

## APPENDIX F – DEVELOPER HOSTED PUBLIC INFORMATION MEETING MINUTES



### 50 Speers Road Meeting Report

**Purpose:** Public Information Meeting

**Project No.:** 22146

**Date:** Tuesday, June 21, 2022

**Time:** 7:00p.m. to 8:30p.m.

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#### OVERVIEW

The following details provide an overview of the Public Information Meeting invitation schedule:

- The mailing list included registered owners within a **240m radius** of 50 Speers Road, tenants of 50 Speers Road, local Resident Associations, and agencies in Ward 2
- **834 invitations** were sent by mail on June 2, 2022
- **37 email invitations** were sent on June 16, 2022, as a follow-up to those on the mailing list that had provided an email address as an additional contact method

#### SUMMARY

There were **29 attendees** at the applicant-led Public Information Meeting for 50 Speers Road.

The discussion focused on the following matters:

- Parking and road safety
- Building height and site plan design
- Existing 50 Speers Road tenants
- Community engagement

This meeting provided an opportunity to inform community members about the upcoming development proposal and continue to build the platform for further engagement throughout the process.

## PANELISTS

NAME	TITLE
Petra Schadeberg-Herrmann	Helberg Properties Limited
Ali Saneinejad	Collage Works
Nadine Sarich	Arcanos Property Management
Leslie M. Klein	BDP Quadrangle
Kenneth Brooks	BDP Quadrangle
Lindsay Dale-Harris	Bousfields Inc.
Tom Kasprzak	Bousfields Inc.
Jocelyn Deeks	Bousfields Inc.
Alex Smiciklas	Bousfields Inc.
Reka Sivarajah	Bousfields Inc.
Deanna Green	BA Group

## AGENDA

- Applicant Presentation
- Facilitated Q&A

## NEXT STEPS

1. **Application Submission**
  - a. Submit application to the Town of Oakville to begin formal review process

**PRESENTATION**

<b>Speaker</b>	<b>Notes</b>
<b>Jocelyn Deeks</b>	Opened the meeting by providing a Land Acknowledgement, conduct expectations for the meeting, and instructions on how to use the Zoom webinar platform. Provided an introduction to the project team on the panel.
<b>Petra Schadeberg-Herrmann</b>	Introduced Helberg Properties and the family history in Oakville, the vision for the site, and thanked attendees for tuning in to learn about the proposals and provide preliminary feedback.
<b>Lindsay Dale-Harris</b>	Provided an overview of the planning process for the upcoming application, background on the site and surrounding neighbourhood, and relevant policy context.
<b>Kenneth Brooks</b>	Provided a walk-through of the proposal features and building design. Several precedent images/concepts were provided as context during this early phase in the development process.
<b>Jocelyn Deeks</b>	Closed the presentation portion of the evening by thanking the panelists, going over next steps in the process, and reminding everyone about the Zoom Webinar features before starting the facilitated Q&A.

## FACILITATED DISCUSSION

19 questions and/or comments were shared through the Q&A typed function in Zoom Webinar, in addition to **one** verbal speaker. These questions and comments are summarized below.

Speaker	Questions and Comments
<b>Ted Haugen</b>	<ul style="list-style-type: none"> <li>• Former President of the West River Residents' Association</li> <li>• WRRRA is not anti-development, but against the height of this proposal</li> <li>• Likes the building design</li> <li>• Would prefer it be in keeping with the other surrounding towers (18-20 storeys)</li> <li>• Concerned about shadow impacts and overlook on surrounding residences</li> <li>• Hoping that the WRRRA and applicant can work together through the process</li> </ul>

Theme	Questions and Comments
<b>Parking &amp; Road Safety</b>	<p><b>4 questions and comments</b> discussed proposed parking, as well as concern about safety issues surrounding the site:</p> <ul style="list-style-type: none"> <li>• How many storeys of below grade parking will there be?</li> <li>• 314 units and only 314 parking spaces seems inadequate in today's environment with most families having two vehicles</li> <li>• There have been numerous rear end collisions for residents of the existing and surrounding buildings trying to enter onto Speers Road</li> <li>• I think another set of traffic lights would need to be installed</li> </ul>
<b>Building Height &amp; Site Plan</b>	<p><b>4 questions and comments</b> were about the height and density of the proposal, as well as public access through the site. Key points included:</p> <ul style="list-style-type: none"> <li>• What is the building height permitted under the current zoning for the property?</li> <li>• Under the Oakville Official Plan, my understanding is that the allowable height would be 12 stories. The tallest existing building in that cluster is about 20 floors. What's the argument to almost double the size of the proposed building?</li> <li>• Can the developer provide access from Speers Road to Oakwood Public School for students and community members to use?</li> </ul>
<b>Existing Tenants</b>	<p><b>2 questions and comments</b> focused on the existing 50 Speers Road tenants:</p> <ul style="list-style-type: none"> <li>• Will there be accommodations made for the current tenants?</li> <li>• Will tenants have priority and discount in the new building if they want to move back?</li> </ul>
<b>Community Engagement</b>	<p><b>2 questions</b> focused on the PIM presentation and platform:</p> <ul style="list-style-type: none"> <li>• Can we please see who else is on the call?</li> <li>• Will there be a copy of this presentation available to those who could not attend this evening?</li> </ul>
<b>Other</b>	<ul style="list-style-type: none"> <li>• How will the impacts from construction be addressed?</li> <li>• Thanks for organizing this meeting</li> </ul>