

Distributed at the Planning and Development Council Meeting of January 13, 2020
Re: Item 3 – Public Meeting Report, Official Plan Amendment, Zoning
By-law Amendment and Draft Plan of Subdivision, Vogue Wycliffe (Oakville) Ltd.
3171 Lakeshore Road West, File No. OPA 1732.02, Z.1732.02, 24T-19003/1732

From: Sheila Lain [REDACTED]
Sent: January-11-20 9:51 PM
To: Town Clerk <TownClerk@oakville.ca>
Subject: Cudmore Land Proposal -Speyside Drive Homeowner Objection

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 whom it may concern
Please submit the following letter of objection of the proposed Cudmore Land Development into the record on the meeting January 13, 2020 Thank you Sheila Lain

To: Robert Thun, Senior Planner
Planning Services Department,
Oakville

I am the original owner and occupant of our home at [REDACTED] Speyside Drive and have many concerns regarding the development of the Cudmore lands.

Our family has lived on Speyside Drive for 36 years. We bought here because of the environmental lifestyle (forests, lake, community fields, walking paths) we anticipated on Speyside Drive, and raised 3 children who enjoyed a true neighbourhood community!

It is a quiet, safe area, with only the traffic of the people who live here. Kids were always playing road hockey, reflective of the title “best place to live!”

Oakville is a great place to live, so please take care to maintain this quiet, safe, low density, town feel!

We have big concerns about having only the one access to Victoria Street. This will significantly increase the future traffic flow on Speyside. It will be 70+vehicles twice daily, as it will be the direct access to all the major arteries from the Bronte area. This means increased traffic on our narrow street, pollution, noise, and danger on this quiet street.

It would be much less invasive to this existing neighbourhood to have the new development access the Lakeshore directly. This would have less impact on the long time residents of Speyside Drive. There are already 2 existing traffic lights right near Cudmores on the Lakeshore that will control the flow, and allow easy access to the new residents.

Please consider this existing neighbourhood - young families, children, grandchild and seniors who have been here long before this developer when making decisions that will affect the rest of our lives here on Speyside Drive.

We embrace and celebrate the wonderful lifestyle in this close knit neighbourhood community we have created!
We live here!

Thank you for reviewing our concerns and recognizing the practicality of a Lakeshore access directly from this development.

I look forward to further dialogue regarding the Cudmore Land Development.
Concerned residents
Sheila Lain
Kerra Lain

Sent from my iPhone

From: R. Ziegel [REDACTED]
Sent: January-13-20 9:01 AM
To: Town Clerk <TownClerk@oakville.ca>
Subject: Development application OPA 1732.02, Z.1732.02 and 24T-19003/1732, Ward 1

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 Whom it may Concern:

I am writing to oppose the design of the development application OPA 1732.02, Z.1732.02 and 24T-19003/1732, Ward 1 (also called the Cudmore lands). I am a resident on Speyside road, to the west of the property. My opposition is to the fact that the development only has one entrance and exit, on to Victoria Street on the West side.

Victoria Street and Speyside Drive are both narrow streets. Due to the short driveways on both of these streets there is usually cars parked on the sides of the streets. I believe that the additional traffic from the new 38 residences onto these two streets will cause a safety issue to the residents and children that live in the area. I believe that it is in the best interest of the city and the existing residences for there to be a second entrance/exit from the new development, either directly onto Lakeshore Road, or on the eastern side of Victoria Street. This will spread the impact of the additional traffic in two directions and minimize as much as possible the safety concerns.

When Cudmores was a garden center, it had two entrances onto Lakeshore Road, which were used by many cars each day, so I believe an entrance/exit onto Lakeshore Road would not materially change the traffic patterns already existing on Lakeshore road at the site. This would be my preferred solution as it would not impact the residents to the east of the subject lands as much as a connection to the east side of Victoria street would. It would also allow for direct access off of Lakeshore road for emergency vehicles if they are required, shortening the response time and minimizing any issues with getting response vehicles to the site on narrow residential streets with cars parked along the curbs.

Please keep me notified of the decision on this application and feel free to contact me if you have any questions. My contact information is below.

Thank you,
Richard Ziegel
[REDACTED] Speyside Drive
Oakville ON L6L 5Y1
[REDACTED]

From: Steven Riche [REDACTED]
Sent: January 13, 2020 3:50 PM
To: Robert Thun <robert.thun@oakville.ca>
Subject: Proposal for development at 3171 Lakeshore Rd West

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.

Hello Mr. Thun. As a resident on Speyside Dr., I am writing to express my opposition to the proposal to develop the Cudmore lands at 3171 Lakeshore Road West. Specifically, I am opposed to the plan to provide a singular roadway access via Victoria Street West, which will result in excessive traffic along Speyside and Victoria.

I also wish to point out that the recent by-mail notification provided by the Town of Oakville in no way indicated the aforementioned planned roadway access. I also wish to highlight that the mailing suggested that West Street would be extended to intersect with Lakeshore Rd, and this lead me to believe that access to the development would primarily be via West St. from Lakeshore.

For these reasons, I did not earlier express any concern, and I now request that you consequently take into consideration my late email on this matter.