

Special Planning and Development Council Meeting
February 15, 2022

Comments Received Regarding Item 6.2
Official Plan Amendment

April Investments Ltd., 527079 Ontario Ltd.,
Trans County Development Corporation Ltd., and
Oakville Developments (2010) Inc.
560-584, 550, 530 Kerr Street and 131, 171 Speers Road,
File No. OPA1616.56

February 11, 2022

Council c/o the Town Clerk
Town of Oakville
Clerk's Department
1225 Trafalgar Road
Oakville, ON L6H0H3

Re: Notice of Complete Application, Proposed Official Plan, 530, 550, 588 Kerr Street and 131, 171 Speers Road, April Investment Limited, 527079 Ontario Limited and Trans County Development Corp, OPA1616.56, Ward 2

Dear Town Clerk,

In response to the UNDATED Notification from the Town of Oakville with respect to the above-mentioned subject, while my earlier electronic communication, dated December 12, 2021, clearly stated my objection to even considering such proposal, please consider this letter as the Total Objection to the above-mentioned proposal and its possible consideration and approval by the council.

In this regard, even though the proposed planning, specially the self-reviewed and self-justified traffic plan by the developer and its third-party agent/consultant, totally ignores the first principals of the Urban and Traffic Planning, a simple review of the location and its exit roads to accommodate 1847 Residential Dwelling with the Retail Stores will result to nothing, but a traffic nightmare and chaos.

In specific, by excluding the visitors and shoppers, even considering the unusual case that each dwelling is to only own one single car and is to utilize the two future exits from the complex, it will be tremendous traffic volume for the area. Additionally, this is despite the obvious that on an average, each unit will be occupied by dwellers with more than one car in an area, which is already overcrowded by cars utilizing the roads and side-roads infrastructure to get away from the continued traffic jam, even on QEW.

Additionally, although this has become the Urban Planning Mishap in the North of QEW with very tall building sticking out like a sore thumb, even visible from the south of QEW, allowing dense population with the 28 Storeys building in the area is another Urban Planning Wrong-Doing leading to devastation of the local tranquility and layout.

Finally, at the same time that among other financial incentives, the Property Tax Income may be considered as a lucrative steady source, enough for considering this development by the town, we all needed to be reminded that along with the other People, who assisted the Town to resist and eventually remain independent from the proposed amalgamation plan, even considering this project is a total turnoff and disappointment.

Regards,

A handwritten signature in black ink, enclosed in a hand-drawn oval. The signature appears to be 'Rahmat' with a stylized flourish at the end.

Rahmat Ushaksaraei, AInstIB, P.Eng., PMP

Resident of:
Suite 1603 – 55 Speers Road
Oakville, ON L6K 0H9

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From: Jean-Paul Stephan
Sent: February 7, 2022 1:58 PM
To: Town Clerk
Subject: Town Hall 560-584, 550, 530 Kerr Street

Importance: High

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,

In regards to the proposition of erecting unnecessary profit-making buildings at the subject addresses, I believe the interconnecting roads from:

- Kerr St. North & South of Speers
- Speers Road East & West of Kerr
- All other adjacent QEW highway exits,
- Etc.

Are not suitable to accommodate this explosion in car/bus/population traffic.

We are suffering extremely deficient traffic-light management with the already existing "Rain Condos" located on 65 Speers Rd; deteriorating road with unbearable asphalt conditions are major sources of traffic noise and simply not acceptable.

Come to add this new development seeking profit-only ROI, it is going to ram the neighborhood. Creating a minor street here and there is not going to relieve the traffic flow.

A major overhaul of the deteriorating Oakville's municipality infrastructure in that location is long overdue: as we witnessed the ineffective ENBRIDGE gas line replacement in the past few days.

A compensation for the residents deterioration in livelihood must be thought, perhaps a tax break during construction of this development.

Please provide reassurance that the taxpayers monies paid in the past, are being well received and spent in the right places with competent Engineering firms to ameliorate the life of residents.

If possible, please find other lands for such massive development and consider incentives for current land owners revamping of existing outdated strip-mall/plaza with belongs to a different era and re-purpose it.

It's not always about how much taxable monies can the town of Oakville recuperate from a residential mid-to-high-rise development, it's about remembering and conserving the history of an area.

Thank you.

JP

Kerr St.
Oakville, ON, L6K 3C2
Jean-Paul Stephan
P.Eng., M.Eng., PMP

Paul Barrette

From: Andrew Muscat <[REDACTED]>
Sent: February 14, 2022 7:14 PM
To: Paul Barrette
Subject: Opposition to 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.

Hi Paul,

In preparation for the Feb 15th Planning & Development Council Meeting, I would like to provide my written statement to oppose the approval of OPA 1616.56 for the redevelopment of 560-584, 550, 530 Kerr Street and 131, 171 Speers Road.

While I do support a redevelopment of the area, I do not believe the current iteration of the application is appropriate. The main point of contention to this application is the following:

- the proposal suggests buildings that exceed 21 storeys and these do not conform to the existing high rise residential neighborhood

I support the town's decision to continue to discuss the redevelopment at a more appropriate scale.

Thank you for your time,

Andrew Muscat
Registered owner within 55 Speers Rd