

## **June 2022 Update**

Hello Neighbours,

We hope everyone is enjoying the beauty of our JCRA neighbourhood these days, with our wonderful mature trees and gardens in full bloom thanks to lots of rain and warm weather.

We have some updates for you, including critical information on the Site Plan Applications for the two mega warehouse/ distribution facilities on Winston Churchill Blvd, which are coming to Town Council on June 27<sup>th</sup> for a decision on approving the applications.

### **Winston Churchill Blvd Site Plan Applications for Mega Warehouse/ Distribution Centers**

As mentioned above, Town Council is holding a virtual public meeting on June 27<sup>th</sup> on the approval, or not, of these applications. Any member of the public can request to speak at the meeting or can provide a written submission.

This is the only opportunity for residents to speak to these site plan applications so if you are opposed to them, please register to delegate at the meeting (by Zoom) or email a written submission. This is the [Notice of Meeting link](#), including instructions and deadline (**Noon on Monday, June 27**) to register written or oral submissions.

JCRA will be delegating at the meeting. We have extensive concern that the traffic, noise and air quality studies submitted by these applicants are based on less than 100% utilization of these facilities. This is a critical issue because any mitigation in the areas of noise, traffic and air quality will then be determined on underutilization of the facilities. We do not believe these property owners will build facilities with the expectation that future owners and/or tenants will not fully use them. The site plan application submissions need to be based on documents which accurately reflect the full extent of what is proposed to be built.

We also want to ensure that any claims made by the property owners regarding future use of the facilities are reasonable within the best practices and standards of the warehousing & distribution industry. For example, the turnover of the truck bays, the volume of trucks and cars, the timing of truck arrivals and departures on the site.

All of the site plan application documents submitted to date can be found at <https://www.oakville.ca/business/sp-38512.html> for 700 & 750 Winston Churchill and <https://www.oakville.ca/business/33916.html> for 560 Winston Churchill

If any residents have insight and/or expertise in warehousing and distribution, please email JCRA at: [memberjoshuacreek@gmail.com](mailto:memberjoshuacreek@gmail.com)

Finally, a group of concerned residents in the Claremont and Dear Run areas are asking all residents to consider a lawn sign to create more awareness of this issue and show support of the opposition to these mega facilities. You can request a sign from their website: [Home | No To Oakville Warehouses \(warehouse-nightmare.net\)](#)

## **Other Neighbourhood Updates**

### **Traffic Calming on Devon Rd**

Traffic calming measures on Devon Rd will not proceed as the number of completed survey responses requesting traffic calming received by the Town was below the threshold required by the Town to implement traffic calming.

For residents with concerns about speeding on Devon, the following actions are suggested:

- Request Slow Down signs from the Town as they can temporarily help as a reminder and are effective with a group of neighbours putting them up.
- If possible, get the license plate and report it to Halton police Road Watch at <https://www.haltonpolice.ca/en/services-and-reporting/report-a-traffic-concern.aspx>
- Report speeding instances to Service Oakville for tracking purposes, noting there is a 2-year moratorium on any additional surveys.

As a reminder, Devon Rd has been designated as a Community Safety Zone and so the Town will be able to use Automated Speed Enforcement when the machines and system are ready.

### **Update on 2175 Cornwall Rd**

This property has been leased. The Town has advised that the new tenant will not be making any physical changes to the site, other than some clean up and replanting of some vegetation. This means the parking lot size will remain at the current size, a second driveway will not be added, and the east driveway will remain in its current location.

### **Mid-town Update**

JCRA has two board members focussed on the Mid-town files. Like other residents across Oakville, we have concerns about building heights, density, and the lack of a "complete community" plan for the whole area that would link up parks and green areas and take a holistic approach to development. To this end, we are continuing to delegate to the town as decisions are taken. In recent weeks, Town Council has approved a proposal to build two mixed-use (commercial and residential buildings) at 19 and 25 storeys on the NE corner of Trafalgar and Cornwall. As well, a 12-storey residential condo building on Old Mill Road (west of the GO parking garage) has also been approved.

At a public meeting on June 7<sup>th</sup>, Town Planning Staff submitted to Council an Official Plan Amendment (OPA) for the Midtown area. You can read [the OPA here](#) and [the Staff Report here](#). One concerning change was to the calculation of density using developable hectares, not gross hectares, which has led to proposed increased building heights of up to 77 storeys. Additional public consultation will be held, and we will provide that information as soon as we

receive it. Residents can email feedback and/or questions to our Councillors and Mayor at any time.

### **Joshua Creek Clean Up**

At the end of April, over 80 JCRA residents came to clean up areas of our community, particularly along the Joshua Creek trails both east and west of Ford Drive over to Constance and Lakeshore.

Many thanks to everyone for their participation; after two years of no clean-up, we hauled out considerably more garbage than any time in the past. This was true across all the sixty-three clean-up sites throughout the Town.

As an annual event, this clean up is so beneficial to our community and contributes to the positive quality of life for all.

### **Oakville Library Book Sale**

Looking to stock up you summer reading selection? The Friends of the Library Book Sale is back! This event is an inventory clear-out and proceeds from the sale will go towards expansion of library services and spaces. Browse through gently used materials for discounted prices. Visit [opl.ca/friends](http://opl.ca/friends) for more details. Sale dates listed below:

- Thursday, June 23, 2022, from 4 pm to 7 pm
- Friday, June 24, 2022, from 11 am to 4 pm
- Saturday, June 25, 2022, from 11 am to 4 pm
- Sunday, June 26, 2022, from 1 pm to 4 pm

Finally, many thanks to residents who have paid their JCRA voluntary membership fee. Your contribution is much appreciated as it permits JCRA to continue working for the benefit our community.

Stay well and enjoy this great June weather.

Your JCRA Board of Directors,