

## Appendix A

### Issues Raised at June 15, 2017 meeting

- Noise impacts associated with the development of the land. Does noise go up the valley from QEW? Does development help mitigate impacts to existing neighbourhood, deflection of noise towards existing residents, Look for creative solutions, alternate forms of noise barriers across QEW to help mitigate noise, 427 south of 401
- What is the limit for medium density?
- How many units can be built on the site with existing OP and zoning?
- Noise – complex issue, do we need detailed modelling to review noise, impacts to/within and external to the site, need for expertise, weather impacts? What time of day, season etc. are the noise studies done?
- Impacts of noise on the quality of life and potential ramifications to resale values
- Traffic – does not consider access to Trafalgar, number of cars generated by development, fulsome review of impacts. Lin Rogers transportation study information, bike lanes
- Traffic emanating from Trafalgar site?
- Construction / road closures on Trafalgar and QEW, impact on Sixth Line
- Drug activity
- Runoff LID's, solutions to stormwater management
- Transportation – Transportation Master Plan, College Park study
- Ownership of unit, probably younger families and traffic generated busing/school accommodations,
- Height of proposed development, preference single detached homes
- Has the developer considered maintaining the Official Plan and zoning
- Traffic – impact of construction activity on existing roads
- Sunnycrest Lane – sediment control? fencing going up
- Impacts on utilities – hydro, bell, cogeco
- Solar
- Oakville hydro - impacts, capacity issues?
- Location of bell fibre, private property, sunnycrest lane vs. rancliffe
- Number of units based upon existing frontage
- Total number of units and their heights transition between east and west sides off 6<sup>th</sup> Line
- What is the experience of walking along 6<sup>th</sup> Line
- Importance of trees and the allee, what is the replacement of removed trees
- “Bubble Diagram” type of approach to development concepts
- Conversion of property for a public park or developed partially and rest for park
- Where does cash in lieu get spent, is it locally used?
- Underpass issues and safety
- Strong support from residents for maintaining the OP
- Willing to enhance neighbourhood while recognizing development potential