

Appendix A

Paul Barrette

From: Group Four Furniture Inc. <[REDACTED]>
Sent: December 3, 2021 1:27 PM
To: Paul Barrette; Town Clerk
Subject: OPA1616.56

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.

Please add us to this list for receiving updates on this development proposal.

Additionally, the last link (November 2021 - Urban Design Brief) does not work.

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Jim Mannell
Group Four Furniture Inc.
101 - 33 Shepherd Road
Oakville ON L6K 2G6

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Paul Barrette

From: Jay Zhu <[REDACTED]>
Sent: December 4, 2021 7:14 PM
To: Town Clerk
Subject: Notice of Complete Application Appeal

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,

My name is Junjie Zhu, one of the unit owners at 55 Speers Rd, Oakville, ON, L6K 0H9. I have recently received a mail regarding the Proposed Official Plan Amendment for 530, 550, 588 Kerr St and 131, 171 Speers Rd, by April Investments Limited, 527079 Ontario Limited and Trans County Development Corp.

I'm writing this email to appeal this decision.

Should you require any further information or action from my end regarding this appeal, please let me know. I would also like to be notified of the decision on this matter.

Thank you.

Junjie Zhu

Paul Barrette

From: Marwan Shafo <[REDACTED]>
Sent: December 10, 2021 11:59 AM
To: Paul Barrette
Subject: Oppose the proposed plan

Follow Up Flag: Follow up
Flag Status: Completed

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Hello Paul,

I am a condo owner at 65 speers rd, Oakville. I recieved a letter regarding the proposed official plan amendment 530, 550, 588 Kerr street and 131, 171 speers rd. I would like to oppose this plan because it will create heavy traffic on an already crowded street and it will also get rid of the plaza which is very convenient for all the buildings around it where people can walk to do their grocery shopping.

I look forward to hearing from you.

Regards,

Marwan

Paul Barrette

From: Rahmat Ushaksaraei [REDACTED] >
Sent: December 12, 2021 3:24 PM
To: Town Clerk
Cc: Paul Barrette
Subject: Urban Strategies Inc. - 530, 550, 588 Kerr Street and 131, 171 Speers Road - OPA1616.56

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,

We are in receipt of the letter, dated December 02, 2021, from the Town of Oakville regarding Urban Strategies Inc. - 530, 550, 588 Kerr Street and 131, 171 Speers Road - OPA1616.56.

In this regard, while the letter did not specify the deadline, as the residents of one of the Twin-Tower Building, 55 & 65 Speers Road, heavily impacted by the issue, please advise how, one may oppose such plan and in specific, what the town is required to receive as the supporting document.

Additionally, while the number of tall buildings, over 18 floors, and compacted residential units north of the QEW are mushrooming without limitation, the fact that we have chosen to be totally away from the Congestion Fiasco of the North Oakville along with its questionable Urban Planning, merely adding 1,847 Residential Units and simply assuming each unit only has one car, will be hazardous to the tranquillity of the neighbourhood and a total traffic nightmare for the area.

Regards,

Rahmat Ushaksaraei, AlnstIB, P.Eng., PMP Founder & CEO AEON Engineering Group Inc.

e: [REDACTED]
t: [REDACTED]
w: [REDACTED]

This email is sent by AEON Engineering Group Inc. and may contain private and confidential information intended for the designated recipient(s) only. Should you have received this e-mail in error and you are not the intended recipient, please delete immediately the email and its attachments, if any, without printing, disseminating, forwarding or saving the content and its attachment(s), if any. Also, please notify us immediately.

Paul Barrette

From: Tina Chan <[REDACTED]>
Sent: December 14, 2021 12:47 PM
To: Town Clerk
Subject: Proposed Official Plan Amendment for 530, 550, 588 Kerr St & 131, 171 Speers Road

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,

I'm the owner of one of the units at 55 Speers Road, I'm writing to request for the appeals rights to the decision of the Town of Oakville to the Ontario Land Tribunal on the subject.

Please keep me posted on the decision of the Town of Oakville on this matter.

Kindly reply to this email to confirm receipt of this email. Thank you.

Regards,
Tina Chan

Paul Barrette

From: David Alexandre <[REDACTED]>
Sent: December 16, 2021 8:31 PM
To: Town Clerk
Subject: Proposed Official Plan Application

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.

Hi, I am writing to appeal the decision of the Town of Oakville for the proposed Plan of 530,550,588 Kerr Street and 131 and 171 Speers. I believe that this new development will cause traffic issues being that Kerr Street is 1 lane both ways, extending St. Augustine and Shepherd road will not help with the congestion, with an approximate increase if 1847 residents this will cause major traffic issues coming off and getting on to the QEW. I believe the grocery store that is promised in the redevelopment will be under performing for what this area needs, especially with the increase density. I think 11 new buildings is excessive, especially with how many buildings are already in the vicinity of this area. I can not find any public information on April Investments which causes concern especially with recent stories about builders causing havoc, imcomplete projects, and under delivering on what's promised, leaving the town to pick up the pieces. For the reasons above I think the Town should reconsider this application.

I would like to be notified of the decision.

Thank you,
Alexandre

Sent from [Outlook](#)

Paul Barrette

From: Stephen Kostuk <[REDACTED]>
Sent: December 30, 2021 1:53 PM
To: Paul Barrette
Cc: Town Clerk
Subject: Re: 530,550,588 Kerr and 131,171 Speers Road

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Good Afternoon Paul,

I took a look over the site information and would like to raise a few items. I am not sure where to send the comments to, please find them below.

- Traffic study - factoring the additional building under review at 54 Shepherd Rd
- Height - The area is Kerr Village, I feel the lower buildings would be great for the area however some of the buildings are too tall and will take away from the area. They should have to stick to height restrictions
- Dust and dirt - overall will be a massive project and the dirt will impact the surrounding buildings resulting in additional cleaning expenses to those buildings
- Damage to surrounding roads- the construction equipment needed to run this project will damage the roads
- Wind study - with the proposed buildings it would be good to understand how the wind flow will change and impact the surrounding buildings. a major change in wind flow due to these new buildings could result in increased costs for surrounding buildings due to having to reinforce as this proposal was not anticipated when the area was built.

Thank you for your consideration and time.

Stephen

On Tue, Dec 7, 2021 at 10:41 AM Stephen Kostuk <stephenkostuk2@gmail.com> wrote:
Hi Paul,

Thank you so much for all the information!

On Tue, Dec 7, 2021 at 9:56 AM Paul Barrette <paul.barrette@oakville.ca> wrote:

Hi Stephen,

More information of this application can be viewed on the Town's webpage via the below link:

<https://www.oakville.ca/business/da-39836.html>

Since you received notice of complete application, notice of the public information meeting will also be distributed to you in the next few weeks. I believe the public information meeting will be held virtually after the holiday break. This meeting is hosted by the applicant and is an opportunity to learn more about this application.

Paul Barrette

From: Andrew Muscat [REDACTED]
Sent: December 23, 2021 4:15 PM
To: Town Clerk
Subject: Proposed official plan amendment - OPA 1616.56

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,

I received notification about a proposed redevelopment of a local community hub located at 530 to 588 Kerr St.

I would like to make a written request to be notified of the decision about this matter.

Thank you,

Andrew Muscat

Paul Barrette

From: Dr. Frank Shahidi [REDACTED]
Sent: January 19, 2022 6:39 PM
To: Town Clerk
Cc: Cathy Duddeck
Subject: Oakville Developments (2010) Inc. - 550 Kerr Street - Z.1616.55

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.

Hi,
My name is Dr. Frank Shahidi. Our company, 1204905 Ontarion Inc, owns 171 Speers Road, adjacent to 550 Kerr Street in Oakville. The development plan put forward by Oakville Development(2010) Inc on 550 Kerr Street directly and negatively impacts our property. I want to make my submissions to the Town and the Council. Please, include me in any future events regarding the abovementioned application. Don't hesitate to contact me and confirm the receipt of my email. Thank you very much.

Dr. Frank Shahidi

[REDACTED]