



PIM NOTES

KITCHENER
WOODBRIDGE
LONDON
BARRIE
BURLINGTON

Date: May 11, 2023
Time: 6:30 PM – 7:30 PM
Location: ZOOM Webinar – Virtual Meeting
Re: Public Information Meeting, 1295 Sixth Line, Oakville

Presenters:

MHBC: Dana Anderson

RBA: Rick Brown

Panelists:

- MHBC: Aleksandra Skrzat
- Rosethorn Developments: Bernard Filice
- LEA Consulting: Jocelyn Lee
- Councilors: Jeff Knoll; Marc Grant

Attendees: Michelle Knoll; Samsung SM-SP11W; Ruth; Riley McKnight; Oakville Planning; Kevin; Katie; Jessie; Jack; Dillon; Bruce; Angela B; 905-844-4040; 416-616-5203; Kathy and Jay

Opening Remarks, Overview of the project

Questions:

Angela: Please send copy of the presentation

A: will be sent

Ruth: Please send copy of the presentation

A: will be sent

Anonymous: What is the timeline to obtain the Town of Oakville Approval?

A: Still early stages; Will need to prepare required reports, Town circulates application studies (3-4 month)

Bruce: Where is the garbage going?

A: Private pickup, located near the back of the building (screen wall in front of the area; landscaping along the property line); will not have large municipal trucks going through the site

Bruce: Please give me a copy of the presentation. Will the building have solar panels or cell phone repeaters on top?

A: Solar collectors on the roof might be introduced if it would have significant advantage with the process through the municipality (not the visible types that can be seen from the area)

An: How will smell be minimized?

A: Refuse room, only put out at the time of pickup; make every attempt to remove any impact

Ruth: Will there be balconies that will face the houses?

A: balconies facing to the south – significant distance away

Angela: How did you decide an apartment vs town homes?

A: A number of options were looked at; depth of the lot – more manageable to work with rather than townhomes; TH was pushing a lot of the TH's towards the south and creating a situation losing a lot of trees; second reason with the TH type development would be limited to the mix of units and we wanted to address housing options within the new building; apartment allows to provide range of apartment unit types and sizes to meet the housing needs in the area; better to transition to the north

Angela: How far away will the back of the building be from the residential property line?

A: About 50 feet or so at the minimum and as you go back it gets further; do have a screen wall closer to the property line

Anonymous: Do you think 80 units are too much for such a small lot

A: 70 units are proposed; 80 parking spaces; balance of units with all of the required requirements; we are confident with the design and transition; meeting the town's parking requirements – we are not seeking a reduction

Angela: Wondering how noise will be minimized for the 2-semis (4 homes) directly behind the building (to the south)

A: Separation distance; there are a number of ways which mitigation of noise and impacts can occur; continue to work with the town; additional landscaping, noise cancelling fencing;

Kathy: what is the estimated time line for building as the noise, mess, and traffic problems from the builder are literally in my backyard

A: Town does have requirement for what is called a construction management plan; intent of the plan with development to ensure the impacts are minimized as much as possible (noise, when construction can take place); town would have regular inspections to make sure all the requirements are adhered to; intent is to minimize that timelines; would be made aware when construction would start and a timeline

Ruth: How bright are the lights going to be at the front of the building?

A: Requirements for lighting discussed, lights will be shielded to only be on own property and not neighboring properties (regulations followed as well)

Bruce: Will there be electric car chargers on the site?

A: will look into this (feasibility and recommendation is needed)

Kathy: How do u replace the sunshine and sunset we will all lose on Redbank?

A: Key studies required that related to sun and shadow is a shadow study – requirement by the Town. Key consideration to meet the angular plane requirements; push building back as much and stepping the building back

Anonymous: Will the town has the plan to improve the Sixth line, like make it doubled lanes? Since adding 80 car, plus cars from visitors, it will make huge impact on the traffic in this area?

A: Will look into widening (see if there is planned); as part of development application a transportation impact study will be done (get terms of reference and include specific intersections to look at, times of day and days of the week, assess existing traffic; mitigation measures will be looked into if there are implications

Ruth: Will the excavation vibrations affect my yard/house?

A: Full requirement through Site Plan process to provide grading and excavation, SWM – all elements are in place to ensure that none of the changes would affect neighboring properties; if there are impacts – hopefully there aren't' with all the provisions put in place – all requirements will be put in place (not aware of situations where it has occurred)

Angela: I am concerned about air flow and breeze given the building will be in my backyard

A: Key studies required that related to sun and shadow is a shadow study – requirement by the Town. Key consideration to meet the angular plane requirements; push building back as much and stepping the building back

An: Has this Plan been socialized with the Halton District School Board which is North and East of the Property Line?

A: When the plan is submitted it will be circulated to the school board (as neighboring and yield of student) – will be engaged in the process

Anonymous: When will it be known once this plan has been approved?

A: In terms of comments from agencies – those are provided as a staff report when brought to the Statutory Public meeting and comments from the public are also provided; all comments; some matters are moved into the site plan process; registered agreement through that process

Kevin: The land should be used as greenspace/ Town should purchase it

Kathy & Jay: Major bus stop on the corner (serves students) with all the construction (boards) – how do you expect to help these people make sure they can get to the bus/ to the store

A: Through discussions with town's transit department; look at improving that bus stop to make improvements to make sure it is safe and accessible

There is a major bus stop Oakville bus right in front of this site - how are you planning on helping all the students and elderly getting there with the construction

Angela: I am going to admit that I am not very excited about the prospect of a 6 storey building in my backyard and living through the construction dirt, noise, etc. as I currently enjoy spending time in my backyard which is a quiet oasis!

A: Understand that sentiment and those concerns; as we go forward we will continue to look at the design and ensure an appropriate transition; reason why we looked into precedents in other parts of Oakville; Burlington to show the transition

Kevin: Has the property been sold

A: Purchase agreement in terms of the process, and we are early in the process

Jessie: totally agree - The land should be used as greenspace!

Dana Anderson: Timing process – neighboring concerns and design – town has limited time to process the first application (determining the change in land use 3-4 months); order of 9-12 months before final approvals and there is the site plan process (this will be longer)

Anonymous: The units will be for sale or rent? Condo or apartment?

A: Ownership group has been looking at this; looking to build purpose- built rental and condo units (reason for polls about what housing is important for the Community) – do not have this information secured yet

Angela: I thought apartment implied the units would be for rent?

A: often times purpose built rental or condo apartments – it can be one or the other but at the time this has not been confirmed

7:24 PM Meeting Closed