JEC Community meeting Notes

2105 Headon Road, Burlington

May 13, 2025

Comments from neighbours:

1. Privacy concerns: some neighbours are concerned with privacy. The neighbours located on Headon Road, with the backyards facing the school are concerned that the proposed 3-storey townhouses will loom over their backyards and residents will be able to look directly into their backyards.

   Response: We will try to create more privacy for the neighbours through landscaping. Our initial thoughts are to plant tall cedars at the property line behind the townhouses.

2. Traffic concerns:
   a. Neighbours are concerned with the potential increase in traffic on Headon Road, namely the cars entering and exiting the private road that leads to the 8 townhouses that spills onto Headon Road.
   b. This stretch of Headon road is busy because it is a school drop-off area. Neighbours are concerned with congestion and where to park. There is no room for to turnaround.

   Response: We will take your concerns into consideration.

   c. Fire truck access: neighbours are concerned with access for a fire truck.

   Response: The driveway is less than or equal to 90m therefore we are not required to have a turning radius. The firetruck will back out of the private road and onto Headon Road. Once application is submitted, the fire department will review the plans and provide their comments.

Questions from neighbours:

1. Has Halton Conservation been contacted?
   Response: Yes, we have been working with them and have revised the site plan numerous times in order to meet their conditions regarding their required setbacks from the creek.

2. How long will construction take?
   Response: Approximately 1.5 years. Expected start date is Spring 2027.

3. Are there any incentives for local neighbours if they are interested in purchasing a unit?
   Response: Not sure, we will get back to them.

4. What price will they sell for?
   Response: Not sure at this point in time.

5. Are the townhouses going to be freehold or condo corp?
   Response: They will be freehold with minimal condo fees.