



MEMO



KITCHENER
WOODBIDGE
LONDON
KINGSTON
BARRIE

To:	Peter De Iulio
From:	Eldon Theodore
Date:	October 31, 2013
File:	1214A
Subject:	100 CUMBERLAND AVE, HAMILTON – SUMMARY OF RESIDENT COMMENTS AND CONCERNS

The following is a summary of the comments received at the Open House on October 29th, 2013

Resident: Sharon Johnston

Address: 47 Rutherford Avenue

Comment: Overall thinks the development and proposal is great. One concern she has is 108+ cars being added to the area, concern is to do with the increased traffic with the park beside the development. Feels as though City needs to place large speed bumps or other traffic calming measures because drivers already drive poorly through the neighbourhood, mainly down Cumberland.

Response: City's responsibility to provide initiatives if there is an existing concern, however we will take this concern seriously and discuss it with the City.

Resident: Patricia Stevenson

Address: 71 Cumberland Avenue

Comment: Residence is located across the street from the park. Concern is regarding an apparent 12 m road widening on their side of the street, taking away from their property.

Response: Any landscaping for this proposal will be located on the south side of Cumberland on the 100 Cumberland property. Any road widening is up to the discretion of the City, which we are looking into to determine if it is necessary.

Resident: Danny Gaisin

Address: 138 Gladstone Avenue

Comment: Local streets within the immediate area are a maze of one way streets, with this proposal is there any hope that the City may change any of the streets to two way streets?

Response: Cannot comment for the city as to the history or need for one-way streets as the surrounding streets are their responsibility. You should speak with the City or local councilor to discuss any desired changes to the overall transportation network for the neighbourhood.

Resident: David Mills

Address: 222 Fairleigh Ave S

Comment: Would a potential road widening be a result of the function of traffic or something else? What would the price range be for these units? Price per square foot? Concern that development will be higher than five storeys.

Response: A road widening is a result of the New Official Plan street hierarchy with regards to desired roadway width for Cumberland Ave. We are investigating the need. Have not determined what the price will be, potential to start at approximately \$250,000.00. Number of levels has been cut back significantly since original proposals, will not be higher than what is currently proposed.

Resident: Patricia Stevenson

Address: 71 Cumberland Avenue

Comment: Concern with limited number of visitor parking spaces (17 on site), worried about overflow onto streets.

Response: 17 visitor parking spaces is as per the by-law; a lot compared to other municipalities.

Resident: Barry Duchesne

Address: 194 Sanford Street

Comment: How many people worked at the Life Saver factory when it was in full operation?

Response: Approximately 57 employees (Lee Whitely - Owner)

Resident: Ariana

Address: Gladstone Avenue

Comment: How long will construction take – 18 months? What is the plan for the excavation and how to get the construction vehicles through the community – Concern for noise within community? Will we know in advance who the general construction company is? Concern for work in regards to park. Potential to have driveways and site to be one way in one way out? Concern about blocking view of the escarpment. Why is the property still listed on the commercial real estate site?

Response: Construction will take between 12-14 months. Construction measure not known at the moment, work will begin at time when by-law states work is allowed to begin. Community will know who the construction company is in advance of construction, measures will be taken to ensure construction does not overflow onto park as per City requirements. We will consider the potential of one way in one way out, drive aisles will still need to be the width of two ways for the fire route. Five storey building is better than a ten storey building in terms of blocking the view of the escarpment. It is still listed on the commercial real estate site because they are still looking for investors, it is also listed on the residential real estate site.

Resident: Matthew Green

Address: 232 Holton Avenue South

Comment: What is the ongoing nature of the design? Will the design change again in six months?

Response: This proposal and design is already formally submitted, the only changes to the plan going forward will be as a result of comments received by the City.

Resident: Nick Muth

Address: 223 Fairleigh Avenue S

Comment: The whole timeline in terms of construction seems to be way off. Does timeline include cleanup of site? Is construction not based on percentage of sales of units? Will the existing servicing on the road or lot be dug up? Will additional parking be provided in front of the development on the street?

Response: We are anticipating Site Plan approval by spring 2014, construction to begin later next year. Unknown whether percentage of sales is actually required in order to proceed. Servicing on the road is

sufficient, servicing on site will need to be dug up and improved. Parking on street will be determined by the City but we anticipate it will remain.

Resident: Bruno Moos

Address: 226 Fairleigh Avenue S

Comment: Units seem to be geared towards older people due to the smaller units, not geared towards family units? If older people were to buy these units, many may not need cars, could walk to amenities and maybe traffic concerns could diminish. Is there potential for a store within the development?

Response: Units range in size with a lot being over 1,600 square feet with two or three bedroom. Substantial room for families. We looked into the potential for live/work units as ceilings are high, City was not keen with commercial.

Resident: Stacey Allen-Cillis

Address: 128 Cumberland Avenue

Comment: Serious concern is the traffic, big concern is the Burris/Cumberland intersection. Is there is potential to revitalize the park as part of the development? Is there any green space on the property for the residents? Balcony gardening or green roof? Is there any known asbestos in the building?

Response: We will take into serious consideration the traffic and City needs to be made well aware of traffic concerns. Some of the units have large balconies and patios, no green roof on development. No asbestos on property, Phase I and II confirmed this.

Resident: Nick Vander Vliet

Address: 221 Burris Street

Comment: Has a barrier between the railway and the development been contemplated?

Response: Yes a barrier has been contemplated. The full design of the barrier has not been determined but it will be a full noise barrier and extend to Burris Street.

Resident: Susannah Bleasby and many others

Address: 103 Eastbourne Avenue

Comment: The coloured Life Savers on the building look cheesy, perhaps change them to stainless steel or various types of metals (could represent Hamilton with various steels). Fear that they will become outdated very quickly, red railings are also a visual concern. Does not fit into the existing heritage community. Where will the cash in lieu of parkland money go?

Response: We will look into changing the Life Savers and various colouring, perhaps add some stone etc. The cash in lieu of parkland money will be dealt with by the City, it is their responsibility, but can be used to upgrade the existing Lifesavers park.

Resident: Julio Ramirel

Address: 221 Fairleigh Avenue S

Comment: The design is completely out of character of the surrounding community. Is there potential to soften the walls? Existing proposed glass does not complement heritage character. Not completely opposing it like I was originally planning on doing. Concerned about only 17 visitor spaces as finding parking on streets in already very difficult in the neighbourhood. If the financing doesn't go through, is there the potential to make the units rental units (concerned).

Response: We can reexamine current design and see if there is anything that can be done to make it more appealing. It will remain a condo development, it is not within our control if units are then rented out by owners of the unit.

Comments by Lee Whitley (Owner): He has given the community the park, any revitalization is now the City's responsibility. City will get Cash-in-Lieu for parkland. The units will range from approximately \$250,000 - \$500,000+ and will be quality built and one of the nicest buildings in Hamilton. There will be a range of unit sizes, many that are very large in size to accommodate families. There will be no rentals within the unit, strictly condo sales. I will help public push the City for speed controls within the surrounding neighbourhood.

Open House comes to a close.