



Neighbourhood Meeting
The Saxony Development
452 & 454 Locust St. & 1437 & 1445 Elgin St.

January 26, 2016
Meeting Notes

Attendees: Councillor Marianne Meed Ward, Host
Charles Mulay, Senior Planner, City of Burlington
Jeff McIsaac, Senior Engineering Technologist, City of Burlington
Kaylan Edgcumbe, Senior Transportation Planner, City of Burlington
Georgie Gartside, Assistant to Marianne Meed Ward
Michael Kruse, Construction Manager, Landform Canada
Greg Poole, Planning Consultant for Landform Canada
Roderick Lahey, Architect for Landform Canada
17 Residents

Charles Mulay provided the following information:

This property is located within a Mixed Use Corridor and zoned MXG (Mixed Use General). The zoning permits a 4-storey mixed use building (residential and commercial uses). The zoning is intended to encourage a mixture of uses to create a pedestrian-friendly environment.

Residents are encouraged to provide Charles with comments on site plan matters such as lighting, access, architecture, design, compatibility, landscaping, safety, etc.

There are some minor variances to the zoning by-law and the applicant will be required to apply to the Committee of Adjustment. The Committee of Adjustment is made up of volunteer residents appointed with each new term of council. The committee meets in Room 247 at City Hall every two weeks. Marianne will provide residents on our contact list with details about the Committee of Adjustment hearing and the application details once the information is available.

Presentation by Greg Poole:

Since the last public meeting, Landform Canada has purchased the Melodia site (1445 Elgin St.) and has included that property in their development proposal. The home at 1437 Elgin Street - The Bastedo House (Wigsville) - is being preserved and moved to 470 Maple Ave.

Development Proposal:

- 37 residential units
- 86 parking spaces underground (2 levels). Access to the garage will be at the northeast corner of the site on Locust Street
- 44 sq metres of commercial floor space fronting onto Locust Street

- Ground floor will have commercial units along Locust Street. There will also be residential units on the ground floor that will be raised up about 3 feet above ground level.
- 4th floor includes recessed balconies.
- 5th floor - proposal for a rooftop amenity space at the southeast corner of building (Elgin & Locust). It will provide some additional outdoor space for condo residents with a hot tub and barbecues. There will also be an enclosed area with washrooms, storage space and a servery.
- Building entrance will be at the corner of Elgin & Locust Streets.
- Building has a stone feature, metal windows, glass railings, a rich palette of colours and rounded bay windows at Blathwayte Lane and Locust Street corners.
- Smallest unit is 900 sq ft (1 bedroom). Two bedrooms are in excess of 2500 sq ft.

Minor Variances Proposed:

- Addition of a 5th floor for a rooftop patio with washroom, storage and servery amenities. No residential units proposed on the rooftop, but a minor variance will be required to address the extra floor and use.
- Extend the setbacks for the building (to allow more landscape space).
- Reduced setbacks for the underground garage.

Questions:

1. What provision is there for exhaust for barbecues on the rooftop patio?

Answer: The rooftop amenity space is a new feature that is really well used in other developments. Haven't found that barbecue fumes have an impact on the roof. Placement is important; not on the edge of the building. Landform will ensure it is kept a distance away from the edge and secured with fencing around it.

2. How many one bedroom and two bedroom units are there?

Answer: There are 5 one bedroom units and 32 two bedroom units.

3. How many visitor parking spaces are there?

Answer: There are 6 visitor parking spaces dedicated to the building and 6 parking spaces dedicated to the commercial units.

4. How many new trees will be planted?

Answer: About 30 trees. There will be a variety of species. Along Elgin Street will be Maple trees; along Blathwayte Lane will be Ornamental Pear trees; along Locust are two Ivory Silk Lilac trees that will be preserved (city trees); along the back are Service Berries and Nanny Berries. Charles added that the landscape plan is being reviewed by the City Forester. All of the new trees will be on Saxony property, except the two currently on Locust Street that are being retained.

5. Is it accurate to say the rooftop amenity space will be situated near the front of the building at Elgin and Locust?
Answer: Yes, the rooftop amenity space was purposely located in the southeast corner of the building, furthest away from the existing residences.
6. Will there be any street furniture?
Answer: There will be two benches along Locust Street near the commercial units and three bicycle racks.
7. Will the doggy oasis be for residents only?
Answer: Yes, residents will need a key fob to access it. The doggy oasis will be located outside of the front door on Elgin Street with wrought iron gates around it.
8. Where will access be for delivery and garbage trucks?
Answer: The City's Zoning By-law requires a loading space on the street . After discussions with city staff, the bus loading zone at the Burlington Performing Arts Centre will be converted to loading spaces to accommodate both the Performing Arts Centre and this development. The remainder of the bus spaces will be converted to metered parking.
9. Where is the garbage storage located?
Answer: Garbage will be in the underground garage and it will be compacted. Single totes will be privately collected on Locust Street near the parking entrance. Building management staff will be responsible for this.
10. When will construction of the building start? The site looks messy with lots of dirt. How long will it stay like that?
Answer: The house will be moved on Feb. 1 and Melodia will then need to be demolished. Landform hopes to break ground for the new building in May. A Construction Management Plan is created between the builder and the city prior to construction starting. There is already a fence around the property to ensure the site is safe for pedestrians. The construction management plan covers items such as mud tracking to temporary material storage and sanitary facilities on site.
11. Is one of the minor variances asking for an increased setback?
Answer: Yes, Landform is asking to increase the setbacks to allow for more landscape space. In a mixed use area, cities usually want buildings closer to the street.
12. What type of businesses will be in the commercial space?
Answer: There will be two commercial units on the ground floor. Landform hasn't fully decided what the retail space will be, but they are too small for restaurant uses.
13. Will there be a sales office on site?
Answer: Landform currently has a sales office at 390 Brant Street.

14. How long will building take from start to finish?

Answer: Approximately 16 to 18 months to build.

15. What is the provision for fencing or a wall between the edge of the Saxony property and the townhouses on Blathwayte?

Answer: Landform is required to have a 6 foot solid board fence. Landscaping will also be added on the Saxony side of the fence.

16. Will hydro be affected when the house is moved?

Answer: Burlington Hydro will be on site to disconnect lines as the house is moved down Elgin Street and then immediately reconnect the lines. Burlington Hydro will provide a notice in advance to residents.

17. What are the permitted working hours?

Construction noise is permitted Monday to Saturday 7 a.m. to 7 p.m. No noise from construction is permitted on Sundays and statutory holidays.

18. What is the distance between the division fence and actual building?

Answer: 10 feet (3 meters)

19. How did the cut out (courtyard) feature come about?

Answer: The architect was trying to take some pressure off of the side yard for the townhomes on Blathwayte.

20. Will the residential units be condominiums?

Answer: Yes

21. Will there be any advertising signs on the corner?

Answer: Nothing more than the banners that are already in place.

Comments:

- Thank you to Landform Canada. You have been more than mindful of surrounding residents. The building is gorgeous. Landform has taken into consideration residents' privacy.
- Looks beautiful and really excited to see the final product.
- Fantastic development, compatible and fits in nicely with the surrounding area. Facade is very handsome.