

**Planning and Development Council Meeting
January 23, 2023**

Comments Received Regarding Item 6.4
Official Plan Amendment

**Item 6.4 - Public Meeting Report, Official Plan
Amendment and Zoning By-law Amendment,
Helberg Properties Limited, File Number
Z.1616.57 & OPA 1616.57**

From: Terry Garswood

Sent: January 23, 2023 10:42 AM

To: Town Clerks <TownClerk@oakville.ca>

Subject: ITEM 6.4 Regarding - Proposed official plan and Zoning By-law Amendment 50 Speers Road Helberg properties limited OPA1616.57 and Z.1616.57, Ward 2

Greetings to Town Counselors and Mr. Mayor.

My name is Terry Garswood and I have lived on Speers Road for almost 17 years.

I wish to ask that you oppose the rezoning requested by Helberg properties limited at 50 Speers Road.

As you know, there is a housing crisis and there are simply not enough vacant apartments available for people like myself and others who live at on Speers Road.

Helberg Properties might argue that they are creating more housing but the reality is these that new units will be simply unaffordable for the majority who live in the building and furthermore we don't even have rights to come back to the new building even if we could afford it!

I have looked around at a few of the new buildings that are being built and for example I have seen one that advertises a bachelor apartment starting at \$2,250 plus utilities and a three bedroom unit going for \$3,550 + utilities.

Simply put many of us just cannot afford these rental prices.

1/3 of all Canadians rent and quite often people transition from renting to buying homes. But it seems to me at this point people can afford neither of those two options.

I myself am a long-term renter and I'm shocked by the rising prices of apartments, especially since rent controls were taken off vacant units in 2018 by the Ford government. By removing these rent controls prices in my opinion have been unfairly raised up past the point that average people can afford.

Therefore I am asking Oakville Town Counselors & Mr. Mayor to reject this proposal.. at least until some affordable housing is built to accommodate people who simply don't have it in their budgets to even be able to afford a 2,250\$ bachelor apartment.

I have lived in Oakville for 19 years now and have grown to love this town. If the rezoning of this building is allowed I will simply be pushed out of Oakville. This would not seem in keeping with Oakville's model to be the most livable town in Canada.

Sincerely,

Terry Garswood

WEST RIVER RESIDENTS' ASSOCIATION (WRRRA)

NOTES FOR THE STATUTORY PUBLIC MEETING –OFFICIAL PLAN & ZONING AMENDMENT 50
SPEERS (PRESENTED BY NICOLE LEBLANC, PRESIDENT WRRRA)

Good evening everyone, my name is Nicole LeBlanc, President of the West River Resident's Association. First off, I would like to express our support for infill development overall and just wish to speak of aspects of the application for which we are not fully in support of.

DENSITY/HEIGHT

The height as proposed is 27 stories, 15 stories above the towns urban designation of 12 stories. Heights in the area range from Single-Family detached, then from 11-21 stories. We feel that 27 stories is far above what should be considered. As well, beyond the 27 stories discussed, there is an additional 1.5-2 stories for mechanical which we feel is over and above what is necessary and appropriate to surrounding structures. There is a large north wall at the top that really makes the proposal look and feel even bigger than proposed. There is additional shadowing that will affect many of our residents. Also, the increase from 185 units/hectare to 755 units/hectare will affect traffic on an already challenging corridor. Without the underpass, the strain here will also be felt.

Traffic: As of now there is a Speers Rd Extension that is used for people to enter and exit the property. Although the town has discussed that left turns aren't allowed into or out of this extension, it still happens and has caused numerous accidents over the last number of years. Increasing the density will only exasperate the problem. We request that as part of the proposal that more is done to be sure left turns aren't allowed. Perhaps the use of curbs that force a right turn from the extension would be sufficient.

Proposal: There are two areas of interest that we would like to have documented on this proposal so that the future is protected. The first is the landscaping of the south side of the building where it meets the single-family homes and a school. We would like to see some more description of how this transition would occur. Second, the easement on the west side of the property, which we are happy with in its initial concept - we want to make sure that there are checks and balances in place to ensure that it isn't wide enough to ever allow for vehicle passage in the future. We worry that this could be change as time goes by.

Thank you for your time.

WEST KERR VILLAGE RESIDENTS' ASSOCIATION (WKVRA) RESPONSE TO DEVELOPMENT REQUEST FOR 50 Speers Road

1.0 OBJECTIVE:

This document highlights concerns of the West Kerr Village Residents Association (WKVRA) who will be significantly impacted by the development request for increased density at 50 Speers Road. The site currently has 7 storeys and 59 units. The proposed development proposes to replace the 7 storey podium with a 20 story tower on top for a total of 27 storeys (314 new rentals). This is an increase of 255 units or 432% increase in units. The development would have in addition: 6.5 m Mechanical penthouse and 1 parking spot per unit and 1.3 m setback from the road.

2.0 WKVRA Proposal for all developments:

There have been a significant increase in the number of requests for development and zoning changes for the Urban Core / Midtown Core along Speers Road. Currently, these are being shared with the public on a case by case basis. The development requests are differing significantly from the Liveable Oakville plan and are being addressed on a lot by lot basis. Therefore, the residents feel that the Town of Oakville should share the long term vision and overall proposal for development.

A case by case approach to major long term developments that have generational and permanent changes to a Town should be addressed in a cohesive, clear and transparent plan. It is proposed that the Town share an overall development plan with residents in a Town Hall forum to solicit feedback and inform its residents.

3.0 SUMMARY OF KEY CONCERNS FOR 50 SPEERS ROAD

The proposed development of 27 storeys + 6.5m mechanical penthouse sets a precedent for building in the Urban Core that is not in keeping with the Liveable Oakville plan. Allowing this development to proceed without considering the surrounding lands and other developments is not acceptable to the local residents.

Currently, there is a lot by lot approach to development of a central part of the town and a very disjointed approach to a major development. The town should fully share the long term development vision with the residents to promote a discussion and alignment of the impacts that will last for generations to come.

1. HEIGHT AND DENSITY:

The height and density is not in keeping with the guidelines set out for the Urban Core designation. The Liveable Oakville plan that allows for building heights between eight storeys and 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.

- There are some parts of the building that do not meet the minimum 1.3 m setback from the property line.
- This is a net increase of 255 units. Going from current 59 units to 314 units.
- The density and height is well above the liveable Oakville plan of 12 storeys with bonusing to 16 storeys if there is community benefit.
- This building will tower over an elementary school Oakwood Public School.
- To obtain the increased height and density, the WKVRA would like to understand what are the specific benefits to the community that this development will provide to the existing community that warrants the additional height and density?
- What justifies increasing height beyond the 19 and 21 storey Rain buildings that are on Kerr Street?
- The height of the building will also cause shadowing on the residents of the North of Speers road and also shadow the school yard in the afternoons.

2. TRAFFIC:

- The traffic study states there will be 70-90 2 way trips a day in peak period which is stating that 224 unit residents will not be leaving their premises during peak travel time. This does not seem correct nor is it planning for multiple people per dwelling.
- The traffic currently on Speers has issues where there is a person turning left into the 50 Speers Road property and does not account for 4-5 times increase in vehicle trips.

3. CARPARK AT THE GO STATION:

- Is there a Town plan to increase the parking spaces on the south side of the Go station to accommodate the increase in density that is being planned? The current multistorey is full in normal circumstances. The significant increase in housing units planned at 50 Speers as well as the development at the corner of Speers and Kerr will require additional levels on the multistorey car park.

- Residents living at Kerr and Speers will drive to the station due the geography of the road to the station. Very few residents will walk from Kerr/Speers to the Go station and few will take public transportation.

West Kerr Village Residents Association (WKVRA) would like to highlight:

- Parks and greenspaces need to be developed and preserved. We feel an emphasis on improving the parks and outdoor space for local residents is imperative.
- We want new developments south of the QEW to fit within the landscape of the downtown core - visually, economically, and with current and future residents in mind. We need these developments to fall in line with Oakville's existing livable Oakville plan.
- We want new business to thrive, but not at the cost of impeding the access that local businesses and residents already enjoy and expect.
- We care about our environment, the impact of construction on our local community, the air quality for our families, noise and visual pollution.
- We want to enhance our green space and Oakville's canopy
- Development needs to be scaled based on capacity of infrastructure and the potential of what we can accommodate in this area- the underpass is not a definite, bypass's and restructuring have not been proven. TRAFFIC, resources and amenities need to be assessed, currently the solutions in place do not take enough of this into consideration for the local community.