



Hamilton

INFORMATION REPORT

TO: Chair and Members Planning Committee	WARD(S) AFFECTED: WARD 7
COMMITTEE DATE: March 20, 2012	
SUBJECT/REPORT NO: Application for Amendments to the City of Hamilton Official Plan, Zoning By-law No. 6593, and Zoning By-law No. 05-200, for Lands Located at 1620 Upper Wentworth Street and 401 Rymal Road East (Hamilton) (PED11138(a)) (Ward 7) (Outstanding Business List Item)	
SUBMITTED BY: Tim McCabe Planning and Economic Development Department	PREPARED BY: Chris Bell (905) 546-2424, Ext. 1262
SIGNATURE:	

Committee Direction and Background:

Planning Committee, at its meeting of August 8, 2011, made the following recommendation respecting Item 6(e)(iii):

“That Item 6.3 respecting Application for Amendments to the City of Hamilton Official Plan, Zoning By-law No. 6593, and Zoning By-law No. 05-200, for Lands Located at 1620 Upper Wentworth Street and 401 Rymal Road East (Hamilton) (PED11138) be DEFERRED for 60 days in order to allow the Ward Councillor to work with the applicant and the residents.”

Information:

Brief Description of Application:

The lands subject to this application consist of 2.1 hectares located at the northwest corner of the intersection of Upper Wentworth Street and Rymal Road East (see Appendix “A”), and are municipally known as 1620 Upper Wentworth Street and 401 Rymal Road East (Hamilton). The purpose of these applications is to redesignate and rezone the subject lands in order to provide policy to permit the expansion of a seniors continuum care community, and rezone the vacant portion of the subject lands to the “Major Institutional” (I3) Zone, together with site-specific modifications, to permit a

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retirement home/multiple dwelling with a maximum height of 36 metres. The portion of the subject lands on which the existing “Villages of Wentworth Heights” is situated is currently appropriately designated and zoned for its current use as a residential care facility for the aged.

The intent of these applications is to allow for the development of Phase II of the “Villages of Wentworth Heights”, which is proposed to consist of 188 retirement suites, 85 seniors apartments, as well as a health care clinic servicing the residents of the retirement home (but open to the public as well), together with 72 additional underground parking spaces and 151 surface parking spaces (see Appendix “B”). Phase 1, which already exists on the northerly portion of the subject lands, consists of a 120-bed, long term care facility and 40 surface parking spaces.

Planning Committee Meeting of August 8, 2011:

The Planning Committee held a Public Meeting in accordance with the provisions on the Planning Act to consider these applications at its meeting of August 8, 2011. At the meeting, Planning Committee heard from staff, the owner, the owner’s planning consultant, a number of residents, and the Ward Councillor. Upon consideration of the applications, the Planning Committee recommended the application be deferred “*to allow the Ward Councillor to work with the applicant and the residents*”.

Subsequent Actions:

Since the meeting of August 8, 2011, the Ward Councillor sought input from the neighbouring residents in order to allow the owner’s agent to consider and respond to the said concerns.

On October 7, 2011, a meeting was held with the Ward Councillor, Planning staff, the owner, and the owner’s planning consultant and architect. At that time, it was agreed that the owner’s planning consultant would provide additional analysis with respect to parking, traffic, and amount of greenspace that can be drawn from their other similar continuum of care facilities operations throughout Ontario.

On February 3, 2012, and February 17, 2012, the owners’ planning consultant provided the correspondence attached as Appendices “C” and “D”. Between both these additional pieces of correspondence and the original Staff Report PED11138, as considered by Planning Committee at its meeting of August 8, 2011, Planning staff summarized the issues as follows:

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(a) Parking:

Based on the parking requirements of the Zoning By-law, as proposed to be amended by this application, the site requires 223 spaces. The concept plan proposed by the owners illustrates that 223 spaces will be provided.

To assist in further understanding the parking needs, the attached letters from Mr. Wellings provide an explanation of the parking situation at other sites operated by Schlegel Villages and describes how that experience would apply to this site. Mr. Wellings concludes that their practical parking needs, based on their experience at other sites, would be 195 parking spaces. In light of this additional information, Planning staff remains satisfied that there will be adequate parking available for the site.

(b) Entrance/Trip Generation:

The owners have proposed to relocate the Rymal Road entrance slightly to the east to improve site access. In addition, they have provided trip generation information which has demonstrated, to the satisfaction of the City's Traffic Planning staff, that traffic and turning movements generated by the expanded operation will not have a negative impact on the existing road network along Rymal Road or Upper Wentworth Street.

(c) Height:

As noted in the original Report PED11138, a significant portion of the site will be 2 and 3-storeys in height, with the 10-storey portion only occupying a portion of the building footprint. Considering both the gradation of scale with the taller portion of the site being located closer to the intersection of Rymal Road and Upper Wentworth Street, and the fact that the subject lands are at the edge of a neighbourhood on a lot intersected by two arterial roads, Planning staff remains of the opinion that the subject lands are suitable for higher density development for the reasons noted in Staff Report PED11138.

(d) Garden Area / Open Space:

Mr. Wellings has provided a further explanation of the amenity area, advising that 1,519 sq. m. (16,350 sq. ft. or 7%) of the site will be used for "Therapeutic Gardens" accessible to all residents.

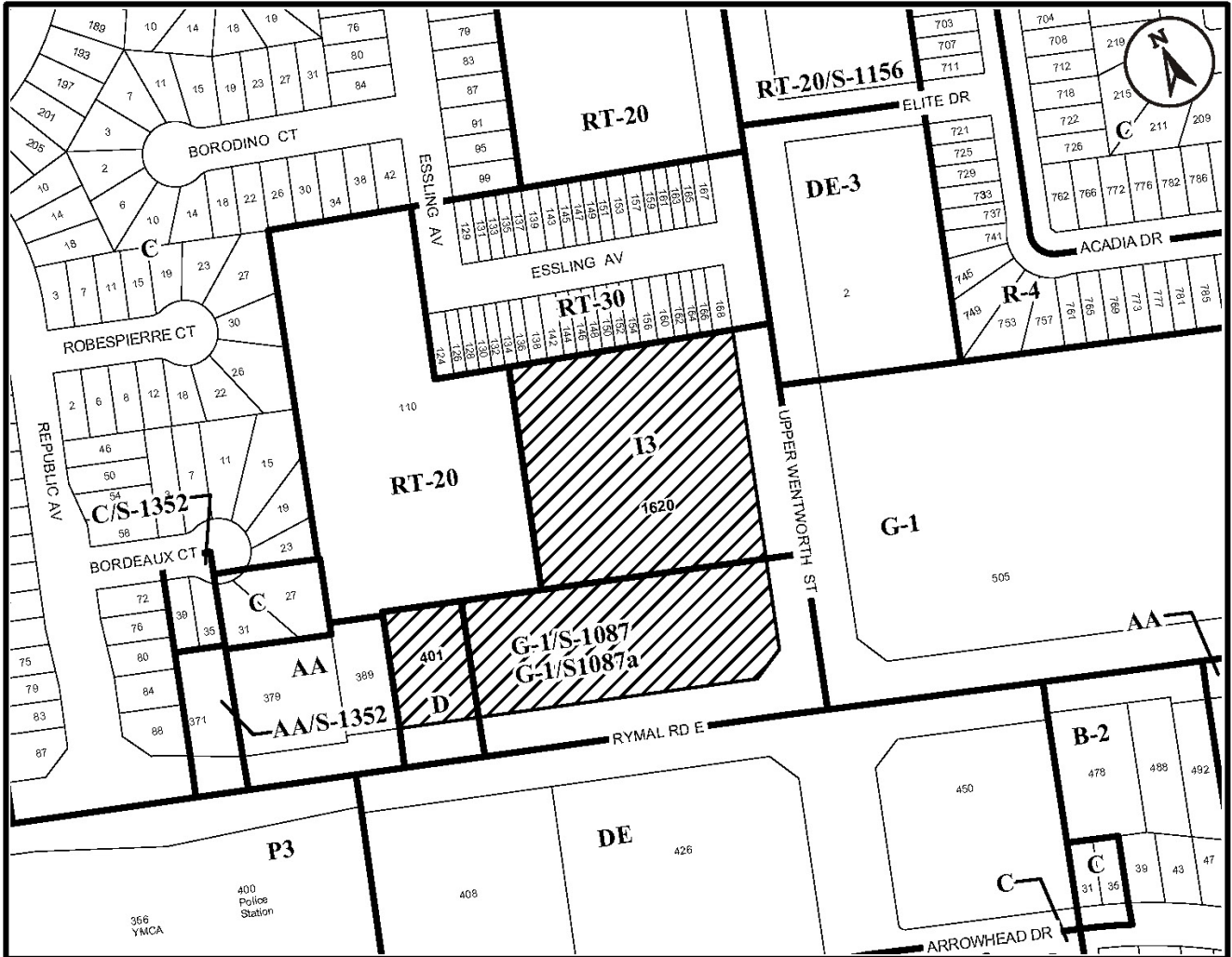
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Conclusion:

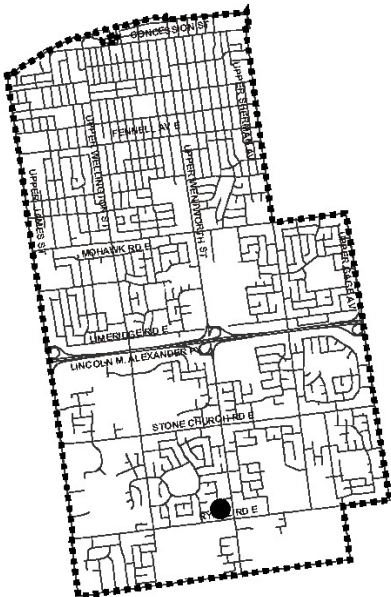
Based on the above, Planning staff's recommendations as contained in Staff Report PED11138 remain unchanged.

APPENDICES / SCHEDULES


- Appendix "A": Location Plan
- Appendix "B": Concept Plan
- Appendix "C": Correspondence from Glen Wellings, Wellings Planning Consultants Inc., Dated February 3, 2012
- Appendix "D": Correspondence from Glen Wellings, Wellings Planning Consultants Inc., Dated February 17, 2012



● Site of the Application



Ward 7 Key Map

N.T.S. 

Location Map



PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:

ZAC-11-009, OPA-11-003

Date:

March 10, 2011

Appendix "A"

Scale:
N.T.S.

Planner/Technician:
CB/AL

Subject Property



1620 Upper Wentworth Street and
401 Rymal Road East

Attachment No. 1



MASTER SITE PLAN

0 1 5 10 20 METRES

LOT AREA 20 988 m² 223,914 s.f.
 EXISTING GROUND FLOOR AREA 3 484 m² 37,500 s.f.
 GROUND FLOOR AREA OF NEW BUILDING 5 177 m² 55,730 s.f.
 COVERAGE 41.3%

UNIT AND PARKING SUMMARY

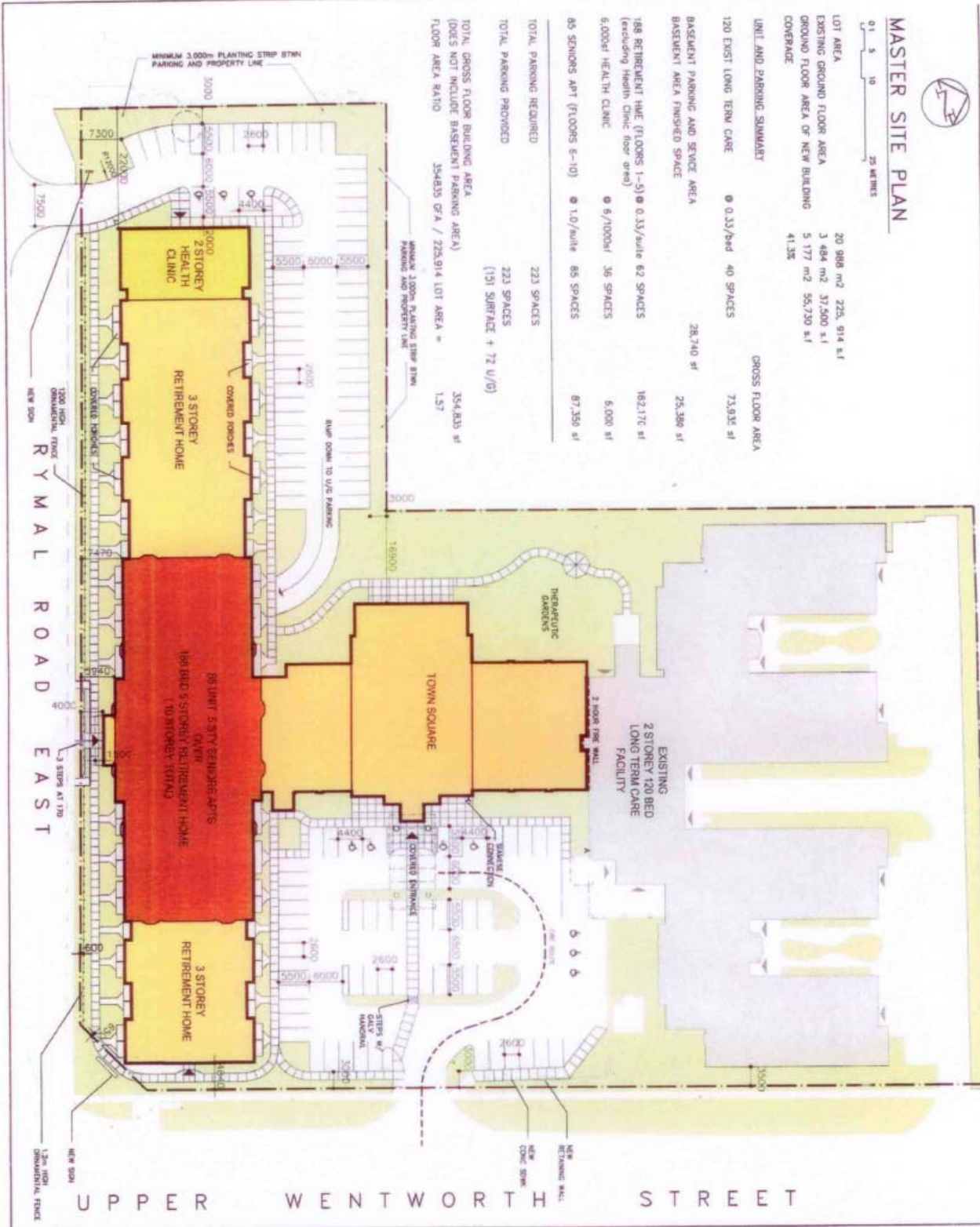
120 EXIST LONG TERM CARE @ 0.33/bed 40 SPACES
 GROSS FLOOR AREA 73,835 s.f.
 BASEMENT PARKING AND SERVICE AREA 28,740 s.f.
 BASEMENT AREA FINISHED SPACE 25,386 s.f.

188 RETIREMENT HOME (FLOORS 1-3) @ 0.33/suite 62 SPACES
 (including Health Clinic floor area) 182,176 s.f.
 6,000 s.f. HEALTH CLINIC @ 6/1000s.f. 36 SPACES 6,000 s.f.

85 SENIORS APT (FLOORS 6-10) @ 1.0/suite 85 SPACES 87,356 s.f.

TOTAL PARKING REQUIRED 223 SPACES
 TOTAL PARKING PROVIDED 223 SPACES
 (191 SURFACE + 72 U/G)

TOTAL GROSS FLOOR BUILDING AREA (DOES NOT INCLUDE BASEMENT PARKING AREA) 354,835 s.f.
 FLOOR AREA RATIO 354835 / 223914 LOT AREA = 1.57



MP.1
 VERSION 7
 28 NOV 2007

Village of Wentworth Heights

CORNERSTONE ARCHITECTURE
 Cornerstone Architecture Incorporated
 ARCHITECT
 110-700 Riverside Pl, London ON, N6G 3P7
 (519) 432-8844 Fax: (519) 432-8137
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Wellings Planning Consultants Inc.
Land Use Planners

February 3, 2012

Mr. Chris Bell, MCIP, RPP
Senior Planner
City of Hamilton Planning Division
71 Main Street West, 5th Floor
Hamilton, Ontario
L8P 4Y5

Dear Mr. Bell:

**Re: Applications for Official Plan and Zoning By-law Amendments
Schlegel Villages Inc. – Village of Wentworth Heights
1620 Upper Wentworth Street
Part Lot 11, Concession 8, City of Hamilton
City File Nos.: OPA-11-003 and ZAC-11-009
Our File No. 2010/25**

We apologize for the delay in forwarding this information. As a follow-up to our meeting of October 7, 2011, we are pleased to enclose a revised site plan (**see Attachment No. 1**) along with the additional information requested. The same revised site plan was previously forwarded to you by e-mail on November 29, 2011.

Revised Access Location to/from Rymal Road East

The Rymal Road East access has been relocated as per the email and sketch from Johanna Black, Traffic Planning, dated November 3, 2011. Ms. Black stated that the relocated access shown on the revised site plan will improve the separation between the site access and the access to the townhouses on the south side of Rymal Road East. Ms. Black noted that when accesses are offset too closely, the space available to make a left turn is reduced making it difficult for more than one vehicle to enter the centre left turn lane. Based on the new location of the Rymal Road East access, Traffic Planning is now satisfied.

Amenity Area – Therapeutic Gardens

The amenity area located to the west of the Town Square portion of the facility, referred to as the Therapeutic Gardens, is approximately 1,519 square metres (16,350 square feet) in area (**see Attachment No. 2**). This area represents approximately 7% of the total site area (20,988 square metres). This area is accessible to all residents within the Village of Wentworth Heights facility. We can forward photographs electronically of similar therapeutic gardens at other Schlegel Villages' facilities if you wish.

Trip Generation Information from Other Schlegel Seniors’ Villages

We have attached trip generation statistics for two (2) other Schlegel seniors’ villages (see Attachment No. 3 – Extracts from Burlington Tansley Woods and Windsor Aspen Lake Traffic Studies).

In 2007, a revised Traffic Impact Study was prepared for the Schlegel Village of Tansley Woods (“Tansley Woods”) in Burlington. Phase II of Tansley Woods has a 10 storey building with 121 retirement suites, 88 senior’s apartments and a 385 square metre medical clinic (4,145 square feet). In comparison, the Wentworth Heights Phase II proposal will have 188 retirement suites, 85 senior’s apartments and a 557.4 square metre medical clinic (6,000 square feet).

Table 1 below provides the trip generation statistics for Tansley Woods in Burlington. The Hamilton trip generation numbers have been estimated based on the increased number of retirement home suites (beds) proposed in Hamilton and the ratio of trips per unit type in Burlington.

Table 1: Trip Generation Comparison – Retirement Suites and Apartments

	AM Peak Hour IN	AM Peak Hour OUT	AM Peak Hour TOTAL	PM Peak Hour IN	PM Peak Hour OUT	PM Peak Hour TOTAL
Tansley Woods - 121 Retirement Beds	14	8	22	29	32	61
Wentworth Heights - 188 Retirement Beds	Estimate 19	Estimate 12	Estimate 31	Estimate 32	Estimate 36	Estimate 68
Tansley Woods - 88 unit Apt. Bldg.	3	4	7	6	4	10
Wentworth Heights - 85 unit Apt. Bldg.	Estimate 3	Estimate 4	Estimate 7	Estimate 6	Estimate 4	Estimate 10

Operating Hours of Medical Clinic and Trip Generation

The Medical Clinic will operate from 9:00 am to 5:00 pm from Monday through Friday. It is typical to open the clinic one evening a week until 9:00 pm and it may occasionally operate on a Saturday from 9:00 am to 12:00 pm.

Table 2: Trip Generation for Medical Clinic

	AM Peak Hour IN	AM Peak Hour OUT	AM Peak Hour TOTAL	PM Peak Hour IN	PM Peak Hour OUT	PM Peak Hour TOTAL
Tansley Woods - 385 sq. m. Health Clinic	4	1	5	2	5	7
Wentworth Heights – Proposed 558 sq. m. Health Clinic	Estimate 6	Estimate 3	Estimate 9	Estimate 4	Estimate 8	Estimate 12

Parking Rationalization

Hamilton staff has requested that we provide some background on the number of parking spaces that are typically required for a continuum of care community.

We have attached a parking summary for two communities in Riverside Glen in Guelph and Winston Park in Kitchener (**see Attachment No. 4**). Based on the parking summary attached, approximately 4-8% of the retirement suite residents own a vehicle and approximately 50% of the residents who reside in the apartment units own a vehicle.

The Riverside Glen community in Guelph consists of 100 retirement suites and 50 senior’s apartments. Based on the parking summary, the following is the highest number of vehicles recorded for each type of parking: 4 parking spaces for retirement suites; 15 visitor parking spaces; 15 staff parking spaces and 25 parking spaces for apartment residents.

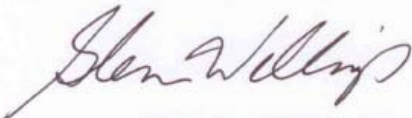
The Wentworth Heights community has 120 long term care beds; 188 retirement suites and 85 apartment units. Based on the ratios for Winston Park in Kitchener, the Wentworth Heights community would require approximately: 8 parking spaces for

retirement suites; 30 visitor parking spaces; 43 staff parking spaces and 43 parking spaces for residents of the apartment units for a total of demand of approximately 124 parking spaces. Adding a 15% contingency factor (19 spaces) and the estimated demand for parking related to the Health Clinic (12 spaces), the total number of parking spaces required in practice is approximately 155 parking spaces.

The site plan for Wentworth Heights shows a total of 223 parking spaces; 151 surface parking spaces and 72 underground parking spaces which is more than sufficient to satisfy demand. The proposed supply of parking spaces exceeds the anticipated demand. The parking spaces provided are in accordance with the City's Zoning By-law regulations and given past parking history at similar continuum of care communities the Zoning By-law does sufficiently address the number of parking spaces required. In the case of Wentworth Heights, the additional parking provided (above anticipated demand) is sufficient for short periods of higher demand (i.e. Mother's Day, Father's Day, Schlegel events etc.) and will not impact on adjacent properties such as the commercial plaza to the east.

We trust the information provided above and the accompanying attachments are satisfactory for us to move forward and refer the applications back to the Economic Development and Planning Committee.

Yours truly,
WELLINGS PLANNING CONSULTANTS INC.



Glenn J. Wellings, MCIP, RPP

- c. Councillor Scott Duvall, City of Hamilton
Johanna Black, City Traffic Planning
James Schlegel/Brad Schlegel, Schlegel Villages Inc.
Richard Hammond, Cornerstone Architecture

Enclosures

Attachment No. 1



MASTER SITE PLAN

0 1 5 10 20 METRES

LOT AREA 20 988 m² 225,914 s.f.
 EXISTING GROUND FLOOR AREA 3 484 m² 37,500 s.f.
 GROUND FLOOR AREA OF NEW BUILDING 5 177 m² 55,730 s.f.
 COVERAGE 41.3%

UNIT AND PARKING SUMMARY

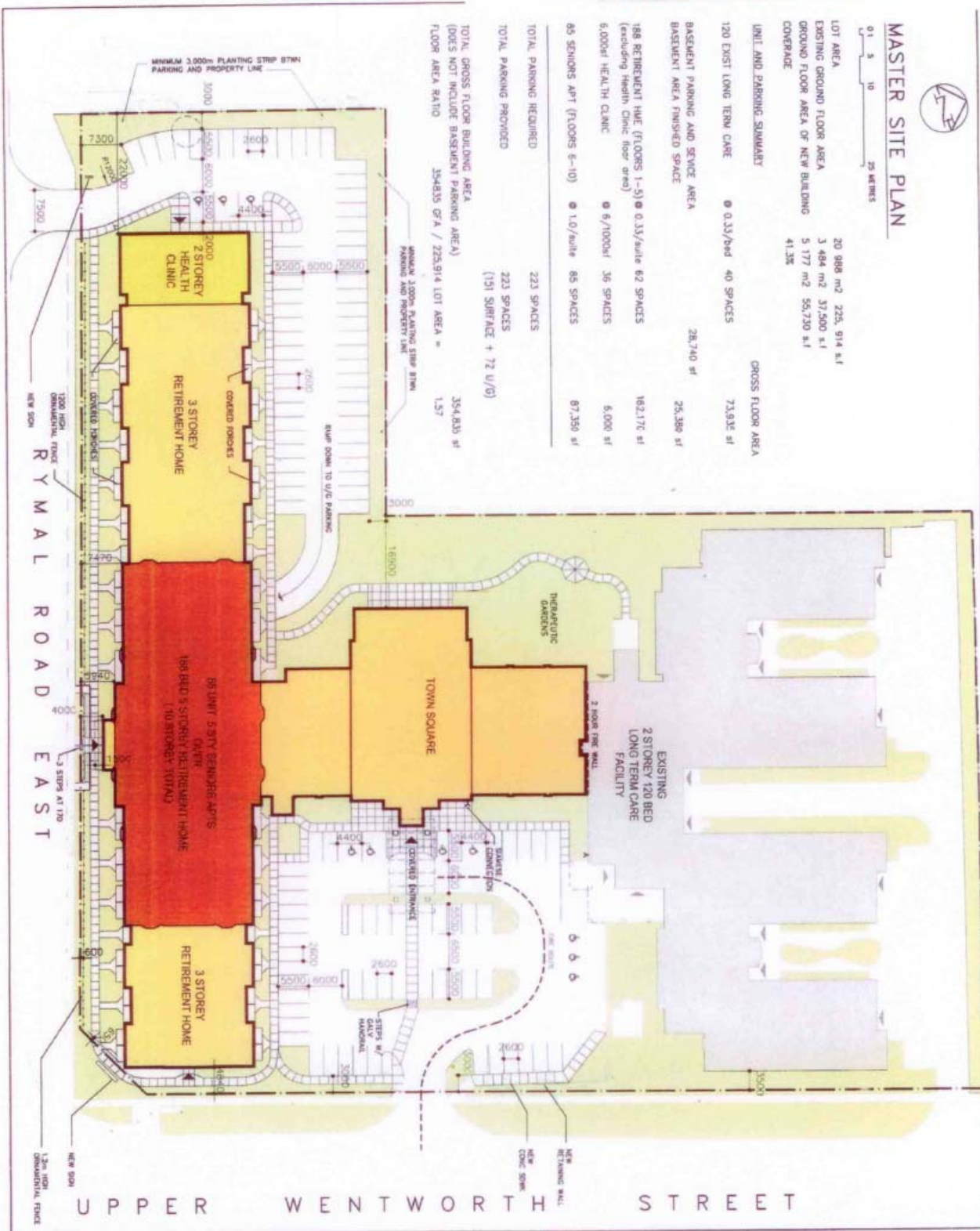
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 (including Health Clinic floor area) @ 6/1000s² 36 SPACES 6,000 s.f.
 6,000s² HEALTH CLINIC @ 1.0/suite 65 SPACES 67,356 s.f.

85 SENIORS APT (FLOORS 6-10) @ 1.0/suite 85 SPACES

TOTAL PARKING REQUIRED 223 SPACES
 TOTAL PARKING PROVIDED 223 SPACES
 (191 SURFACE + 72 U/G)

TOTAL GROSS FLOOR BUILDING AREA (DOES NOT INCLUDE BASEMENT PARKING AREA) 354,835 s.f.
 FLOOR AREA RATIO 354835 / 225914 LOT AREA = 1.57



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Village of Wentworth Heights

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Attachment No. 2



MASTER SITE PLAN

0' 1' 5' 10' 20 METERS

LOT AREA 20 988 m² 223,914 s.f.
 EXISTING GROUND FLOOR AREA 3 484 m² 37,500 s.f.
 GROUND FLOOR AREA OF NEW BUILDING 5 177 m² 55,730 s.f.
 COVERAGE 41.3%

UNIT AND PARKING SUMMARY

GROSS FLOOR AREA

120 EXIST LONG TERM CARE @ 0.33/sqft 40 SPACES 73,935 s.f.
 BASEMENT PARKING AND SERVICE AREA 28,748 s.f.
 BASEMENT AREA FINISHED SPACE 25,380 s.f.

188 RETIREMENT HOME (FLOORS 1-5) @ 0.33/sqft 62 SPACES 182,170 s.f.
 (Including Health Clinic floor area)

6,000sqft HEALTH CLINIC @ 8/1000sqft 36 SPACES 6,000 s.f.

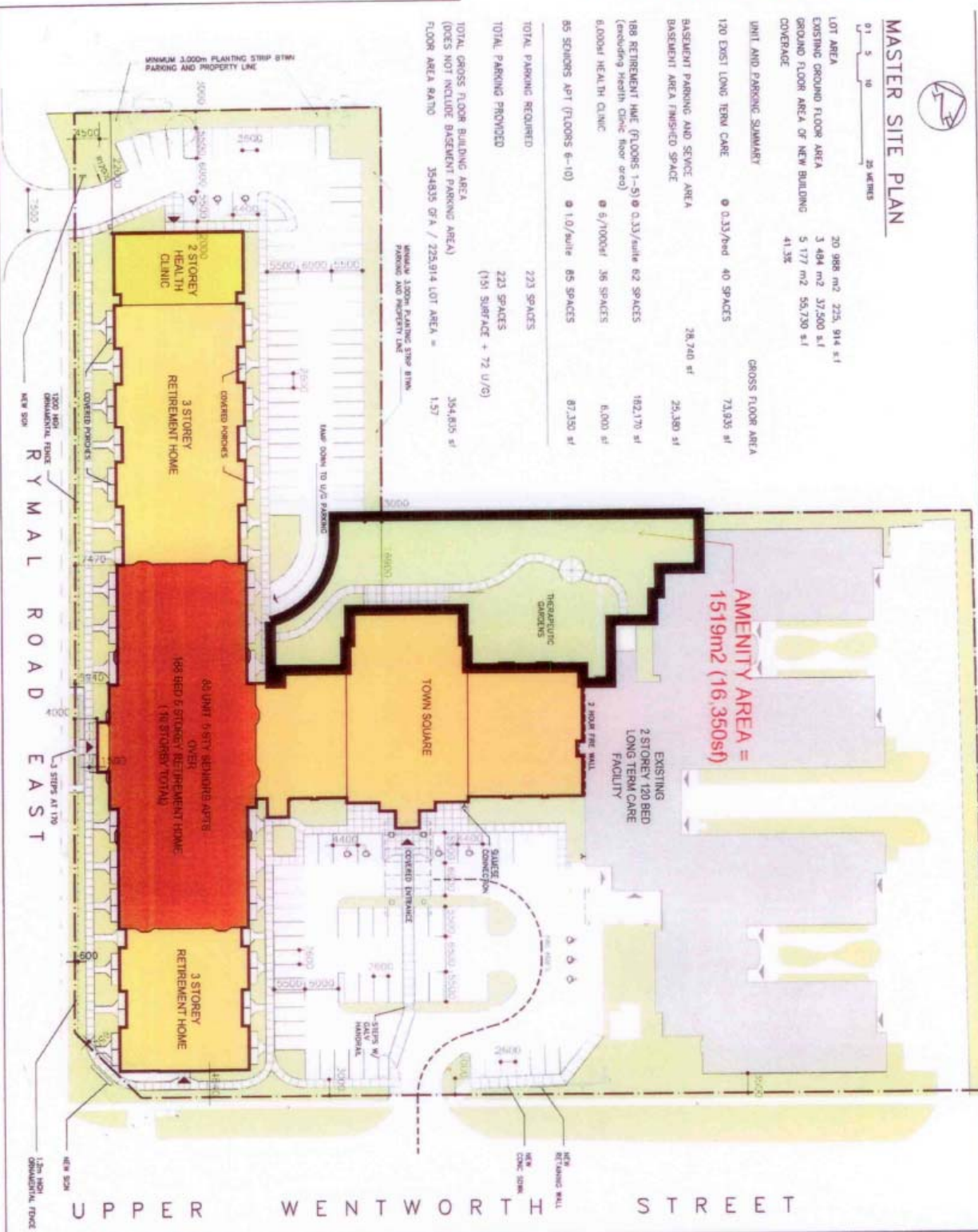
65 SENIORS APT (FLOORS 6-10) @ 1.0/sqft 65 SPACES 87,350 s.f.

TOTAL PARKING REQUIRED 223 SPACES

TOTAL PARKING PROVIDED 223 SPACES

TOTAL GROSS FLOOR BUILDING AREA (DOES NOT INCLUDE BASEMENT PARKING AREA) 354,825 s.f.

FLOOR AREA RATIO 354825 OF A / 223,914 LOT AREA = 1.57



<p>MP.1 VERSION 7 2017</p>	<p>Village of Wentworth Heights</p>	<p>CORNERSTONE ARCHITECTURE</p>	<p>Cornerstone Architecture Incorporated ARCHITECT 19-101 Richmond St. East, Unit 204, Mississauga, ON L4X 1L3 (905) 433-8884 Fax: (905) 433-8733 CORNERSTONE ARCHITECTURE INCORPORATED</p>
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Attachment No. 3

RBJ Schlegel Holdings Inc.
Mr. Christopher Thacker
August 9, 2007
Page 5

Table 1
Site Trip Generation

Development Phase / Land Use	ITE Code	Size (Units or GFA)	AM Peak Hour		PM Peak Hour	
			In	Out	In	Out
Phase II						
Retirement Home Building	255	121	14	6	29	32
Senior Apartment Building	252	88	3	4	6	4
Clinic	720	385 m ²	4	1	2	5
Phase III						
Retirement Home Building	255	97	11	6	27	30
Senior Apartment Building	252	88	3	4	6	4
Phase IV						
Senior Apartment Building	252	120	4	6	8	5
Totals						
Total (Phase II)			21	13	37	41
Total (Phase III and IV)			18	16	41	39
Total (After Phase IV)			39	29	78	80

Notes:

ITE 252 (Senior Adult Housing - Attached)

Peak Hour of Adjacent Street Traffic (1 Hour Between 7 and 9 a.m.), $T = 0.08(X)$, 45 % entering, 55 % exiting.

Peak Hour of Adjacent Street Traffic (1 Hour Between 4 and 6 p.m.), $T = 0.11(X)$, 61 % entering, 39 % exiting.

ITE 255: (Continuing Care Retirement Community)

Peak Hour of Adjacent Street Traffic (1 Hour Between 7 and 9 a.m.), $T = 0.18(X)$, 64 % entering, 36 % exiting.

Peak Hour of Adjacent Street Traffic (1 Hour Between 4 and 6 p.m.), $T = 0.18(X) + 39.13$, 48 % entering, 52 % exiting.

ITE 720: (Medical - Dental Office Building)

Peak Hour of Adjacent Street Traffic (1 Hour Between 7 and 9 a.m.), $T = 2.48(X)$, 79 % entering, 21 % exiting.

Peak Hour of Adjacent Street Traffic (1 Hour Between 4 and 6 p.m.), $T = 3.72(X)$, 27 % entering, 73 % exiting.

Land Use	AM Peak Hour				PM Peak Hour			
	Ave. Rate	Total	In	Out	Ave. Rate	Total	In	Out
Phase 1 Long Term Care 192 beds ITE Use #620	0.17	33	21	12	0.22	42	14	28
Phase 2 Retirement Home 126 beds ITE Use #254	0.14	18	11	7	0.22	28	12	16
Seniors Apartments 60 d.u. ITE Use #252	0.08	5	2	3	0.11	7	4	3
Health Centre 4 100sf ITE Use #720 (use 50%)	2.48	5	4	1	3.72	8	2	6
Sub-total Phase 2		28	17	11		43	18	25
Phase 3 Retirement Home 124 beds ITE Use #254	0.14	17	11	6	0.22	27	12	15
Seniors Apartments 60 d.u. ITE Use #252	0.08	5	2	3	0.11	7	4	3
Sub-total Phase 3		22	13	9		34	16	18
Phase 4 Seniors Apartments 78 d.u. ITE Use #252	0.08	6	3	3	0.11	9	5	4
Total Phases 1 to 4		89	54	35		128	53	75

Table 1**Vehicle Trip Generation**

Attachment No. 4

Parking Summary

day/time		Riverside Glen (Guelph) 100 retirement home beds 50 seniors apartments				Winston Park (Kitchener) 95 nursing homes beds 175 retirement home beds 40 seniors apartments				Total
		resid. cars	visitor cars	staff cars	apart. cars	resid. cars	visitor cars	staff cars	apart. cars	
Sun	am	4	13	12	0	3	16	22	9	50
	pm	4	8	11	0	0	0	0	0	0
	ev	4	12	11	0	4	1	8	9	22
Mon	am	3	10	15	0	9	21	38	10	78
	pm	2	8	11	0	9	27	15	7	58
	ev	3	11	11	0	8	24	10	9	51
Tue	am	4	15	9	25	14	27	29	12	82
	pm	4	13	9	21	9	16	19	8	52
	ev	0	0	0	0	9	17	18	9	53
Wed	am	2	11	12	23	0	0	0	0	0
	pm	0	0	0	0	0	0	0	0	0
	ev	4	13	11	21	0	0	0	0	0
Thu	am	4	14	9	21	9	30	35	12	86
	pm	0	0	0	0	9	26	22	8	65
	ev	4	13	9	26	5	3	22	10	40
Fri	am	4	11	15	22	0	0	0	0	0
	pm	0	0	0	0	0	0	0	0	0
	ev	4	14	8	24	0	0	0	0	0
Sat	am	0	0	0	0	7	22	24	11	64
	pm	0	0	0	0	0	0	0	0	0
	ev	0	0	0	0	0	0	0	0	0
highest		4	15	15	25	14	30	38	12	
# of units		100	100	100	50	270	270	270	12*	
parking/unit		0.04	0.15	0.15	0.5	0.05	0.11	0.14	1.0	

*note only 12 apartments currently moved into Winston Park

Provided by: RBJ Schlegel Holdings Inc.

February 17, 2012

Mr. Chris Bell, MCIP, RPP
Senior Planner
City of Hamilton Planning Division
71 Main Street West, 5th Floor
Hamilton, Ontario
L8P 4Y5

Dear Mr. Bell:

**Re: Applications for Official Plan and Zoning By-law Amendments
Schlegel Villages Inc. – Village of Wentworth Heights
1620 Upper Wentworth Street
Part Lot 11, Concession 8, City of Hamilton
City File Nos.: OPA-11-003 and ZAC-11-009
Our File No. 2010/25**

This letter is further to our letter dated February 3, 2012. As we discussed, the parking required for the long term care facility was not specifically mentioned in our analysis of the total number of parking spaces required in practice.

The February 3, 2012 letter noted that the parking breakdown for Winston Park in Kitchener is based on resident vehicles; visitor vehicles; staff vehicles and apartment unit vehicles. There was not a specific long term care category, even though the Kitchener village includes 95 long term care beds. The February 3, 2012 letter stated that based on the ratios for Winston Park in Kitchener, the Village of Wentworth Heights would require approximately:

- 8 parking spaces for retirement suites;
- 30 visitor parking spaces;
- 43 staff parking spaces; and
- 43 parking spaces for residents of the apartment units

A 15% contingency factor (19 spaces) was added as well as 12 parking spaces related to the Health Clinic. The total number of parking spaces required in practice was therefore estimated to be 155.

The Zoning By-law parking requirement for the existing 120 bed long term care portion of the Village of Wentworth Heights is 0.33 spaces per bed resulting in 40 spaces. These spaces would be for staff and visitors. As a result, the total number of parking spaces required in practice is approximately 195 parking spaces, rather than 155 parking spaces.


The site plan for the Village of Wentworth Heights shows a total of 223 parking spaces; 151 surface parking spaces and 72 underground parking spaces. The proposed number of parking spaces exceeds the anticipated demand (223 spaces to be provided with an anticipated demand of 195 parking spaces).

In summary, the total number of parking spaces to be provided is in accordance with the City's Zoning By-law regulations. Given past parking history at similar continuum of care communities, the Zoning By-law does sufficiently address the number of parking spaces required in practice. The parking spaces provided is approximately 28 spaces above the anticipated demand, even with the contingency factor of 19 additional spaces. The additional parking provided (above anticipated demand) is sufficient for short periods of higher demand during special occasions or events.

We trust this clarifies the parking demand based on our client's experience regarding the actual number of parking spaces required for their unique villages.

Yours truly,
WELLINGS PLANNING CONSULTANTS INC.



 Glenn J. Wellings, MCIP, RPP

Copy (by email) Councillor Scott Duvall, City of Hamilton
 Johanna Black, City Traffic Planning
 James Schlegel/Brad Schlegel, Schlegel Villages Inc.
 Richard Hammond, Cornerstone Architecture