

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.

--

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 the 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 hazard 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]

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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, incomplete 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 <[REDACTED]> 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]
[REDACTED]

Paul Barrette

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

Importance: High

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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

--

[REDACTED] 459 Kerr St.
Oakville, ON, L6K 3C2
Jean-Paul Stephan
P.Eng., M.Eng., PMP

Paul Barrette

From: Ali Sheikh [REDACTED]
Sent: February 8, 2022 12:32 PM
To: Town Clerk; Paul Barrette
Subject: Infor requested

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,

In relation to the following, please keep me advised of the town's decisions. Thanks

Ali Sheikh

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

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, appearing to read 'Rahmat', enclosed within a large, loopy oval shape.

Rahmat Ushaksaraei, AInstIB, P.Eng., PMP

Resident of:

[REDACTED] 55 Speers Road
Oakville, ON L6K 0H9

AEON Engineering Group Inc.
Founder & CEO

[REDACTED]
accrete, The Business Excellence Realization
Founder & CEO

Paul Barrette

From: Andrew Muscat [REDACTED]
Sent: February 14, 202
To: Paul Barrette
Subject: Opposition to OPA1616.56

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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

Paul Barrette

From: Paul Barrette
Sent: February 14, 2022 9:55 AM
To: 'Lawrence Tsang'
Cc: Town Clerk
Subject: RE: Speers Street & Kerr Road Project (Statutory Public Meeting)

Good Morning Lawrence,

Thank you for your comments. As requested, I've copied the Town Clerk on this email.

Paul

Paul Barrette, MCIP, RPP
Senior Planner
Planning Services

Town of Oakville | 905-845-6601, ext.3041 | www.oakville.ca

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<http://www.oakville.ca/privacy.html>

From: Lawrence Tsang
Sent: February 13, 2022 9:50 PM
To: Paul Barrette
Cc: Lawrence Tsang
Subject: Fwd: Speers Street & Kerr Road Project (Statutory Public Meeting)

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Hello Paul, Senior Planner,
Suppose this message was sent to Town Clark, it was rejected unfortunately.
Please forward to the Clark department.
Thank you.

----- Forwarded message -----

From: Lawrence Tsang [REDACTED]
Date: Sun, Feb 13, 2022 at 9:42 PM
Subject: Speers Street & Kerr Road Project (Statutory Public Meeting)
To: <TownClark@oakville.ca>
Cc: Lawrence Tsang [REDACTED]

Hello all,

I am submitting my opinions and concerns for this proposal development.

A Couple years ago, when I attended the open house meeting for 550 Kerr St. project (File # Z1616.55), The town of Oakville could allow up to 12 storey in height building. If the development is beneficial to the community, **Bonusing Provision** is to be added, building can be built up to 16 storey height in maximum. Right now, the builders proposed to build to 28 storey height, there are too much, I object to it.

There is too **high density** for 11 buildings on 11,724 Square metres of land.

The 500 square metres **urban square** proposal is too small an area comparable to over 1847 residential units, not even to mention the whole Kerr Street core.

It also doesn't march, and is incompatible to the other buildings along both sides of Kerr Street.

I would suggest to hold or shelf this development until the railway/Kerr Street underpass construction is completed.

There are certainly a lot of traffic jams during this construction period.

The existing Rain and Sense condo buildings have over 300 units and a lot of vehicles pass through the corner of Kerr street and Shepherd Road daily.

Regards.

Lawrence Tsang

Lawrence

--

Lawrence

Paul Barrette

From: Oliver Dowd [REDACTED]
Sent: February 14,
To: Town Clerk
Subject: Kerr/Speers development

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.

I am aware there is a meeting discussing the planned condos at kerr and speers happening tomorrow. I won't be able to attend but I have a question regarding the development project and was wondering where I can ask it. here is my question and some context:

The area around Kerr and Speers is a great place to live if you can't afford, or want to save money by avoiding car ownership. The go station is a 15 minute walk away and give us access to job in the toronto core. The food basics, and shoppers drug mart are also only a short walk away and stock all of our daily necessities. What are the plans to ensure that this area becomes even more walkable and less car dependant? Will we still have a budget grocery store, pharmacy and post office?

Thanks, Oliver Dowd

Paul Barrette

From: JR . [REDACTED]
Sent: Febr
To: Town Clerk
Subject: Submission to Planning and Development Council

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.

I am Jessie Pearce, 55 Speers Road, Oakville [REDACTED]

I have concerns about the development at 560-584, 550, 530 Kerr St. and 131, 171 Speers Road Oakville Ontario.

-what is being done about the drainage and sewers for what will be thousands of new drains and toilets?
What will it take to upgrade drainage and sewers for such a big development and who pays for that?
What increases will all this development have for risk of flooding and added groundwater and drainage?

-why are the tall buildings on Kerr Street? Will this not block the sun and create more of a wind tunnel and be more oppressive in the design. I hear you want to add to the village effect. Wouldn't it be better then to have tall buildings in the back rather than on the street? The wind as it is now makes it hard to walk.

-it is already treacherous to cross the street on foot. What will all the added traffic do? I don't see parking for shops on the plan and don't see parking for use of the park for any event. The traffic congestion is high now in terms of peak hours. Will this create more rush hour traffic and congestion?
Having the railway over the road is good as the cars will not have to stop for trains but the added traffic on Speers will make it worse than it is now at the peak times?

-it was not clear if the project is condo, rentals or a combination. If there are rentals is there going to be subsidized housing and how will that be handled? Toronto had a lot of trouble with subsidized housing and had to restructure a lot of it as it created more destruction/gangs and the need for services like police etc.

-I attended the meeting by the developer and got the idea the land where the theatre was is not really included in the plan. How can land be included without the participation of the owner?

Thanks for letting me submit. I am going to try to attend the meeting. My computer skills are very poor but found the site but don't have skills so am trying to submit this way.

Jessie Pearce.

Paul Barrette

From: Jennie Akse [REDACTED]
Sent: February 15,
To: Town Clerk
Subject: Redevelopment of Northwest corner of Kerr Street and Speers Rd.

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Dear Town Clerk,

This is a formal appeal to the decision of the Town of Oakville and Ontario Land Tribunal regarding the "Livable Oakville Plan" for redevelopment at the NW corner of Kerr St. and Speers Rd.

The proposed plan amendment is for a permit for new buildings ranging from 8 stories to 28 stories.

- The suggested tallest building would tower over the intersection, overwhelming all other structures
- It would cast a shadow over the entire intersection. This not only blocks the pleasant view of the sunset from the street, but also creates an overwhelming, dark and unfriendly atmosphere.
- The corner is already overwhelmed by tall structures. Three tall buildings there will create an ugly inner-city feel that is not appropriate for the friendly and vibrant Kerr St. Community.
- The corner is heavily trafficked, noisy and difficult to navigate as a pedestrian, with long waits to cross at the stop lights. An addition of almost 2,000 residential units will almost certainly add another 2,000 or so cars to this corner. This will add more traffic, more noise and more pollution.
- the placement of the small park is not visible from the street as it's behind the tallest building. Therefore, it appears to be unwelcoming to locals who are not residing in the square itself.
- A better idea is to have the tall buildings at the back of the property, by the railway - and not over 13 stories tall.
- The most beautiful and friendly communities are free of tall buildings. Some towns restrict building heights to no more than 4 stories. Let's keep our town dignified. Look at how other tall buildings have tainted lovely neighbourhoods in Oakville, especially ones in the downtown core

Thank you,
Jennie Akse-Kelly,
Oakville Resident

Nancy Smith
15 Bold Street
Hamilton Ontario Canada L8P 1T3
Receptionist 905 529 3476 (905 LAW-FIRM)
Facsimile 905 529 3663

EMAIL LETTER

To: Town of Oakville Council
c/o Town Clerk

From: Nancy Smith

Re: Proposed Official Plan Amendment
560-584, 550, 530 Kerr Street and 131, 171 Speers Road, Oakville
Statutory Public Meeting
Written Submissions on behalf of 12046905 Ontario Inc.

Date: February 15, 2022

We represent 12046905 Ontario Inc. ("**120**"), owner of lands municipally known as 171 Speers Road, Oakville ("**Subject Lands**"). Please accept this letter as:

- 120's submissions to Council under the *Planning Act* in relation to the Proposal Official Plan Amendment ("**Proposed OPA**") for 560-584, 550, 530 Kerr Street and 131, 171 Speers Road, Oakville ("**Development Plan Area**"); and
- 120's request to the Town Clerk to be notified of the decision of the Town of Oakville on this matter

COMPREHENSIVE DEVELOPMENT PLAN

Town of Oakville Official Plan policies require a comprehensive development plan for the Development Plan Area. The Subject Lands, the largest parcel in the Development Plan Area, front Speers Road and are adjacent to the CN Rail Corridor. Needless to say that their size and context require a comprehensive assessment within any Proposed OPA. 120 is not part of the landowners' group who submitted the Proposed OPA.

120 has retained MHBC, Planning, Urban Design & Landscape Architecture (Dana Anderson) to assist in its

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**NANCY SMITH PROFESSIONAL CORPORATION
TURKSTRA MAZZA ASSOCIATES, LAWYERS**

evaluation of the Proposed OPA. Ms. Anderson was only recently retained. Her February 15, 2022 letter is attached. It contains her preliminary advice to me and 120.

PRELIMINARY MATTERS FOR DISCUSSION

The following represents the matters requiring further discussion in order for 120 to fully assess the Proposed OPA:

- Including a prescriptive FSI
- Bonusing v density/height transfers
- NPC 300 Noise Guidelines
- Road network
- Density distribution
- Rail corridor and non-sensitive land uses
- Reduced parking ratio
- Strata parking
- Park flexibility – linear?
- POPs
- Phasing

NEXT STEPS

We will follow up with the Town's and Applicants' legal counsel to request meetings to discuss the Proposed OPA further. I expect that 120 will make further written submissions to Council following these discussions.

Yours truly,

A handwritten signature in black ink, appearing to read 'N. Smith', written in a cursive style.

Nancy Smith
ns/l
Encl

February 15, 2022

Nancy Smith
Turkstra Mazza
15 Bold Street
Hamilton, ON
L8P 1T3

Dear Ms. Smith:

**RE: PROPOSED OFFICIAL PLAN AMENDMENT
KERR VILLAGE GROWTH AREA
171 SPEERS ROAD, OAKVILLE
OUR FILE NO. 2137A**

We have recently been retained by 12046905 Ontario Inc. who are the owners of the property located at 171 Speers Road in the Town of Oakville (the "Subject Lands"). We understand a public meeting is scheduled by the Town of Oakville for February 15, 2022, to consider a proposed Official Plan Amendment submitted by a number of landowners for the properties at 560 to 584, 550, 530 Kerr Street and 131 and 171 Speers Road. We further understand that while 12046905 Ontario Inc. are not part of the landowner group who submitted the Official Plan Amendment application, the Subject Lands are included in the application.

The Subject Lands represented the largest land parcel within the area under consideration with frontage on Speers Road as well as adjacency along the CN rail corridor. As a large, contiguous parcel, the Subject Lands represent a significant opportunity for a large redevelopment and should be carefully assessed within a comprehensive development plan for the area based on their size and context.

Based on our initial review of the proposed application, as well as our understanding of the current policy and regulatory framework and the physical context of the area, we offer the following comments as per your request related to the proposed policy amendment at this time. As noted, we have only recently been retained and have not had an opportunity to review all of the background information. We believe a meeting with staff and the consultants for the applicant to discuss their submission and our comments would be beneficial.

Background

The Kerr Street Village Growth Area policies were the result of extensive technical work and public engagement. The Upper Kerr Village District policies are reflective of the input from the past studies and

recent update. The area which is currently a mix of existing commercial and service commercial uses is intended to be redeveloped as a transit-supportive, high density, mixed use area and be the focus of taller buildings and higher densities within the growth area. The taller buildings were to be located along the CN Rail corridor.

The Town's recently approved Official Plan Amendment No. 19 ("OPA 19") provided updated policies as a result of the Kerr Village Growth Area Review and resulted in all of the Upper Kerr Village District being designated "Urban Core", again reflective of the mixed use designation with the opportunities for the tallest buildings to be located in this part of the growth area.

The transition from the existing retail plaza format for commercial uses to mixed-use requires careful consideration in terms of where and how such uses can be located as part of the redevelopment. This is reflected in the current policies that push the determination of such uses west of Kerr Street along the railway to the rezoning stage of redevelopment.

The current policies allow for flexibility in relation to the location of a future urban park in order to accommodate a range of orientations (linear versus square). Recent changes to the Town's urban structure through Official Plan Amendment 15 support continued focus for intensification in Strategic Growth Areas including Kerr Village including the criteria established when assessing further amendments.

All of this should be taken into careful consideration when evaluating a further Official Plan Amendment and block plan.

Proposed Official Plan Amendment

1. The proposed amendment seeks to introduce a series of policies related to a comprehensive block plan for the area. The policies include increased heights (update to 28 storeys) while adding a maximum floor space index overall (3.4) and by block (2.3 to 4.5). A number of prescriptive minimum requirements for non-residential floor area are also provided as well as added built form and design requirements.

Comment: It is not clear why an added prescriptive FSI is being added to each block. The added level of prescriptive built form and design requirements also adds a significant challenge to site redevelopment should a specific element not be possible. Requiring an Official Plan Amendment to adjust a metric for floor plates as an example, given the flexibility needed to accommodate purpose built rental buildings or possible alternative designs adjacent to the railway corridor, would be onerous and contrary to the objectives of the growth area.

2. It appears the additional proposed heights are still associated with bonusing.

Comment: It is not clear how bonusing is being applied or being considered given the shift to remove Section 37 and replace it with the Community Benefits Charge. There is no discussion on this matter in the staff report only that there are pending changes under the Planning Act. Consideration of the density and height transfers may be appropriate to add into the amendment to provide for the conveyance of the road network as an example. This is an area that needs further consideration.

3. The proposed new policy also seeks to add a Class 4 Area pursuant to the Ministry of the Environment and Climate Change (which is actually the Ministry of Environment, Conservation and Parks) under the NPC 300 Noise Guidelines.

Comment: It is not clear how a policy in an Official Plan will provide for this as it must be approved by a Council resolution based on justification through detailed noise assessment. There does not appear to have been a noise assessment completed as part of the amendment. This policy and request should be clarified.

4. The future road network proposed is reflective of that provided in the current plan with the addition of a private road, mid-block connection.

Comment: Consideration of the conveyance of new roads in exchange for additional height may be an appropriate policy consideration given the amount of road network required by some land owners over others. The road alignment also creates narrow depths for the Subject Lands which may warrant taller tower forms of development rather than lower mid-rise as proposed.

5. The proposed amendment states that a non-sensitive land use may be located adjacent to the rail corridor.

Comment: Based on the CN rail regulations it is not clear what type of use would be permitted and how such a use would be integrated into a podium or residential mixed use building.

6. The proposed policies speak to a reduced parking ratio to be permitted.

Comment: It is not clear how such a policy would be operational when the parking ratio will be set in the zoning by-law. Clarification on how this would work should be provided.

7. The policies speak to a prescribed location and size for an urban park with strata parking. The only POPs defined is at the corner of Kerr and Speers Road.

Comment: Strata parking would be beneficial for the redevelopment of the area and can facilitate shared parking. The flexibility of the park to be linear should be considered as a more functional linear urban park may better align with the individual sites. POPs consideration above parking garages along the rail corridor may also be a way to integrate more greenspace into the area.

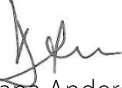
8. There appears to be a phasing plan for the block plan that would terminate the road extensions in a cul-de-sac location to the east of the Subject Lands.

Comment: Further review and analysis of the phasing plan is required to understand how further applications would be considered (i.e. Draft Plan of Subdivision).

Clearly there has been considerable work undertaken to prepare the comprehensive block plan and there remain a number of areas that require clarification and further discussion. Once we have had an opportunity to fully review all of the background materials, a meeting with staff and the consultants, as noted, to discuss the above-noted matters and others would be beneficial. Please let me know if you require any further information or have any questions.

Sincerely,

MHBC

A handwritten signature in black ink, appearing to read 'Dana Anderson', written over the printed name.

Dana Anderson, MA, RPP, FCIP
Partner

WEST RIVER RESIDENTS ASSOCIATION (WRRRA)

NOTES FOR THE STATUTORY PUBLIC MEETING – PROPOSED OFFICIAL PLAN AMENDMENT 560-584 (PRESENTED BY NICOLE LEBLANC)

DENSITY/HEIGHT

1. Urban Strategies stated “our proposal meets and incorporates the Town’s objectives for the area”. Although it incorporates the basic structural elements, it does not fit within the Official Plan for density and height. Urban Strategies is asking for a significant increase in the allowable density beyond that provided for in the Town’s Official Plan (Urban Core).
 - a. building heights of between eight storeys to twelve storeys are permitted within the Urban Core designation (the subject lands). Section 23.8.2 provides that the Town may allow up to four storeys of additional height (total of 16 storeys) beyond the maximum permitted in exchange for the provision of public benefits.
 - o If full bonusing is achieved, the maximum height allowed by the OP (Official Plan) for the 7 tallest towers would be 16 stories, resulting in 112 floors. The proposal is for a total of 51 additional floors across these towers, a level 46% above that allowed in the OP. What is the developer's rationale for thinking that an almost 50% increase is appropriate?

(If no bonusing was achieved the proposal represents a 90% increase over the OP.)

2. Placement of the largest towers
 - a. Should not be part of the gateway
 - b. Larger towers should be near the train tracks
 - c. Large towers create a chasm dividing neighborhoods
3. Traffic
 - a. In the prior public meetings, Urban Strategies did not address our questions about the traffic utilizing Queen Mary to avoid the lights on Kerr St.
 - b. Does the traffic study take into account a % of cars that would utilize Queen Mary?
There seems to be little discussion of Queen Mary except where it states:
 - i. be sensitive to negative traffic impacts on Queen Mary Drive through access control, restricted parking standards and transit amenities.
 - ii. What does this mean?
 - c. The proposal and additional density is well beyond what can be accommodated in the area.

COMPLETE COMMUNITY

4. Grocery Store
 - a. There is a need for a discount grocery store to remain at this location to serve the demographics of the area

- b. We are acutely aware of many residents who take advantage of school food programs and local food banks
 - c. The proposal shows an “urban size” footprint, which would be too small to accommodate a discount grocery store
 - d. Urban Grocery stores tend to be smaller and more expensive (ie. Sobeys Urban Fresh vs. Food Basics)
- 5. Drug Store
 - a. A Drug Store would still need to be defined in this area
- 6. Post Office
 - a. Can the post office be dedicated within the planning at this stage?
- 7. Visitor Parking
 - a. Since this is a mixed use development in an area that serves many car reliant customers it is imperative to have a full complement of visitor parking. The aim should be over and above the minimums set by the province for building permits.
- 8. Park
 - a. The location of the park seems that it would get lost amongst the large buildings and unknown to the wider community. How can the park be more of a visible feature?
- 9. Go Train Access
 - a. At the earlier briefing session the traffic consultant mentioned the use of electric scooters for commuters going to the GO station. Is it really expected that people dressed for work and carrying briefcases, computer bags or other work equipment would use a scooter to get to the station? Current Ontario law prohibits carrying cargo or having a basket on an e-scooter.
 - b. The sidewalks and hills on Speers are very difficult to navigate and walk for even the most able bodied. How would accommodations be made for those with mobility issues

DEVELOPMENT PROMISES

- 10. The park, the urban square, the gateway and the grocery store are all described as “potential”. What is the commitment to actually delivering these items?
- 11. Urban Strategies mentioned that many people were supportive of the 25+ stories in the development. They did not back this up with any data of who or how many in their notes. My belief was that this meeting was conducted before anyone had had a chance to review the OP policies to be more aware of how far over the OP the height actually was. I am here to state our disapproval of the height and density of the proposal and that it should fit within the basis of the Official Plan for the Urban Core designation.
- 12. In a prior information session, Urban Strategies also quoted to the WRRRA that the number of units for the proposal was 850, which is approx. 1000 less units then the plan entails. This was incredibly misleading and should be addressed, as to what they were referring to.
- 13. Going forward Public Information Sessions should take into account that participants should be able to see who else is on the call, all questions are visible to all participants, and must address all questions either during the call or in the notes distributed afterward.

LAND OWNERSHIP

1. How can this proposal be deemed complete when the developers include property they don't own in it? Including this land in the proposal is jeopardizing current businesses and employment located on that property.
2. What does the plan look like without the disputed lands?

Paul Barrette

From: Paul Barrette
Sent: August 16, 2022 3:17 PM
To: Paul Barrette
Subject: FW: Opposition to OPA1616.56

Paul Barrette, MCIP, RPP
Senior Planner
Planning Services

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From: Andrew Muscat
Sent: February 14, 2022 7:14 PM
To: Paul Barrette
Subject: Opposition to OPA1616.56

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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

Paul Barrette

From: Paul Barrette
Sent: August 16, 2022 3:19 PM
To: Paul Barrette
Subject: FW: 530,550,588 Kerr and 131,171 Speers Road

Paul Barrette, MCIP, RPP
Senior Planner
Planning Services

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From: Stephen Kostuk
Sent: February 15, 2022 8:04 PM
To: Paul Barrette
Subject: Re: 530,550,588 Kerr and 131,171 Speers Road

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Good Evening Paul,

I tried to call into the town call tonight however it did take me to a voicemail box, I left a message but didn't hear back.

I want to ensure my below questions are addressed and also bring up a new question. On the January call the developer/owner mentioned they would not break any long term leases, development would only happen once the leases are completed. Are you able to put this question forward of when they are currently signed until? Also the below list from earlier:

- 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 time.

Stephen

April 25, 2022

Paul Barrette, RPP, MCIP
Senior Planner
Planning Services Department
Town of Oakville
1225 Trafalgar Road
Oakville, ON
L6J 0H3

Dear Mr. Barrette:

**RE: PROPOSED OFFICIAL PLAN AMENDMENT - KERR VILLAGE GROWTH AREA
171 SPEERS ROAD, OAKVILLE
TOWN FILE NO. OPA 1616.56
OUR FILE NO. 2137A**

Thank you for the opportunity to provide comments on the draft proposed Official Plan Amendment and the draft comprehensive development plan submitted with the amendment application for the area located at the northwest corner of Kerr Street and Speers Road that includes the property at 171 Speers Road in the Town of Oakville. We also appreciated the opportunity to meet with Town staff on March 23, 2022, following the public meeting on February 15, 2022, to better understand the evolution of the draft development plan and policy framework.

As you know, we have been recently retained by Dr. Shahidi who is the owner of the property located at 171 Speers Road in the Town of Oakville (the "Subject Lands") which is part of the proposed amendment although Dr. Shahidi is not one of the applicants. The Subject Lands represent the largest land parcel within the area under consideration with frontage on Speers Road as well as adjacency along the CN rail corridor. As a large, contiguous parcel, the Subject Lands represent a significant opportunity for a large redevelopment and should be carefully assessed within any comprehensive development plan for the area based on its size, location and context.

Our initial comments were provided in a letter attached to comments on behalf of Dr. Shahidi's legal counsel, Turkstra Mazza, on February 13, 2022. The following comments are provided based on our additional assessment of the Subject Lands and the process to date.

Context for 171 Speers Road as part of the Northwest Quadrant

In preparing comments on the proposed Official Plan Amendment and the draft comprehensive development plan, the context of the Subject Lands in relation to the other properties is important as the Subject Lands have distinctive characteristics. Some key context considerations include the following:

- i) The Subject Lands are **not** constrained by cross easements or other lease agreements which would preclude the phasing and/or timing of redevelopment.
- ii) The Subject Lands can be redeveloped and serviced independent of the other properties.
- iii) As the largest, consolidated parcel, the Subject Lands can accommodate a broad range of uses and a range of heights and densities.
- iv) The adjacency to the CN Rail corridor with appropriate setbacks can provide for taller buildings that incorporate structured parking with open space and amenity areas above.
- v) The existing site access is already aligned with St. Augustine Drive and can provide for adequate access for the Subject Lands redevelopment.
- vi) The deferral of the CN Rail underpass project on Kerr Street will not affect the phasing or redevelopment of the Subject Lands and the Subject lands are not subject to an interim plan nor would development be delayed by the underpass deferral.
- vii) The current Official Plan policies provide for an Urban Centre designation on the Subject Lands which allows for heights between 8 to 12 storeys and up to 16 storeys with bonuses. The current height and density permissions should not be reduced with any amendment.

Comments on Comprehensive Plan and Proposed Official Plan Amendment

1. *Increase height and density on the Subject Lands to reflect the immediate opportunities and context and maintain, at a minimum, the current Official Plan policy permissions.*

The Livable Oakville Plan sets out objectives and policies for intensification in Section 4 and specifically speaks to the need to maintain the minimum growth targets which are to be achieved through the current policy framework. These growth targets are now increasing with the approval of Regional Official Plan Amendment No. 48 and will be further defined through Regional Official Plan Amendment No. 49.

A “down zoning” on the Subject Lands from the potential for up to 16 storeys to 8 storeys is not acceptable and contrary to the Livable Oakville Plan and Provincial policy and does nothing to contribute to the much needed additional growth to 2051. The optimization of the Subject Lands should allow for mixed use built form up to 16 storeys with a transition in height from 16 storeys up to 26 storeys along the CN Rail Corridor. The taller towers along the CN Rail corridor in the quadrant has always been envisioned for the area.

We understand that previous options for the redevelopment of the quadrant included the distribution of more height and density on the Subject Lands given its context. It is unclear why this option to optimize the redevelopment of the Subject Lands is not included with the comprehensive plan or amendment.

2. *Remove the prescriptive policies on height and density*

The proposed amendment seeks to introduce a series of policies related to the comprehensive block plan for the area. The policies include increased heights (update to 28 storeys) while adding a maximum floor space index overall (3.4) and by block (2.3 to 4.5). A number of prescriptive minimum requirements for non-residential floor area are also provided as well as added built form and design requirements.

Again, it is not clear why an added prescriptive FSI is being added to each block rather than allowing an overall FSI. The added level of prescriptive built form and design requirements also adds a significant challenge to site redevelopment should a specific element not be possible. Requiring an Official Plan Amendment to adjust a metric for floor plates as an example, given the flexibility needed to accommodate purpose built rental buildings or possible alternative designs adjacent to the railway corridor, would be onerous and contrary to the objectives of the growth area. We recommend that the prescriptive block FSI caps and metrics for floor plates be removed from the amendment. The floor plates can and should be addressed through design guidelines and implementing zoning which can address increases to floor plates that may be needed to accommodate rental units.

3. Removal of Section 37/Bonusing policies

Given the shift to remove Section 37 and replace it with the Community Benefits Charge under the Planning Act, the bonusing policies should be removed and the height limits should reflect optimized development heights. For the Subject Lands, that should include permission for up to 16 storeys across the site with heights up to 26 storeys along the CN rail corridor.

4. Road Network

As noted, the current access to the Subject Lands aligns with St. Augustine Drive to the south. The opportunity to provide for a private road extension should be included in policies to facilitate the redevelopment of the Subject Lands as one contiguous parcel. The design and details related to the new road should also be flexible to allow for design features that may include a woonerf style roadway to create a strong pedestrian connection into the site.

5. Urban park and POPS

We recognize the importance of park and amenity space for the area as part of any redevelopment but would comment that the location of the park should be more centralized and more visible with frontage along Speers Road. The park orientation used in Bronte Village, which provides for more of a linear urban park extending from the road, would be a more appropriate urban space onto which development could front providing opportunities for extended at grade uses and an enhanced public realm.

We would also continue to recommend strata parking be considered under the park space. POPs consideration above parking garages along the rail corridor is also recommended as a way to integrate more greenspace into the area. The recent examples from Burlington GO should be considered as it reflects a similar development context.

6. Servicing and Cost Sharing

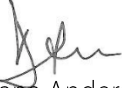
While we can appreciate the need for cost sharing where warranted, the Subject Lands can be redeveloped separately from the other properties and while connections and transition as well as design should be coordinated, a cost sharing agreement for the block may not be required for the Subject Lands and the policies should reflect this.

Again, we appreciate the opportunity to provide additional comments at this time. We understand an interim plan is also being developed with additional background studies and look forward to an opportunity to further review the additional information when available.

Please let me know if you require any further information or have any questions.

Sincerely,

MHBC

A handwritten signature in black ink, appearing to read 'Dana', written over the printed name.

Dana Anderson, MA, RPP, FCIP
Partner

Cc: Dr. Shahidi

Paul Barrette

From: Paul Barrette
Sent: August 16, 2022 3:38 PM
To: Paul Barrette
Subject: FW: Speers/Kerr development site

Paul Barrette, MCIP, RPP
Senior Planner
Planning Services

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From: nick Borzomi
Sent: June 5, 2022 9:00 PM
To: Paul Barrette
Subject: Speers/Kerr development site

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Mr. Barrette

As newly moved in resident at 55 Speers Rd , we would like to be kept informed about this substantial new project on how it may affect

Our neighborhood,lifestyle and property values

We thank you for your co-operation moving forward

Yours truly

Direct line 416-677-2502

Nick Borzomi
Broker
Rentex Realty Inc.
6175 Hwy# 7 west. suites 23/24
Woodbridge, On. L4H 0P6

Paul Barrette

From: Andrew Muscat [REDACTED]
Sent: June 7, 2022 5:4
To: Town Clerks
Subject: OPA1616.56 Public Feedback

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Hello,

I was taking a look at the development application website for the proposed redevelopment of 530, 550, 588 Kerr Street and 131, 171 Speers Road. As part of this, I reviewed the Urban design Guidelines and just wanted to leave a comment in respect to heights along Speers Rd.

Though I am just a member of the public, I would highly recommend that buildings that front along Speers Rd not exceed 20 stories. My concern with these tall buildings are related to shadow impacts upon the proposed urban square, existing high density residential and existing uses to the S.

Thank you and please include my comments as part of the public record.

All the best,

Andrew Muscat - Owner and Occupant of Unit within 55 Speers Rd, Oakville, ON L6K 0H9

Paul Barrette

From: Andrew Muscat [REDACTED]
Sent: June 15, 2022 4:
To: Town Clerks
Subject: Re: OPA1616.56 Public Feedback
Attachments: ShadowStudiesFinal_Feb2012.pdf

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 again,

For reference, the shadow study provided would not meet the requirements of our neighbouring municipality of Mississauga and I would expect the Town of Oakville to have at minimum the same or greater expectations then Mississauga. They have a required 3 points, Dec 21st, June 2st and April 21st, they also clearly express the minimum standards of sunlight

Please see attached for reference.

Likewise the public sign for this development has been destroyed on the E side of this property, I would like to make sure all member sof the public are aware of such a significant development.

Please email me as further items are submitted for this application, especially when there is an opportunity for public input. I would like to make sure that the public (and my) input is considered as this significant application moves forward.

My apologies for the several emails related to this file, I live directly across the street from this property and a poorly designed/reviewed development will have direct impacts to my day-to-day life, property values and quality of life.

Thank you

Andrew Muscat

Registered owner and occupant of a unit within 55 Speers Rd

On Wed, Jun 15, 2022 at 4:29 PM Andrew Muscat [REDACTED] wrote:
Hi Laura,

I was reviewing the shadow study associated with this file and noticed that the tall buildings along Kerr are going to significantly impact the buildings located east and south of the proposed development. This has brought forward additional concerns with this proposed development that I was originally unaware of.

The times provided within the shadow study excluded the most important shadows during the winter (peak shadowing is on the winter solstice) where shadows tend to be longest and sunlight being the most limited. I suspect that during this time, the shadows will extend far onto buildings on Kerr.

Based on this, I am going to request that my comments recommend:

- The shadow study includes 4 points (specifically one demonstrating winter conditions) throughout the year to demonstrate they will not be significantly hindering sun during some of the darkest times of the year
- Likewise, I would recommend that buildings directly adjacent to the streetline be reduced in height. Personally I would think that a maximum of 15/16 storeys should be sufficient for the developers returns. I would be open to higher, but this will bring higher expectations related to the proposed building design and more diligent urban design guidelines and architectural review. The buildings should not exceed any of the existing buildings located E of this development as there is no existing precedent for this and the site is not located in a Growth area as identified by the Ontario Growth Plan.
- Likewise, I am aware that the existing [film.ca](#) building is owned by a city councillor. I would like to express some concern about the political pressures that may arise from this and request that the planning process be just as diligent with this file as every other. This highlights significant concerns regarding political bias and leeway, that I do not feel would be appropriate for a development of such scale.

Thank you for your time and patience, your help is much appreciated.

Please let me know if there will be further opportunities to provide public input.

Andrew Muscat

Registered owner and occupant of a unit within 55 Speers Rd

On Wed, Jun 8, 2022 at 8:32 AM Town Clerks <TownClerk@oakville.ca> wrote:

Good day,

Thank you, your additional comments have been forwarded to the appropriate parties for review.

Regards,

Laura Pennal

Clerk's Information Administrator

From: Andrew Muscat [REDACTED]
Sent: June 8, 2022 8:28 AM
To: Town Clerks <TownClerk@oakville.ca>
Subject: Re: OPA1616.56 Public Feedback

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Thank you, I very much support the decision to limit development height to 18 storeys at Kerr & Speers. If it could go to 16 that would be appreciated, but one day at a time.

All the best,

Andrew Muscat

On Wed, Jun 8, 2022 at 8:01 AM Town Clerks <TownClerk@oakville.ca> wrote:

Good day,

Thank you for contacting the Town of Oakville.

Your correspondence has been forwarded to the appropriate parties for review.

Regards,

Laura Pennal

Clerk's Information Administrator

Town Clerks

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Vision: To be the most livable town in Canada

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From: Andrew Muscat [REDACTED]
Sent: June 7, 2022 5:41 PM
To: Town Clerks <TownClerk@oakville.ca>
Subject: OPA1616.56 Public Feedback

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 was taking a look at the development application website for the proposed redevelopment of 530, 550, 588 Kerr Street and 131, 171 Speers Road. As part of this, I reviewed the Urban design Guidelines and just wanted to leave a comment in respect to heights along Speers Rd.

Though I am just a member of the public, I would highly recommend that buildings that front along Speers Rd not exceed 20 stories. My concern with these tall buildings are related to shadow impacts upon the proposed urban square, existing high density residential and existing uses to the S.

Thank you and please include my comments as part of the public record.

All the best,

Andrew Muscat - Owner and Occupant of Unit within 55 Speers Rd, Oakville, ON L6K 0H9