Minutes

To/Attention: Jennifer Roth, MCIF, 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 Heneshot, Bob & Bev
Corsini, Deena & Wes Burns, Lynn Phillips, Viv Saunders, Councillor
Pearson, Mariana Ceric, Jill Juhlke, Angelo Cutais, 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)