



Queensway Notes

May 28th, 2019

The information below details the Public Presentation that took place on Tuesday, May 28th, 2019 at the Burlington Senior Centre . This Public Presentation discussed the proposed development on the lands municipally known as 2294 and 2300 Queensway Drive.

Attendees:

- Marianne Meed Ward, Mayor of Burlington
- Lisa Kearns, Councilor of Ward 2
- Rosalind Minaji, City of Burlington
- Tasha Mazza, Goldcourt Developments
- Maged Shireen, MMGreen Developments
- Graham Taylor, Professional Landscape Architect
- Reza Eslami, Professional Architect
- Stephen Fraser, Professional Planner
- Spencer Skidmore, Professional Planner
- Members of the public

6:30pm Councillor Kearns Introduction- very beginning of the Planning process.

Rosalind Minaji Presentation –Introduction to the Planning process for the City of Burlington. Outlines the public’s role in this development. Mrs. Minaji emphasized that the Planning Justification Report need to report back on feedback received through meeting at time of application, please include in PJR.

6:45 pm – Stephen, as the Professional Planner, introduces all the professionals in the room. Goes over the development at a high level

6:50 pm- Reza Eslami presents the Development Concept. Reza explains the differences between original and revised proposal. There is an emphasis on the 8 foot higher privacy fence to help with any potential concerns with privacy. Went over the various development components.

6:55 pm - Graham Taylor presents factors on the landscape design. Mr. Taylor delivers thorough detail of the design in terms of landscapes and canopy of the deciduous trees. Includes information on the buffering techniques that include: the evergreen hedge, year round natural screening, hedges that are planted at 7-8 feet large. Emphasizes the nice entrance for new residents.

6:57 pm- Stephen Fraser goes over sustainability options. Went over required application and next steps – goes over Zoning By-law Amendment, Official Plan Amendment, and required steps for a complete application under the *Planning Act*. Gives great detail and ensures the public is engaged.

7:00 pm- Reza Eslami goes over noise study and implications of noise study along with the mitigations measures for any noise concerns. Reza then provides a great transition into the question and answer period of the presentation.



Question and Answer Period

7:00PM-7:30PM

- Fire Department – how easy can you turn around a fire department?
 - Reza provide answer, road width and curb radius and fire circulation route and path of travel.
- Traffic on the Queensway – are there plans to open up a lane or any widenings? Who is looking at traffic?
 - Steve answers that TIS will be provided as part of the complete application and will be reviewed by the City's MTO Staff, EA – MTO and City for Harvester and Guelph Line Environmental Assessment.
- Western property line, what will it look like in terms of privacy and parking.
 - Reza explained what the design components of how the western property line will look like and fencing.
- Parking for western property and using parking for visitors on western property.
- Trees along western property line. Those trees need to be located by a survey and the trees are assessed and they will review how the development will affect them.
 - Graham explains Tree Protection Plan and the Vegetation Protection Plan. Emphasizes that the units do not have basements so the root network will not be impacted
- What are timelines like?
 - Steve details the planning process and anticipated timelines. All professionals give advice on the anticipated timelines for their specific work. An August/September submission is projected.
- Boundary tree? How are these treated?
 - Graham details the process for protecting these trees.
- If solar panels are used- where would they be located? And how would they look?
 - They will be residential grade and will be located on roof with slight angle.
- Could we coordinate the fence to finish along the south to look well?
 - Yes
 - Sustainable actions are noted and the public appreciated that the sustainable measures being noted early.
- Community gardens? Are there any plans for a community gardens?
 - At this stage in the development process the ability to look into a community garden.
- MTO lands – not owned by the applicant.
- Will there be a condo corporation that will take care of the yard and landscaping etc?
 - Purchasers will own lots and a condo corporation will take care of common areas.

***Councilor wrapped up meeting and provided information on how to contact.*