



June 16, 2023

Hello JCRA Neighbours,

Summer is almost here! Hopefully, everyone is taking advantage of the long days and enjoying being outside as much as possible. While the weather has been great, the rain this past week was very welcome.

Please note the Town's fire ban was lifted earlier this week, late day on June 13<sup>th</sup>.

Below is our update for May and June, somewhat longer than typical!

#### 1. JCRA Board Executive

At the board's May 2023 meeting, the new executive for this year was voted in by the 2023 Board of Directors. This year's executive is:

- President – Elizabeth Chalmers
- Vice President – Terri Ball
- Secretary – Marion Richardson
- Treasurer – Michael Mulroy

#### 2. Winston Churchill Warehouses

- Please see JCRA's May 11, 2023 letter to Town Planning staff, attached to this email or available [on our website](#).
- The letter includes new information the JCRA obtained by attending a City Of Mississauga March 22, 2023, information meeting on rezoning of land along the Royal Windsor boundary of the Clarkson Go station parking lot (Scooter's palace and adjoining land to the west) to permit four residential towers. The meeting included a review of air quality in the Clarkson Airshed area as part of the rezoning process.
- Emissions studies for the Clarkson Airshed area, conducted by industry consultants for the property owner were presented at the meeting.
- These studies found that five relevant air quality thresholds were already exceeded for PM2.5, PM10, NOx, Acrolein, Benzene and Benzo(a) pyrene. These contaminants are primarily related to transportation.
- In response to a question from a JCRA director, the consultants and City of Mississauga staff confirmed **that the studies did not include** the impact of increases in future

transportation related emissions related to the four new warehouse developments under construction in Mississauga and the two new warehouse developments in Oakville.

- We have requested the Town ensure updated emissions studies for the WCB sites accompany the updated Land Compatibility Studies (noise) based on the maximum trip generation information and increases in the background emissions from the new warehouse developments in Mississauga and Oakville.
- A link to the Mississauga report is in our attached letter or go to <https://yoursay.mississauga.ca/clarkson>, and scroll down to the Document library on the right hand side to access specific reports, with the caveat the reports did not consider the anticipated truck traffic for new warehouses in the area.
- If the established air quality thresholds are exceeded, then a human health assessment together with appropriate mitigation requirements must be included in the final reports.
- We also provide a link to a report from the State of California Department of Justice entitled Warehouse Projects: Best Practices and Mitigation Measures to Comply with the California Environmental Quality Act.
- This document outlines many of the concerns that have been expressed by our Councillors, JCRA and residents. California has the largest conglomeration of enormous logistics warehouses in North America, and as a result, California is at the forefront of best practices.
- Here is the [report from California](#). The link is also included in the attached letter to the Town referenced above.

### **3. Midtown**

- At the May 23, 2023, Planning & Development Council meeting, JCRA was one of seventeen delegations sharing our analysis and raising our concerns and suggestions on the Midtown Official Plan amendment.
- The meeting was attended by about 300 residents, both in person and virtually.
- Reasonable growth is not a concern for JCRA, nor any of the other delegates. Midtown is a provincially mandated strategic growth area because of its proximity to the GO station, and building heights will exceed everywhere else in Oakville.
- However, a Master plan for midtown is needed (we have been asking for one for several years now) which sets out height requirements that align with the mandated population and the increased population that will occur because the Town will need to offer additional density to ensure the Midtown community includes parks, schools, daycares, commercial and professional services, amenities and even roads now that the Province has eliminated or substantially reduced the development charges which have been used to cover those costs in the past.
- Go to [the JCRA website](#) to read and/or view the:
  - JCRA Delegation
  - Ward 3 Councillors May 25 Newsletter
  - Recording of May 23 Planning and Development Council meeting

### **4. Petition to Replace Gas Powered Leaf Blowers with Electric models in Oakville.**

A local resident and member of GASP4Change, a grassroots community organization, is circulating a petition to ban gas powered leaf blowers because of their high emissions and noise levels and replace them with electric models. If this is something that interests you, more information and the petition are available [here](#). You can directly access the petition through [this link](#).

#### **5. Splash Pad in Aspen Forest Park**

The Request for Proposal for the splash pad has been pushed back. Timing to begin construction will be after the August Civic Holiday weekend at the earliest.

#### **6. Upcoming Local Events:**

- The tenth annual Oakville Film Festival takes place June 21 – 27 this year. Check out the line up of films at <https://offa.ca/offa-2023/>
- Canada Day at Bronte Waterfront Park begins at 6:00 pm with family-friendly activities including live performances, food trucks and fireworks show. Specific details at <https://www.oakville.ca/community-events/events/events-calendar/canada-day/>

Please reach out with any questions or concerns.

***Your JCRA Board of Directors,***