



IBI GROUP
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Minutes

To/Attention	Jennifer Roth, MCIP, RPP City of Hamilton	Date	April 20, 2018
From	Brianne Comley, CPT IBI Group	Project No	105013 – 560 Grays Road (Silvestri Homes)
Subject	Neighbourhood Meeting Minutes Stoney Creek Municipal Centre 777 Highway No. 8, Stoney Creek, L8E 5J4 Saltfleet Room 2018-04-19 at 6:00pm		
Present	Bob & Marg Duffield, Jim & Sue Langdon, Selena Visser, John ___, J. Childs, M. Guitard, Casey VanDeMarel, Carl & Yolanda Henershot, Bob & Bev Corsini, Deena & Wes Burns, Lynn Phillips, Viv Saunders, Councilor Pearson, Mariana Ceric, Jill Juhlke, Angelo Cutaia, John Ariens, Angela Buonamici & Brianne Comley		

PRESENTATION INFORMATION

- Owner: Silvestri Homes
- Traffic Consultants: Paradigm
- Engineer Consultants: Amec Foster Wheeler
- Planning Consultants: IBI Group

NEIGHBOURHOOD CONCERNS

- 2 year zoning freeze – interpreted as comprehensive zoning only
- Parking
 - Make sure there is enough parking for future residents and their visitors
 - Trades parking during construction of development needs to be addressed
 - Bike parking and long term storage requirements
- Traffic & Access
 - Left turning lane concern
 - Traffic study shows that there is still capacity on the existing road network to accommodate the development
 - There are no sightline issues, safety concerns and no driveways are proposed onto Grays Road, Frances Avenue and North Service Road – only one access point at Drakes Drive
 - Traffic study suggests that by 2020 a proposed signalized light at Drakes Drive and North Service Road will be required

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- Sufficient short-term and long-term bicycle parking is being proposed
 - Resident questioned about potential roundabout at Drakes Drive and North Service Road – not sufficient space to accommodate this
 - Resident questioned if there is a second access point option for the site
 - Will there be introduction of a bike lane linking Confederation Park to Fruitland Road
- Infrastructure
 - Storm Water Management (rain & snow melt runoff issues) – will be collected on site, stored in tank on site and then piped under Grays Road to the outlet at Stoney Creek Pond then to Lake Ontario
 - Urbanization of the development will occur at site plan stage addressing the concerns about ditches
 - Question was raised about using a 300 or 500 year storm rather than only 100 year storm for calculations – this is not the standard and will not be used
 - Hydro, electricity, telephone and cable hook-ups all available for this development – residents looking for notification if setting up servicing for development will affect their services (example utility cut)