



**IBI GROUP**  
 200 East Wing – 360 James Street North  
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## Neighbourhood Open Houses Comments

<b>To/Attention</b>	Notes to File	<b>Date</b>	April 26, 2019
<b>From</b>	Brianne Comley	<b>Project No</b>	119076
<b>Subject</b>	70 Bobolink Road - Neighbourhood Open House Nora Frances Henderson Secondary School April 23, 2019 @ 6:30pm		
<b>Present</b>	* See Sign-in Sheet (Presenter: John Ariens, City Staff: Councillor Esther Pauls, Zora Milovanov, Tim Vrooman)		
<ul style="list-style-type: none"><li>• Short-cutting from survey through Toys-R-Us<ul style="list-style-type: none"><li>○ People will get killed eventually from drivers not stopping at stop signs</li><li>○ John promised to follow-up with NexTrans about short-cutting issue and impact on traffic</li></ul></li><li>• Parking Concern<ul style="list-style-type: none"><li>○ Illegal parking</li><li>○ Where are visitors of new development going to park? Nobody uses garages.<ul style="list-style-type: none"><li>▪ John examples the 40% on-street parking ratio typically used in residential developments for visitor parking</li></ul></li><li>○ Councillor states that she will go out and count cars/experience the traffic and parking issues being brought up</li></ul></li><li>• Traffic Concern<ul style="list-style-type: none"><li>○ School drop-off along Hummingbird Lane – causes traffic in present tense and development will just add to this</li><li>○ Residents recommending Councillor come see during school hours/rush hour</li><li>○ John recommends putting in traffic calming measures to mediate traffic and safety</li></ul></li><li>• Sight Line Concern<ul style="list-style-type: none"><li>○ Parking on both sides of the street is causing an issues for visibility – Streets usually experience 2 side of parked cars</li><li>○ Bus coming down middle of road</li><li>○ Children will get hit</li></ul></li><li>• Street Pattern Concern<ul style="list-style-type: none"><li>○ Residents believe that a U-shaped road pattern will help mitigate people from short-cutting and parking on Mia Drive</li></ul></li><li>• Safety Concern<ul style="list-style-type: none"><li>○ Running stop signs</li><li>○ Passing school buses when they have their lights on</li><li>○ Short-cutting from survey through Toys-R-Us</li></ul></li></ul>			

70 Bobolink Road - Neighbourhood Open House  
Nora Frances Henderson Secondary School  
April 23, 2019 @ 6:30pm

Page 2 of 2

- People will get killed eventually from drivers not stopping at stop signs
  - John promised to follow-up with NexTrans about short-cutting issue and impact on traffic
  - Can a walkway from the existing townhouse development to the existing school be included in concept??
- Drainage Concern
  - Hummingbird frontage of subject lands has not been kept up causing drainage issues and pooling at Community Mailboxes
  - Request of backflow history on the property
- Density Concern
  - Residents believe that 54 semis are too high
- Street Name Concern
  - Residents believe that the street should follow suit and be named after a bird
- Property/Construction Management Concern/Comment
  - Ensure proper management of property leading up to the new development
  - Request for Construction Management to ensure safety of park as well as cleanliness of construction of development
- Tree Management Concern
  - Residents question if there is any opportunity to preserve any of the trees on the property
- Complaint that no one knew what "subject lands" meant on the Neighbourhood Open House notice
- DiCenzo spoke to neighbours about how all their issues are current/existing issues
  - Proposed development is an improvement from old land use (school)
- Councillor extremely supportive of development
  - Beautiful design
  - Development is inevitable might as well accept a positive thoughtful design – city growing
  - June Planning Agenda is goal
- Timeline – DiCenzo wants a quick in & out process to benefit everyone
  - Planning Committee & Council Decision – June 2019
  - Servicing – Summer 2019
  - Construction – Fall 2019



70 BOBOLINK ROAD  
HAMILTON, ONTARIO



NEIGHBOURHOOD MEETING SIGN-IN SHEET

Please PRINT your name and address. Meeting hosted by Owner and IBI Group  
Held on Tuesday April 23<sup>rd</sup> 2019 at Nora Frances Henderson Secondary School.

Name	Address & Postal Code
A large black rectangular box redacting the sign-in sheet content, covering the majority of the table's body.	



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## Neighbourhood Open Houses Comments

<b>To/Attention</b>	Tim Vrooman	<b>Date</b>	June 12, 2019
<b>From</b>	Angela Buonamici	<b>Project No</b>	119076

**Subject** Response to Public Comments from 70 Bobolink Road -  
 Neighbourhood Open House  
 Nora Frances Henderson Secondary School  
 April 23, 2019 @ 6:30pm

**Issues / Concerns** Below are the concerns that residents provided at our Neighbourhood Open House. While most of their concerns are existing conditions within the neighbourhood. Any issues we can help alleviate and address are highlighted after each concern in **RED**.

- Short-cutting from survey through Toys-R-Us
  - People will get killed eventually from drivers not stopping at stop signs
  - **While this is an existing condition, there is no way to prohibit people shortcutting through the existing subdivision.**
- Parking Concern
  - Illegal parking
  - Where are visitors of new development going to park? Nobody uses garages.
  - **The illegal parking is an existing concern. We are providing 40% on-street parking for our proposed development, which is normal for residential development. We comply with the parking regulations as per the City's by-law. We can work with the City to post signage for illegal parking.**
- Traffic Concern
  - School drop-off along Hummingbird Lane – causes traffic in present tense and development will just add to this
  - Residents recommending Councillor come see during school hours/rush hour
  - **We can work with the City to provide traffic calming measures along Hummingbird Lane to help slow down the traffic during these times.**
- Sight Line Concern
  - Parking on both sides of the street is causing an issues for visibility – Streets usually experience 2 side of parked cars
  - Bus coming down middle of road
  - Children will get hit
  - **Our parking plan does not propose parking on both sides, only on one side which will provide enough space for school buses. We provide daylight triangles at both intersections to help with sight lines.**
- Street Pattern Concern
  - Residents believe that a U-shaped road pattern will help mitigate people from short-cutting and parking on Mia Drive

Response to Public Comments from 70 Bobolink Road - Neighbourhood Open House  
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Page 2 of 2

- **The U-shaped pattern would put the second intersection too close to Meadowlark Drive intersection and the intersection at Bobolink Road and Hummingbird Lane which would cause significant traffic issues**
- Safety Concern
  - Running stop signs
  - Passing school buses when they have their lights on
  - Short-cutting from survey through Toys-R-Us
    - People will get killed eventually from drivers not stopping at stop signs
    - John promised to follow-up with NexTrans about short-cutting issue and impact on traffic
  - **While these are all existing conditions, our traffic consultant can investigate the short-cutting issue and its impact on traffic and provide some direction to the City to mitigate these issues.**
- Drainage Concern
  - Hummingbird frontage of subject lands has not been kept up causing drainage issues and pooling at Community Mailboxes
  - **Our proposal has to go through a detailed engineering design, our design can correct the existing drainage issue along Hummingbird Lane.**
- Density Concern
  - Residents believe that 54 semis are too high
  - **Our development is conforming to the density requirement in the Official Plan and we are not requesting any modifications to the Zoning By-law.**
- Street Name Concern
  - Residents believe that the street should follow suit and be named after a bird
  - **The name has been approved by the city therefore, it cannot be changed at this point of the process.**
- Property/Construction Management Concern/Comment
  - Ensure proper management of property leading up to the new development
  - Request for Construction Management to ensure safety of park as well as cleanliness of construction of development
  - **A construction management will be required to be approved as part of the detailed design process. Our client can provide proper upkeep of the property.**
- Tree Management Concern
  - Residents question if there is any opportunity to preserve any of the trees on the property
  - **Our landscape plan proposed to preserve certain trees, however, the City's Forestry department stated that due to the stress the trees would endure during construction, they would not survive. We are required to provide compensation to the City for any trees that we remove.**

I trust the above sufficiently addressed the above concerns. Please accept this for your report and don't hesitate to ask any questions if you require further information.

Thanks,  
 IBI Group

Angela Buonamici, MCIP, RPP, CPT  
 Senior Planner