

Submission W Crichton September 22,2025 on

Uptown Strategic Growth Area Review

Draft Proposed Scenario Directions Report

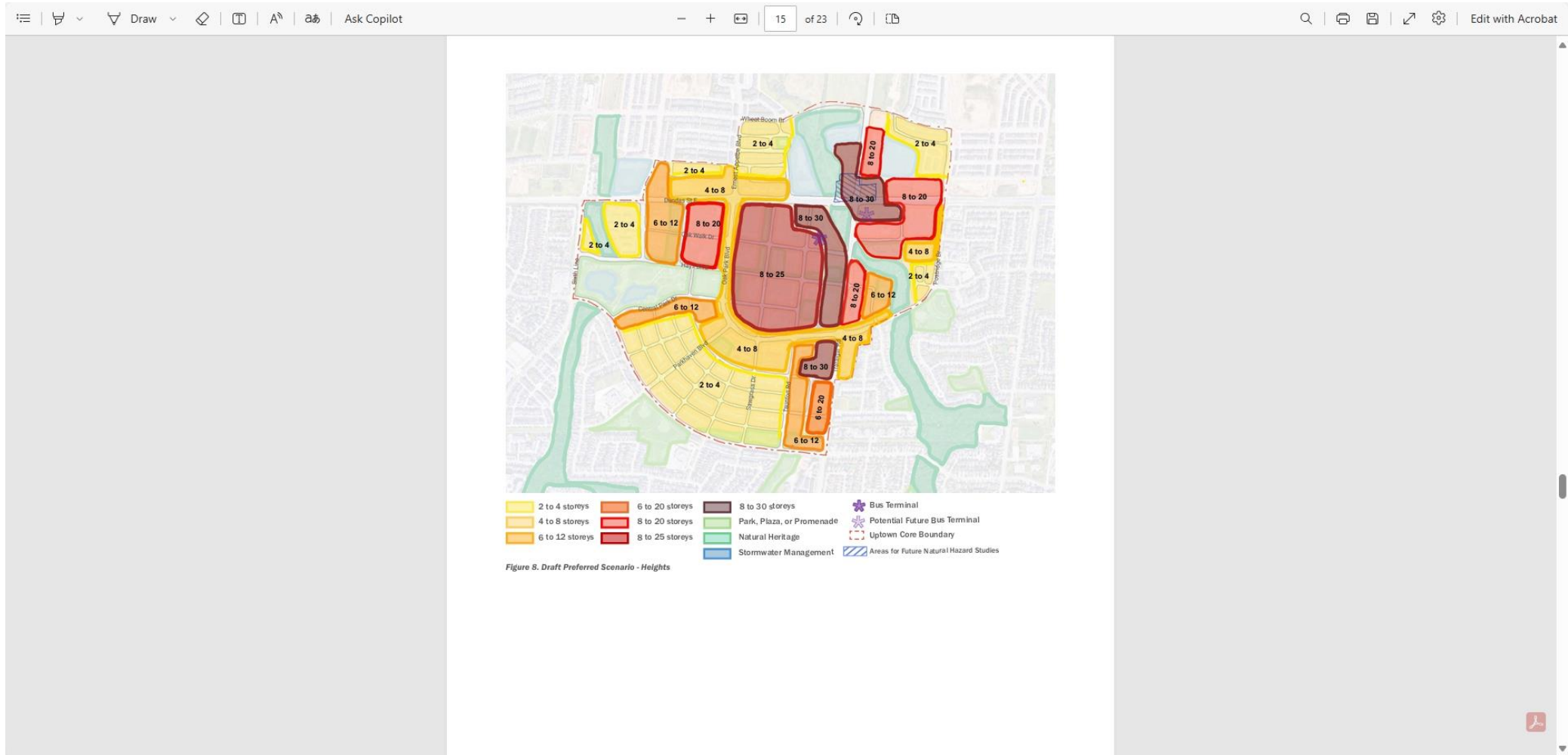
report Aug 28, 2025

Item 8.2

Highly Impacted Neighbourhoods

- June meeting & report did not deal with Uptown Core east of Trafalgar Road & now a more holistic approach in the report of Aug 28th is welcome
- Specifically reference to the intention to provide high rise density at :
- **Southeast and northeast corners of Postridge Drive and Trafalgar Road, end of Rosegate Way**
- **Southeast quadrant of Dundas Street East and Trafalgar Road and south, on top of what is proposed East of Trafalgar**
- The August 28, 2025 report was only posted on Monday September 15th (that I could determine), providing little time or opportunity to consider its contents or provide feedback
- Zoning cannot be considered at the level of density proposed, since it is **excessive**, and must be considered in concert with the other adjacent residential neighbourhoods that are 24 to 30 years old east of Trafalgar Road (**Rosegate Way, Penrose, Dalebrook, Fairgate Way & Riverstone**)
- There is no mention of our neighbourhoods, or impact, in the report as though we don't exist

Page 15 Proposed heights & density











Heights

- Heights proposed are not in keeping with the character of the existing residential neighbourhoods
- Shadow impacts of Towers across Trafalgar raised previously are not addressed in this report, this neighbourhood will be in shadow for the best part of the day, and many back yards entirely at prime use times
- Proposing up to 4 x the height of existing homes, which on Penrose will mean a 4 to 8 storey building abutting their back yards, & directly
- **PRIVACY????**
- The umbra effect of double shadow will envelop many parts of the neighbourhood (considering the Keg/Smart Properties)
- this is unacceptable, and now you will add more shadow from the north & too much light pollution

Heights and Roads

- The justification for some of the heights is the 28 to 30 storeys approved for KEG (Smart Properties)
- This was achieved by a developer bypassing the negotiation underway and going to the OLT (Mayor Burton: time to lobby to disband that again)
- The current situation I submit is different, **as the proposed heights on Trafalgar(east & west) & along Postridge directly abut existing neighbourhoods in the streets I highlighted/east of Trafalgar**
- That is different from the KEG(Smart properties) as they predominantly abut only commercial or vacant land

3.2 Public Engagement – Incomplete List of Concerns raised : not noted or addressed

- The following concerns were previously raised & not addressed:
- capacity of water & sewage infrastructure to support proposal, part of this is in a flood plain
- Impact on **traffic** into neighbourhoods east of Trafalgar due to density and proposed additional connector route into our neighbourhood, & overall **traffic volumes**
- **Impact of Shadow** on residential neighbourhoods east of Trafalgar
- **Parking** concerns raised, not addressed
- Others also raised concerns about type of housing being not family-friendly, not family-sized units, towers too high and too dense

3.2 Public Engagement – Incomplete

Concerns raised not noted or addressed

- Page 11 states term “perceived overcrowding” ...
- density a concern to all who delegated, **it is real, exists now, and not imaginative** as implied by this term
- No reason to have this excessive level of density (**160 per hectare**) in one place in Town, in all areas of Uptown, nor is it “Livable”
- There is no nuance or logic to this. **Why should all areas in Uptown Core have a blanket density, when a much more nuanced approach must occur that respects existing neighbourhoods of long-standing**
- Province of Ontario report on Housing Supply Progress Aug 8, 2025 confirms Oakville exceeded its target by 138% in 2024
- A remaining 10 year **Provincial target to 2031 requires about 25, 000 units for the entire Town**

Data last updated: August 8, 2025

Ontario's housing supply: January – December 2024

Municipality	Ten-year housing target	Total housing progress since 2022	Target for 2024	Total 2024 housing progress	Progress % for 2024	Housing Target Status
Oakville	33000	7603	2750	3679	133.78%	Exceeded
Oshawa	23000	4063	1917	949	49.50%	Not met
Ottawa	151000	28641	12583	7871	62.55%	Not met
Peterborough City	4700	1070	392	294	75.00%	Not met

Concerns not Addressed – Density, traffic parking, Environment

- **This proposal suggests density levels adjacent to our existing long-standing neighbourhoods, that are completely inappropriate and hugely disproportionate to the remaining housing target set by the Province to 2031, that is to represent THE ENTIRE TOWN**
- **Density & height proposals here provide no respect for our neighbourhoods, no safety, no privacy, traffic & parking paralysis**
- **will plunge us into unacceptable levels of shadow darkness by day, light pollution at night**
- Over – population recommended for our area is inconsistent with the principles of Sustainability the Town alleges to support
- how many units are you proposing to add specifically on the southeast quadrant? Additional Population? How much of the 2031 town-wide total does this represent?
- Does it count what is already being built or approved in our area? If not, why not?

Concerns not Addressed – Density, traffic parking, Transit, Environment

- Reliance **on a future transit system that does not exist**, does not go where many people work, is unfunded, (and may never be built noting the state of government economics), is fool hardy and will subject all citizens to an unlivable gridlock.
- **Publicly disclose** any reports that show where people work and are projected to work, or investigate same.
- **No evaluation of impact on our tree canopy by all this shadow, or that of Morrison Creek which is already degraded by erosion**

Concerns Not Addressed- Schools, Park

- Pg 11 only mentions overcrowding.... Misses the entire point previously made
- **Not only are existing schools at and over capacity, no one coming into this area will have any children attend a local school**
- This is a poor quality of life for families, and also just adds to more traffic with buses and/or parents driving, particularly where multiple schools involved
- **No response to suggestion to set aside part of lands for a much-needed school, or daycare, and additional adequate green space that would be needed for children**
- On page 15, **no marking of lands south of RGWay designated as park (former Reservoir) that Council previously approved**

Lack of accurate & meaningful Consultation

- **Making a partial list of concerns already raised is not meaningful consultation. Producing a report that actually addresses all the concerns raised is. This has not happened here.**
- This proposal does not in any way make our neighbourhoods Livable, but will destroy them. That should concern you all.
- Looking for **more Clarity on 3.1 Landowner Engagement....** There is a reference to changing from large-format retail to more urban retail?
- What is that, what does it mean? **Does it mean the destruction of all the small businesses east of Trafalgar, all the doctors, dentists, etc.? How is that making the community more livable?** What happens? More clarity.
- Also “future tradeoffs” should be avoided and if made, fully & publicly disclosed, and/or specifically defined

Responsible Development

- It is critical the rezoning respects the neighbourhoods east of Trafalgar, so they remain “livable”
- Getting it right will mean addressing all these concerns properly
- **Add appropriate transitioning , analysis of: over-density, heights, shadow, traffic, parking , schools, community service/parks to the list of Future Next Steps Required and identifying the population numbers tied to recommendations**
- Until you know & disclose the actual impacts on traffic, parking, shadow, water infrastructure capacity, schools, etc. of this proposed re-zoning **and meaningfully mitigate the concerns raised, I submit this Scenario should not be approved as proposed**
- Point: **reference to 3rd round of local community engagement, pg. 18 does not apply to East of Trafalgar.** This is 1st report that specifically addresses that area & no meeting held to date. Future sessions are welcome, but there is a lack of equity here as to public forums to address this proposal.