

Planning and Development Council Meeting  
January 23, 2023

**Comments Received Regarding Item 6.4**  
Official Plan Amendment

ARGO Trafalgar Corporation  
Part of Lot 12, Concession 2, N.D.S  
File No. OPA 1212.01

**From:** [Rahmat Ushaksaraei](#)  
**To:** [Franca Piazza](#); [Town Clerks](#)  
**Cc:** [Paul Barrette](#)  
**Subject:** Re: Helberg Properties Limited, File No. OPA1616.57, Z.1616.57, Ward No. 2  
**Date:** Thursday, December 29, 2022 2:52:52 PM  
**Attachments:** [StatPM\\_OPA1616.57\\_Z.1616.57\\_Jan-23-2023.pdf](#)  
[Notice of Complete Application - Letter of Objection - November 21, 2022.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.

Good Afternoon,

With respect to the attached notification, my Original Objection Letter still stands totally rejecting the

Additionally, it is sincerely recommended to remove the phrase "To be the most livable town in Canada" from your stationery/correspondence; as it is nothing but a lie and in fact, a repeating insult to those, who really care about Oakville.

Regards,

---

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

w: <http://www.aeonengineering.ca>

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.

----- Original Message -----

Subject: Helberg Properties Limited, File No. OPA1616.57, Z.1616.57, Ward No. 2  
Date: 2022-12-21 09:20  
From: Franca Piazza <[franca.piazza@oakville.ca](mailto:franca.piazza@oakville.ca)>  
To:  
Cc: Paul Barrette <[paul.barrette@oakville.ca](mailto:paul.barrette@oakville.ca)>

Attached is the Statutory Public Meeting Notice served in accordance with the \_Planning Act\_, R.S.O. 1990, c. P.13, as amended.

If you prefer that we use an alternative email address for service, please contact Franca Piazza, Legislative Coordinator at 905-845-6601 ext. 5986 or at [franca.piazza@oakville.ca](mailto:franca.piazza@oakville.ca)

Franca Piazza  
Legislative Coordinator  
Planning Services  
Town of Oakville | 905-845-6601, ext.5986 | f: 905-338-4230 |  
[www.oakville.ca](http://www.oakville.ca) [1]

Vision: To be the most livable town in Canada  
Please consider the environment before printing this email.  
<http://www.oakville.ca/privacy.html> [2]

Links:

-----

[1] <http://www.oakville.ca/>

[2] <http://www.oakville.ca/privacy.html>

To be the most livable town in Canada.

## **Statutory Public Meeting**

Proposed Official Plan and Zoning By-law Amendment  
50 Speers Road  
Helberg Properties Limited  
OPA1616.57 and Z.1616.57, Ward 2

**Monday, January 23, 2023, at 6:30 p.m.**  
**In-person and by videoconference broadcast**  
**from the Council Chamber**  
**Town Hall, 1225 Trafalgar Road**  
[youtube.com/TownofOakvilleTV](https://www.youtube.com/TownofOakvilleTV)

You are invited to attend either in-person or virtually and provide input at this meeting hosted by Planning and Development Council.

Instructions on how to view the meeting or participate in-person, by written submission, videoconference or telephone are provided below.

The purpose of the official plan amendment application is to add a site-specific exception to the high-density residential designation to increase the maximum density from 185 units per site hectare to 755 units per site hectare. The purpose of the zoning by-law amendment application is to: add 'townhouse dwelling' and 'temporary sales office' as a permitted use; increase the maximum building height from 7 storeys (existing) to 27 storeys, add site-specific zoning standards including maximum net floor area, minimum building setbacks; and, reduce the minimum number of parking spaces required from between a minimum of 1.0-1.5 parking spaces per apartment unit and a minimum of 2.0 parking spaces per townhouse unit to a minimum of 1 parking space per dwelling unit (townhouse and apartment).

The effect of this application is to replace the existing 7 storey 59 unit rental apartment building with a 27 storey apartment building with a 6 storey podium and 2 storey townhouses at grade. A total of 314 units are proposed together with 1,689 sq.m. of amenity space (5.38 sq.m. per unit), 314 parking spaces, 314 bicycle parking spaces and one loading space. All 314 units are proposed to be rental in tenure.

The subject parcel of land is located on the south side of Speers Road, east of Kerr Street.

At this time there are no other applications, under the *Planning Act*, R.S.O. 1990, c. P.13, as amended, pertaining to the subject lands.

If a person or public body would otherwise have an ability to appeal the decision of the Town of Oakville to the Ontario Land Tribunal but the person or public body does not make oral submissions at a public meeting or make written submissions to Council c/o the Town Clerk at the Town of Oakville, Clerk's department, 1225 Trafalgar Road, Oakville, ON L6H 0H3 (Dropbox is located in front of Town Hall) or at [TownClerk@oakville.ca](mailto:TownClerk@oakville.ca) before the proposed official plan amendment is adopted, or the by-law is passed, the person or public body is not entitled to appeal the decision.

If a person or public body does not make oral submissions at a public meeting, or make written submissions to Council c/o the Town Clerk at the Town of Oakville, Clerk's department, before the proposed official plan amendment is adopted or the by-law is passed, the person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

If you wish to be notified of the decision of the Town of Oakville on this matter, you must make a written request to the Town Clerk at the Town of Oakville, Clerk's department, 1225 Trafalgar Road, Oakville ON L6H 0H3 or at [TownClerk@oakville.ca](mailto:TownClerk@oakville.ca)

This meeting will be live streamed on <https://www.oakville.ca/live.html> and also on YouTube at <https://www.youtube.com/user/TownofOakvilleTV>.

Any submission to the Planning and Development Council, either in hard copy or in electronic format, must be forwarded to the Clerk's department for receipt no later than noon on January 23, 2023, to ensure its availability to the Members of Council at the meeting. Individuals wishing to make an oral submission at the public meeting are strongly encouraged to contact the Clerk's Department by noon on January 20,

2023 by email to: [TownClerk@Oakville.ca](mailto:TownClerk@Oakville.ca) or call 905-815-6015 to register as a delegation and to obtain instructions on how to participate. Requests to participate electronically will also be received during the meeting to ensure that those watching the live stream will be given the opportunity to speak. Instructions will be given on how to speak to an item during the live stream of the meeting.

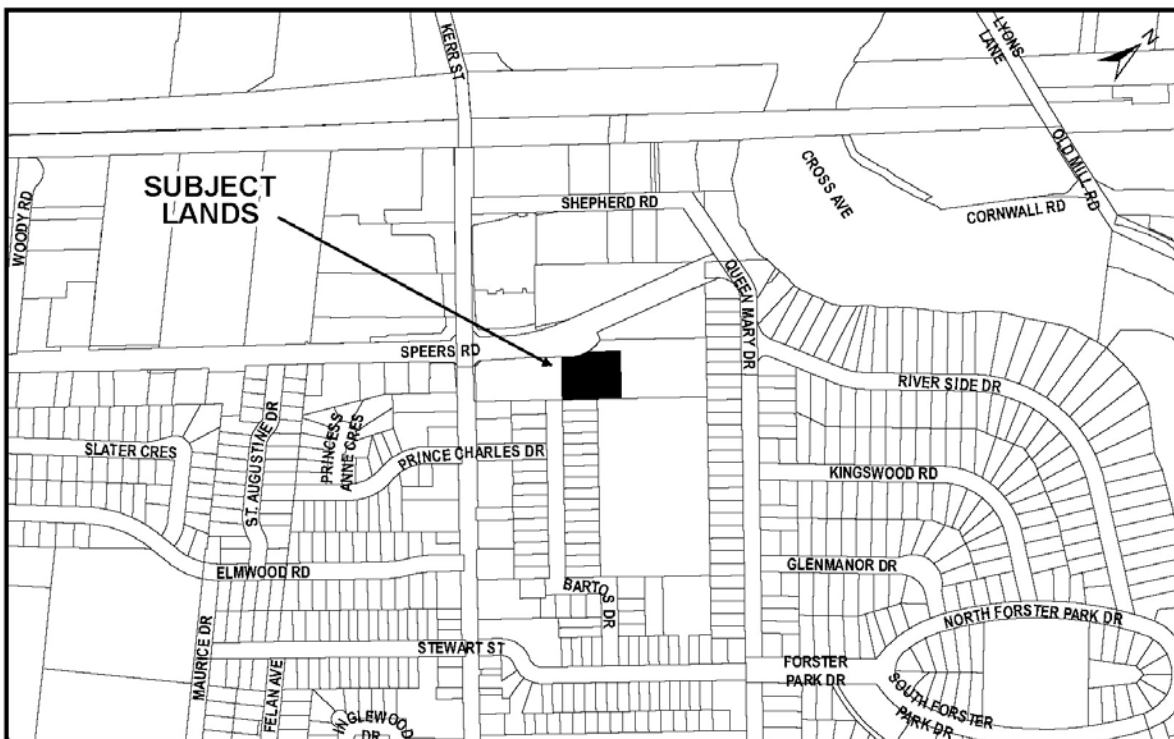
All submissions should include the full name and address of the presenter.

A copy of the proposed official plan amendment and information and material will be available after January 23, 2023. More information about this matter, including information on preserving your appeal rights are available at <https://www.oakville.ca/business/da-43825.html>, or contact Paul Barrette, Senior Planner, Planning Services department at 905-845-6601, ext. 3041 (TTY 905-338-4200) or at [paul.barrette@oakville.ca](mailto:paul.barrette@oakville.ca).

If you have any accessibility needs, please advise Paul Barrette one week before the meeting.

*The personal information accompanying your submission is being collected under the authority of the Planning Act, R.S.O. 1990, c. P.13, as amended, and may form part of the public record which may be released to the public.*

Dated at the Town of Oakville December 21, 2022



November 21, 2022

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

**Re: Notice of Complete Application, Proposes Official Plan and Zoning By-law Amendments, 50 Speers Road, Hellberg Properties Limited, Z.1616.57 and OPA 1616.57, Ward 2**

Dear Town Clerk,

In response to the notification received regarding the above-mentioned application, while once again, it is the clear indication and portrayal of the systematic lack of understanding and familiarity of the Town of Oakville and, particularly, its Planning Department with the basic principles of the Urban Planning, **please consider this letter as My Official Objection towards considering this Application in its totality.**

In this regard, following are to merely viewed as some the macro-level concerns:

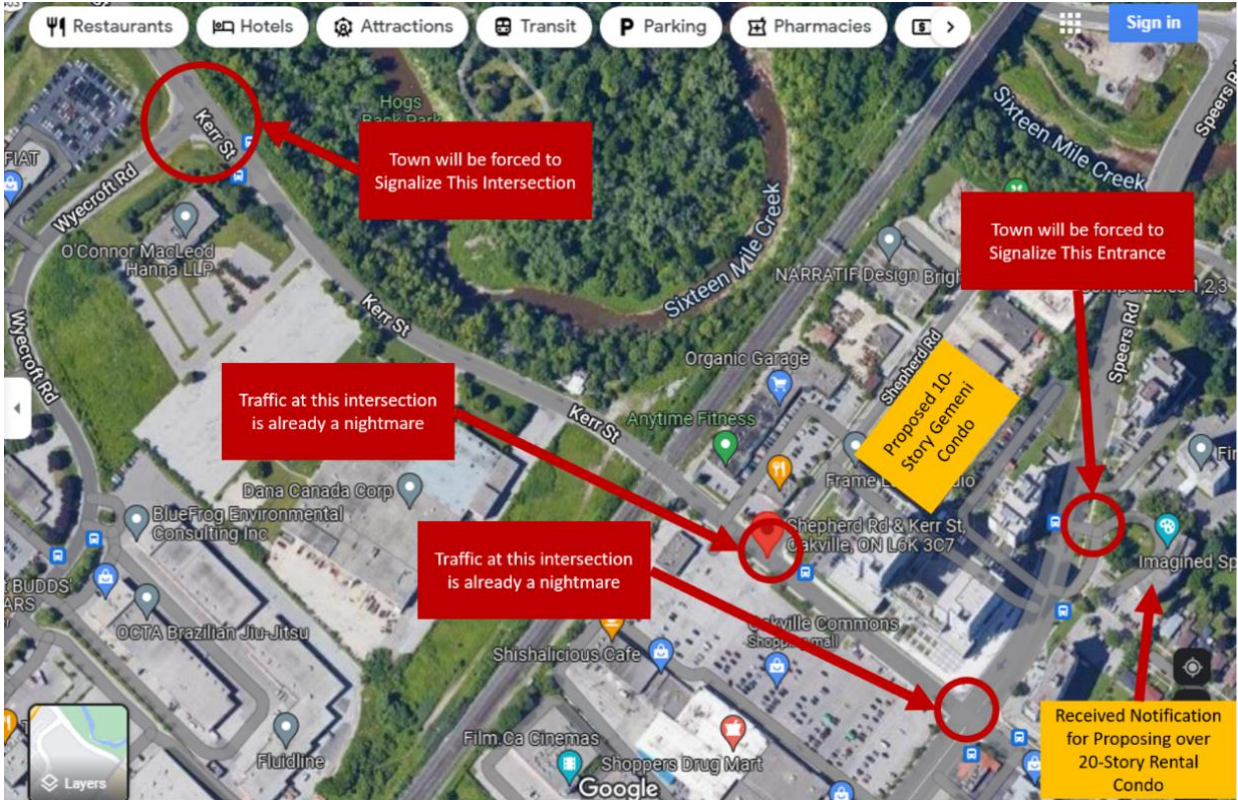
- 1- First and foremost, even though presented as an INDEPENDENT Application, it is required to be reviewed in conjunction with the **Proposed Official Plan Amendment; 560-584, 550, 530 Kerr Street and 131, 171 Speers Road April Investments Limited, 527079 Ontario Limited, Trans County Development Corp Ltd. and Oakville - Developments (2010) Inc. - OPA1616.56, Ward 2, AND, future Gemeni Condo and the proposed transformation of the Low-Rise Rental Tower into a more than 20-Story one.**

In specific, as depicted in the below picture, which has already been included as part of my Official Objection towards **Proposed Official Plan Amendment; 560-584, 550, 530 Kerr Street and 131, 171 Speers Road**, considering the addition of 314 Units and hence, vehicles, while remaining wrongfully optimistic that each unit will have only one car, this will add 314 more cars to the over 1,840 vehicles, resulted from **Proposed Official Plan Amendment; 560-584, 550, 530 Kerr Street and 131, 171 Speers Road**, to an area already suffering from the Traffic Nightmare, amplifying the traffic and hence PUBLIC SAFETY Concerns. And, as mentioned previously, all these are excluding the unknown number of vehicles, which will be the result of **future Gemeni Condo and the proposed transformation of the Low-Rise Rental Tower into a more than 20-Story.**

So, to be able to carry the amplified overload, the Town of Oakville will be forced to Signalize some Entrances and Intersections; adding to the exiting traffic congestion resulted from the too-close-to-each other Signalized Points.

Additionally, the residents in the area will be further cornered, when there is no more room on Speers and or Kerr to add additional Lanes. Furthermore, the Town of Oakville is required to bear in mind that North of Kerr St & Shepherd Rd is a Two-Lane Road with no room to add another lane:





- 2- Against all principles of the Urban Planning, even assuming that the Proposed Application is to be considered INDEPENDENTLY from the rest, considering issue permit for construction of the 27-Story Building in an area that the tallest one is only around 20-Story is the violation of the First Fundamentals of Urban Planning.
- 3- The proposed Plan fundamentally fails to include a Comprehensive Noise Pollution Environmental Study, measuring the amplified induced noise in the area due to additional dwelling, commercial units and their vehicles.

Furthermore, considering the existing level of high wind on the Kerr Street, specially north of Speers-Kerr Intersection. the plan fails to include the added level of wind turbulence in the area, when the Highrise Towers are to create a new corridor.

- 4- As it is fundamentally important to know exactly who is deciding about this plan, responses to the following question, which is to be read out loud to all, are to be captured in the Official Meeting Minutes:

**By show of hand, how many of the members of Town Council are actually RESIDING in the 100-meter Radius of the proposed site?**

Finally, even though mentioned previously, it is extremely ironic that at the footnote of communication from the Town of Oakville; it reads: “Canada's Best Place to Live (MoneySense 2018)”, yet more than ever, many residents, who originally chose Oakville and have been contributing towards it, are wondering about the direction of the Town and its questionable decisions.

Regards,

Rahmat Ushaksaraei, AInstIB, P.Eng., PMP

Resident of:

Suite Speers Road  
Oakville, ON L6K 0H9

AEON Engineering Group Inc.  
Founder & CEO

[www.AEONEngineering.ca](http://www.AEONEngineering.ca)

accrete, The Business Excellence Realization  
Founder & CEO

[www.accrete.ca](http://www.accrete.ca)