AT 2551 SHERWOOD HEIGHTS DRIVE (OPA 1504.03)

PROTECTING OUR COMMUNITY'S  
SAFETY AND INTEGRITY



# CLEARVIEW

NEIGHBOURHOOD

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# INTRODUCTION

- **Objective:** To present concerns and opposition to the proposed industrial zoning at 2551 Sherwood Heights Drive.
- **Key Points:**
  - Inadequate and mis-leading communication
  - Community Safety and Environmental Impact
  - Needs green space, housing, not more industrial areas

# MIS-LEADING AND INADEQUATE COMMUNICATION

## Prior to our communication campaign

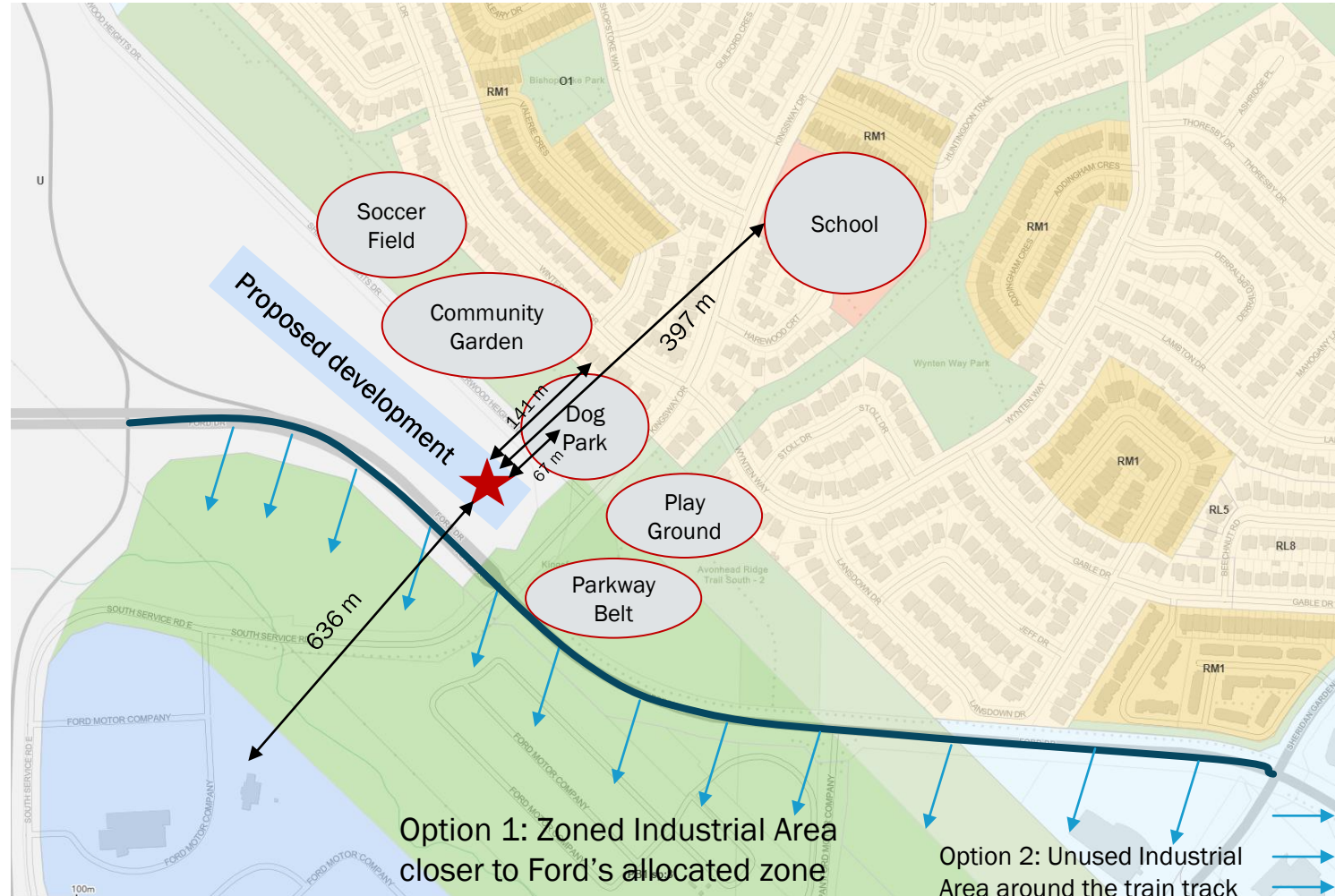
- **Less than 5% of residents were aware**
- None of the resident addressed received any individual communication
- Multiple residents given contradictory or inadequate info when they called in
- Notice boards were hidden, not updated, not easily accessible.
  - 1 board in a ditch!
  - 1 board on Ford Dr visible less than a month ago (high speed 18-wheeler traffic area)

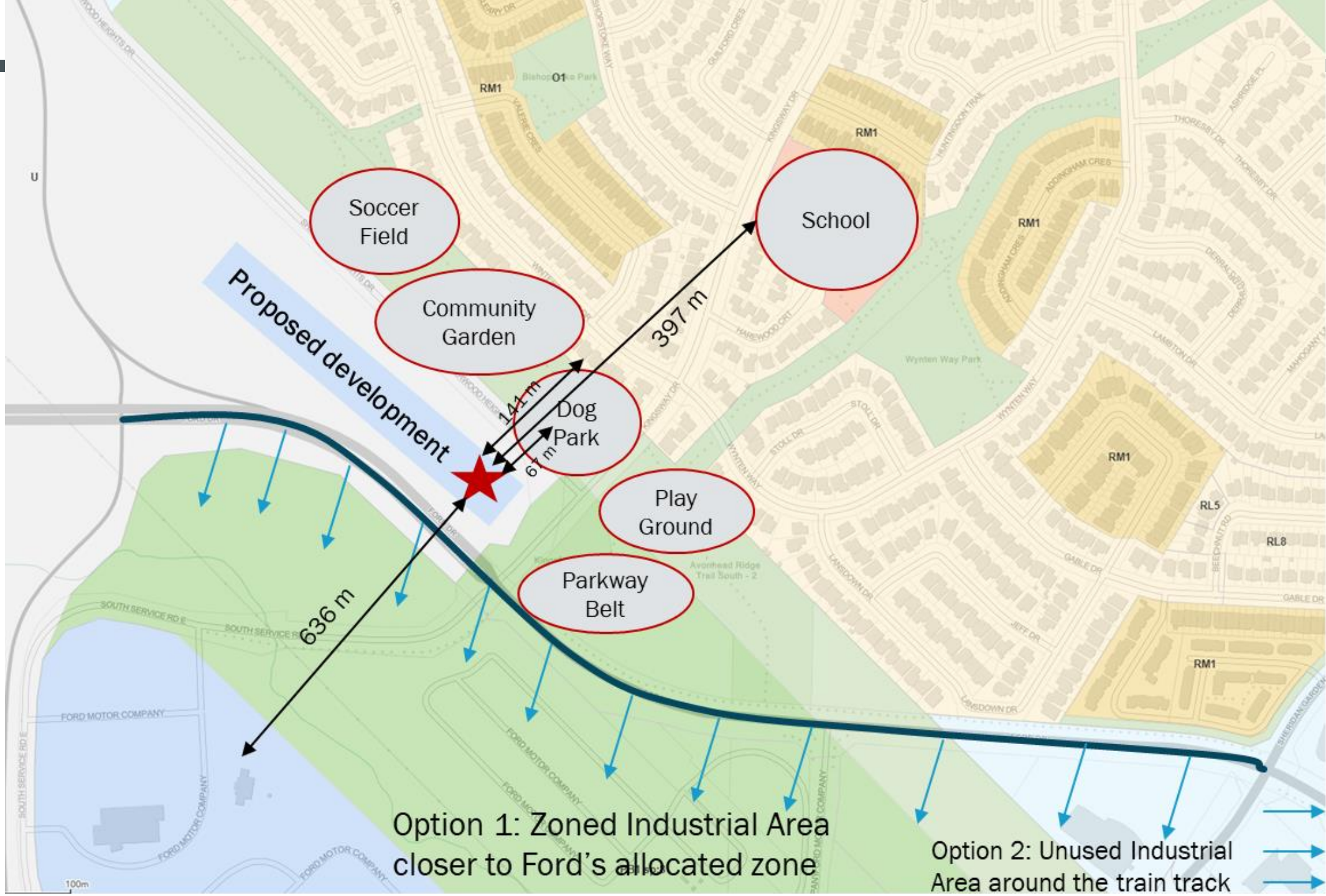
## Following our 2-week campaign

- **600+ signatures on petition to keep green space**
  - Green Space preferred option for 98% residents we reached
- 500+ households in Clearview reached and many more made aware every day
  - Over 98% of residents are vocally against the current proposal (E2 with exceptions)
  - Over 95% of residents are against any commercial zoning for this area
- **Other Wards:** Multiple community groups and members in Wards 1, 2, 4, 5, and 7 have **expressed concerns for the process and value to the Oakville community**

# LOCATION OVERVIEW

- **CRITICAL CONCERN: Industrial proximity to sensitive areas with this open-ended zoning proposal.**
- Regional road separates industrial area from the residential and parks.
- Zoning is highly uncharacteristic to rest of the neighborhood
  - Even the school is closer than the nearest industrial zone
- No buyers for any zone yet but still the worst options for the community being explored. Alternative options for current site (in order of value to community):
  - **Parkbelt:** lack of green spaces is making Oakville less livable
  - **Residential Development:** Trying to address the Canadian Housing Crisis





# DETAILED CONCERNS

## Safety and Value Concerns

- Proposal creates potential for industrial setup (heavy vehicles, 24/7 industrial operations)
- Unused industrial zone nearby (Cornwall, Royal Windsor) **DO NOT subsidize large industries.**
  - Expected Harm:
    - Increased risk for children and pets
    - No longer “Livable” Oakville
  - Statistics: Residential proximity to industrial area key cause of adverse long-term health outcomes (Ref: National Library of Medicine doi: 10.2105/AJPH.2011.300183)



## Environmental and Community Impact

- Proposal compromises scarce green space for significantly worse alternative
- If we must, let it be for something useful like residential, community shared spaces
  - Expected Harm:
    - Noise and air pollution
    - Disruption to local wildlife and green spaces
  - Statistics: Green spaces increases life expectancy and quality of life in local communities (Ref: The Lancet, VOLUME 5, ISSUE 10, E718-E730, OCTOBER 2021)



# CASE STUDY: RESPONSIBLE ZONING

- Ford Factory Location:
  - Situated away from residential zones
- Lesson Learned: Importance of maintaining buffer between industrial and residential areas.

- Examples:

- Cornwall Dr. west of Chartwell Rd.



- Cornwall Dr. x Trafalgar Rd.



# CALL TO ACTION: INVOLVE CONSTITUENTS, EXPLORE VIABLE SOLUTIONS

- Requesting Town Council to **reject OPA 1504.03 (proposed zoning for 2551 Sherwood Heights Dr.)** and explore zoning that:
  - DOES NOT becomes the least desirable option and remain open to broad interpretation
  - align with the needs of the Community, Oakville, and Ontario to make Oakville Livable
- Summary of Proposed Solutions:

Protect scarce green spaces and explore net-positive community developments in current proposed area



Explore ways to maximize current industrial zone usage instead of subsidizing new land



## Benefits:

- Maintaining community integrity and safety.
- Meeting the more urgent needs of the community and truly building a livable Oakville





**THANK YOU!!**

**OPEN TO QUESTION**