

APPENDIX G – PUBLIC WRITTEN SUBMISSIONS

Paul Barrette

From: Katharine Davis [REDACTED]
Sent: November 13, 2022 10:21 AM
To: Town Clerks
Subject: 50 Speers Road 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.

Hi,

I would like to find out more about how the Town is going to plan for the additional car traffic that will be created if the proposed amendment to 50 Speers road goes ahead? Along with the development of the site on the North West side of the Kerr/Speers intersection?

This intersection is already busy adding the traffic from the proposed development of the north west corner and now this new development on the south east corner, this intersection is going to be unusable. Will a solid road divider be placed along Speers road east of the speers/kerr intersection to stop traffic from this new development crossing traffic to turn to go west along speers? There are near misses daily with people turning out of the existing building and crossing to go west, add 6x the volume of traffic trying to do the same and it is going to be a disaster.

If objections are being registered, I object to the amendment of 50 Speers road.

Regards,

Katharine

Paul Barrette

From: [REDACTED]
Sent: November 15, 2022 10:24 PM
To: Town Clerks
Subject: OPA/ZBA 1616.57 - 50 Speers Road, by Hellberg Properties Limited, Ward 2

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Could you kindly include me on the list of persons to be notified of a decision by Town Council in this matter, as well as of the ongoing progress of this planning application.

Thank you

Michael E. Minkowski
65 Speers Road
Unit [REDACTED]
Oakville, Ont.
[REDACTED]

Paul Barrette

From: nick Borzomi [REDACTED] >
Sent: November 15, 2022 4:16 PM
To: Town Clerks
Subject: 50 Speers Rd.

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please keep me informed on the progress of this project

nick Borzomi
[REDACTED]

Paul Barrette

From: Stephen Kostuk [REDACTED]
Sent: November 18, 2022 6:50 PM
To: Town Clerks
Subject: 50 speers road amendments

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,

I recently received the notice of complete application on subject land 50 Speers Road. I understand it is in the initial phases of this proposal. However, I wanted to ensure my concerns were voiced at this time.

The official plan amendment application has several gleaming concerns which I trust the city will consider in their decision. To start this property is in Kerr Village, it should maintain a village feel and not be monopolized by towers similar to the ones being proposed in a surrounding plaza. This area is not designed for such traffic, with the train track proposal on pause this area can not and should not grow until that work is completed.

For the application itself I have many areas of concern. The proposal is asking to almost increase the density by over 4 times what is currently allowed! That is 5.5x more units than before. Not to mention the current application is for a 7 story building and they want to add 21 stories including the 6 storey podium. The fact that all these units are set to be rentals is also a worry as it will not be constantly new people, especially with 314 units; not to mention how many of these will be turned into Air bnb rentals. The reduction in parking spots is another challenge, this area doesn't have an abundance of public parking and is not ideal for transit; most people who live in the area have cars. We are not downtown Toronto, parking is required.

Thank you very much for your time and I look forward to listening in on future town calls.

I would also like to be notified of the decision on this matter.

SK

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:

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

AEON Engineering Group Inc.
Founder & CEO

[REDACTED]
[REDACTED]

accrete, The Business Excellence Realization
Founder & CEO

[REDACTED]
[REDACTED]

Paul Barrette

From: cathy yu [REDACTED]
Sent: November 21, 2022 2:16 PM
To: Town Clerks
Subject: Regarding Preserving Appeal Rights of site plan at 50 Speers Rd

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

Here is RDC ENTERPRISE INC. . we are the owner of unit [REDACTED] at 55 Speers Rd. We send this email to preserve appeal rights for the site plan at 50 Speers Rd, and would like to be notified of the decision of the Town of Oakville on this matter.

Thanks and regards.

LINGFANG YU

RDC ENTERPRISE INC.

Paul Barrette

From: Sherry Hindle [REDACTED]
Sent: November 21, 2022 1:07 PM
To: Paul Barrette
Subject: Redevelopment

Follow Up Flag: Follow up
Flag Status: Completed

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Good day

On this matter I'm very concerned being almost 60yrs old and having medical issues, making minimum wage and my son going back to college Full-time

It's very hard on me, I'm happy with the way things are now, but with the thought of this building being demolished is weighing on me, and if the building is being torn down WHY is my rent increase now doubled, 🤔 😞 It's very difficult to find a place I can afford which is 3 times the amount I'm paying now, just can't afford to move anytime soon.

Respectfully Sherry Hindle
[Sent from Yahoo Mail on Android](#)

Paul Barrette

From: Jean-Paul Stephan [REDACTED]
Sent: November 22, 2022 5:27 PM
To: Town Clerks
Subject: Alarmed by 50 Speers Road Zoning Amedment

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,

Following receipt of notice of complete application by mail, and the impact of this on our street "Prince Charles Drive" I am writing to inquire if the demolition/construction plan in the proposal foresees the utilization of the Prince Charles Drive road as access road for dump trucks, heaving construction equipment and or other traffic disturbing structure that would disturb the quite neighborhood at the intersection of Bartos Dr and Prince Charles Drive; There should not be access using this route for the site demolition and construction, or else it is a disaster.

Otherwise, please indicate what would be the impact on Speers road traffic.

Also the increase from 185 to 755 units per site hectare is alarming, how can this pass so easily, what are the circumstances to approve such changes in conjunction with the other project west of kerr at corner of kerr and speers; what would be the concentration of units for this whole block? 5,000units per site hectare?

Appreciate being notified with all updates on this preposterous endeavor...

Thank you

JP

--

Jean-Paul Stephan
437.225.6114

[REDACTED]

Paul Barrette

From: Jill-Ann Banks [REDACTED]
Sent: November 23, 2022 12:44 PM
To: Town Clerks
Subject: Fwd: 50 Speers Road

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

From: Jill-Ann Banks <jbanksrecc@gmail.com>
Date: Sat., Nov. 12, 2022, 3:02 p.m.
Subject: 50 Speers Road
To: <paul.barrette@oakville.ca>

Hi Paul,

I am a current resident of 50 Speers Road, which has been my home for the past 10 years. I really think it is unfair to displace all the current residents. As a single woman, living alone, I face limited options if I must leave my home. Many of my neighbors face a similar situation. I believe in developing Oakville, however perhaps it is best to first fill in the blank areas first, not displace current residents. Please let me know what you think, and how I can officially move forward. Thanks;
Jill-Ann Banks of 50 Speers Rd

Paul Barrette

From: Lee Koren [REDACTED]
Sent: November 28, 2022 3:11 PM
To: Town Clerks
Cc: Cathy Duddeck
Subject: Proposed Official Plan and Zoning By-law Amendments 50 Speers Road Oakville ON

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.

Dear Council: I strongly oppose the proposed development by Hellberg Properties at 50 Speers Road for the following reasons:

Building a 27 Storey with 6 Storey podium and 2 Storey townhouses on the property will dump a load of cars onto an already busy Speers Road.

I live at 20 Speers Road, and it is already very hard to make a left turn onto Speers when exiting the building. Not only do we have to wait for a break in East and West traffic, but we have to monitor cars exiting and entering buildings from 30 and 50 Speers not to mention the cars exiting from the building across the road. Why is it that the Town of Oakville is not even looking at improving Speers Road between Kerr and Cross, before letting any new development start? It is totally egregious that the Town would not consider the wellbeing of the residents already living at 20, 30, 50 Speers Road.

There is already proposed development for the corner of Kerr and Speers, again with no line of sight on the amount of traffic this development will bring. Why is it that all the development is centered around Kerr and Speers? It is getting harder and harder to live here and yet where else can we go, the housing prices in Oakville are sky high. I own my condo; I am a senior and feel I am being forced out of my home due to dangerous living conditions, i.e., constricted from exiting my building due to high volume traffic and constant construction along Speers Road.

All I see is a greedy developer wanting to uproot Oakville Residence and not one care about the traffic or congestion being imposed on all of us. You can bet that the average person is not going to be able to afford to rent an apartment or townhouse at 50 Speers as they will not be affordable.

I truly hope the Town does not approve the proposed plan. I would like to be notified of the public meeting.

Regards
Lee Koren, PHR Emeritus

To be the most livable town in Canada

RECEIVED

DEC 02 2022

CLERK'S DEPT

YOUNG SUSAN LYNN

Notice of Complete Application

Proposed Official Plan and Zoning By-law Amendments
50 Speers Road
Hellberg Properties Limited
Z.1616.57 and OPA 1616.57, Ward 2

The Town of Oakville has received a complete application by Hellberg Properties Limited for a proposed official plan amendment and zoning by-law amendment.

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 St.

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 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.

Paul Barrette

From: Sonia Salgado [REDACTED]
Sent: Sunday, December 4, 2022 4:25 PM
To: Town Clerks
Cc: [REDACTED]
Subject: Re: Notice of Complete Application - 50 Speers Raod

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:

I am writing to appeal the proposed official plan and zoning by-law amendments pertaining to 50 Speers Rd. I am not for the proposed application.

Regards,
Alexandre Barbosa and Maria Rodrigues