

From: [Gregory Perkell](#)
To: [Town Clerk](#)
Cc: [Carly Dodds](#)
Subject: Re: official plan amendment Kerr Village Growth Area
Date: Monday, October 02, 2017 12:15:40 PM

We are the owners located at 520 Kerr St and 131 Speers Rd. We wish to advise at this time we are opposed to the O P amendment that would require all owners of the Oaktown plaza to be part of a fully integrated and comprehensive redevelopment plan for the entire site, " northwest quadrant". As you are aware, there are at least 4 separate property owners and at least 4 separate free standing buildings located in this quadrant. The ability for one or more of these owners to develop their own property either jointly with others, or individually will have additional burdens of hardship placed upon them. We respectfully submit that a development on any of the owners properties currently must proceed through the towns planning process. This proposed amendment on my property will cause, severe financial hardship. The respective road widening and taking of our property through expropriation in conjunction with this amendment would certainly erode any redevelopment on the remainder of our lands.

Yours respectfully: Trans County Development Corporation Limited [REDACTED] Bathurst Street Suite 204
Toronto Ontario M6B 3A3 [REDACTED]

President

Lieutenant-Colonel Gregory J. M. Perkell

Honorary Lieutenant-Colonel | Colonel Honoraire

2 Intelligence Company | 2 Compagnie Du Renseignement

4th Canadian Division | 4e division du Canada

From: [REDACTED]
To: [Town Clerk](#)
Cc: [Carly Dodds](#)
Subject: Re: Application for Recchia Developments -67 Lakeshore Road West - 1615.040/02
Date: Tuesday, October 10, 2017 6:13:31 AM

To The Planning and Development Council concerning application for Recchia Developments -67 Lakeshore Road West - 1615.040/02

In reference to the above mentioned development proposal and by way of this letter we wish to voice our concern regarding the proposed development at 67 Lakeshore Road West.

In our opinion the proposed development is not in concert with the surrounding developments immediately adjacent to and on the south side of Lakeshore road. Most notably we object strongly to the proposed development being of 4 floors and that the proposal as described does not allow for any property line variance, leading to an inability to service the property at 65 Lakeshore and causing considerable congestion. The area of Lakeshore between Kerr Street and the downtown bridge has seen the rise of three story work/live units which encourage a residential feel to the area with the ability to walk to local services. Allowing the construction of a stand alone higher building within the neighbourhood will be out of step with the current character of the area. Also, allowing one structure to have a roof top terrace which towers over all of the other residential rooftops in the area will result in a considerable invasion of privacy and obstruction of views. This again runs counter to the Kerr Street Village theme of a creating a livable and enjoyable environment for all.

In conclusion, we strongly oppose the current development proposal and suggest that the proposed changes be made immediately in anticipation of a further council review.

Yours sincerely,

Jon and Kendra Olsen

[REDACTED] Wilson Street
Oakville, Ontario
L6K 3G6

[REDACTED]

527079 ONTARIO LIMITED

Marquette Avenue

Toronto, ON M6A 1X8

October 5, 2017

Council
c/o The Town Clerk at the Town of Oakville
Clerk's Department
1225 Trafalgar Road
Oakville, ON
L6H 0H3

Re: Proposed Official Plan Amendment Kerr Village Growth Area

Gentlemen:

We are the owners of the property located at 560-588 Kerr Street, Oakville, Ontario. We are advising you that we are opposed to the Proposed Official Plan Amendment that would require all owners of Oaktown Plaza to be part of a fully integrated and comprehensive redevelopment plan for the entire site, "northwest quadrant" of Kerr Street and Speers Road.

There are four separate property owners located in this quadrant. The ability for one or more of these owners to develop their own property, either jointly with others, or individually, will have additional burdens of hardship placed upon them.

This proposed amendment on our property will cause great financial hardship. The respective road widening and taking of our property through expropriation, in conjunction with this amendment, would definitely erode and devalue any redevelopment potential.

Yours truly,

527079 ONTARIO LIMITED



SABINA LEFLER

[REDACTED]

From: Gerald Lokash [REDACTED]
Sent: Wednesday, October 04, 2017 1:36 PM
To: Town Clerk
Subject: Objection to Proposed By-law Draft Amendment dated September 12, 2017

Dear Sir/Madame;

We are the owner of 530 Kerr St., Oakville, ON. This property is currently designated Urban Core. Our property is one of 4 adjacent properties which comprise the Oaktown Plaza (the 'Plaza') located on the NW corner of Kerr St. and Speers Rd., in the Kerr Village Growth Area (the 'Growth Area'). While we are pleased to be part of the Town's vision for the Growth Area, we object to some of the additional policies proposed in the By-law Amendment which contains new text intended to be inserted into the Livable Oakville Official Plan (the 'Plan').

Specifically, the new text proposed for *Item No. 19, Kerr Village, Sections 23.6.5 (a) and (b)* appears to deny our legal right and ability to redevelop our own property independently from the other 3 Plaza properties. It indicates that, in the long-term, redevelopment of all the Plaza lands will be required to be done on an 'en bloc' basis, according to excerpts from the new text, as follows:

Item 19, Section 23.6.5

- (a) "..... based on a comprehensive development plan which demonstrates the potential full build out of the lands";
- (b) "..... building additions, alterations and/or replacements may be permitted where they can be demonstrated not to preclude the long-term redevelopment of the properties as set out in this Plan".

Amendment of the Plan to adopt these additional policies and text will require all 4 owners of the Plaza lands to joint venture the entire redevelopment process, including but not limited to, planning, design, financing, approvals, traffic flow, and construction of any long-term, major redevelopment project. Under these onerous circumstances, significant redevelopment could be precluded and/or stalled indefinitely, since each owner is limited to its own financial capacity, property lease commitments, and future plans for its individual property ownership, to name just a few potential impediments to progress.

Your consideration and acceptance of our objections will be much appreciated. Respectfully submitted,

APRIL INVESTMENTS LIMITED

Per: Gerald A. Lokash, President
[REDACTED]