

# SCORA

Southwest Central Oakville  
Residents Association

www.scora.ca

November 30, 2010

Attention: Leslie Gill Woods, Planner,  
Town of Oakville, Planning Services Department

**The follow are some comments regarding the CLC/DND property visioning exercise.** Thank you for organizing this opportunity for the community to contribute to the development of this property.

This is a very important issue for this area as not only is it a major entrance to Oakville but it is a “tip-factor property” that will impact the value of existing homes and the quality of future development.

## 1) The visioning process

While the process was good we do have a couple of suggestions for future events like this.

- a) We felt the briefing segment could have been more informative. Many of the groups never saw the briefing pictures or if they did it was a quick pass around while the discussion was underway.

The specific questions could have been addressed accompanied by Power Point visuals of the briefing sheets regarding house formats (per question 4) showing typical streetscapes and typical housing formats .. both detached and townhouse formats .. pathways and major street access. Most of the houses/townhouses shown were not of the character or level that many are hopeful for this development. They felt they were more reflective of a higher density development.

- b) It would be helpful to have two or three layout options to react to ... but perhaps that is something that CLC can do at their meeting to help refine it from here.

## 2) Traffic & major street access

This is one of the main concerns of the area. It is recommended that the town embark on a study that encompasses all the developments happening in the area and not rely on each developers respective studies.

- a) CLC lands will add 100 to 150 cars to the area
  - i. Access from the development onto Rebecca and turning East will prove difficult, and similarly turning into the complex coming East along Rebecca when the west-heading traffic is busy late in the day.
  - ii. Turning right out of the complex will add a lot of traffic onto Rebecca and then Mordon and possibly Mary as they make their way to Dorval and Speers and the highway.
  - iii. Some want partial access onto Dorval (Right in and out only, not a full intersection)
  - iv. Some want full intersection opposite Dean ... whereas others view this as backing up Dorval
  - v. Exit only onto Mary with right turn for Dorval access was suggested
- b) Van Dyke development will add similar volume of cars coming onto Garden
  - i. Many will turn right onto Lakeshore and then north onto Dorval. Concern about Lakeshore backup since only one lane going West and also advanced turn-light from the west

- ii. Access onto Rebecca and turning left to reach Dorval will be difficult in busy times
- c) St. Thomas Aquinas Secondary School
  - i. Their exit is onto Dorval which could be disruptive if going north.
  - ii. Concern about the alignment of their Rebecca driveway relative to CLC and Weybourn
- d) Other Development between Dorval and Arena - including Maurice Garden, townhouses and arena redevelopment will all add a lot more traffic to the challenges at these major intersections and major streets

### 3) Types of houses

- a. While the OP allows for townhouses along Dorval, the community generally preferred they not be used.
  - i. The town house format doesn't have to be. The townhouse format was allowed in the OP as a compromise so the other properties could be larger to fit in better with the adjacent community.
  - ii. If used they are allowed along part of Dorval, such as to mirror the similar format on Margaret.
- b. Preference is to single family detached housing that is architecturally pleasing yet with some diversity of format and design - from bungalows/bungalofts to two story. Many thought the examples shown were more townhouse format and more compact north Oakville format that they are hoping is not being proposed for here.
- c. No low-income or subsidized housing. This area has the highest ratio in Halton already.
- d. Consideration to eco-sensitive green-feature construction is of interest. Something that Oakville and CLC could point to as another example of leadership in being committed to being a Green community.
- e. That the homes be of up-market quality is more important than size.

### 4) Low density & streetscape

- a. There is a lot of intensification in the area, with Barkley Square, Van Dyke and other plans E of Dorval
- b. This development should reflect more the density to the west .. with 50 to 60 ft wide lots and the 14 units per hectare of adjacent properties to the west.
- c. The streetscape should reflect the area with adequate setback and spacing between homes to accommodate minimum two car lengths between any sidewalk allowance and the houses.
- d. A transplant of a north Oakville high-density development is not in keeping with the surrounding community.

### 5) Trees, parkland and walking trails

- a. The property should retain all of the mature trees, and plan on adding to this especially along the streetscapes of Dorval and Lakeshore to provide buffer to the homes and attractive wooded streetscape to the community.
- b. A small parkette with connecting walking paths through the community joining it to the outer community
  - i. Path access to Dorval and Rebecca intersection and to Mary
  - ii. Path access to Catholic Elementary school

- c. Rebecca street should have a heavily treed hill/berm to provide protection to those homes from the school and traffic while likewise providing an appealing wooded streetscape
- d. Dorval and Rebecca is an important image intersection to the community. Dorval is designated as the primary route to downtown so it is important that both landscaping and community gates at this intersection and the other main drive entrances project a quality lifestyle impression of a “named” community. Examples of entrances are Fairway Hills on Dorval and Shorewood Place on Lakeshore that project some beauty and distinction.

**6) Community name**

- a. A name of local relevance should be selected by CLC --- either of historic or geographic significance to Oakville.
- b. While we respect this is the right of CLC ... SCORA will gladly request contribution of options from the residents.

We look forward to seeing your report on the vision exercise.

Sincerely

Charles Johnston  
President – SCORA  
Southwest Central Oakville Residents Association  
905 849 4850