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## Neighbourhood Open Houses Comments

**To/Attention** Notes to File **Date** January 25, 2019  
**From** Jared Marcus **Project No** 108486

**Subject** 461 Green Road - Neighbourhood Open House  
Stoney Creek Municipal Service Centre  
January 24, 2019 @ 6:00pm

**Present** \* See Sign-in Sheet (Presenter: John Ariens, City Staff: Councillor Maria Pearson, Yvette Rybensky, and Tim Vrooman)

- Parking Concern
  - Existing illegal parking in neighbourhood
  - Concern that development will impact existing parking availability in neighbourhood
- Traffic Concern
  - How will future development across Green Road impact road network
  - Concerns with TIS methodology: Were actual traffic counts taken? How do projected counts work?
  - Concern about traffic cutting through established neighbourhood
  - Concern about capacity and visibility of NSR and Green Road
  - Question about possible future alternate traffic routes, i.e. extension of Francis
  - Question about future signalization of NSR and Green Road
- Construction Concern
  - Question about bearing capacity of soil
  - Question about whether a pre-construction survey will be undertaken
  - Concern over noise and dust during construction
- Development Concerns
  - Will development require additional municipal services such as fire, police, etc.
  - Concern about increased crime as a result of development
  - Question about possibility of adding commercial to development
  - Question about reduced air quality as a result of development
  - Question about green space being provided in development given suggested lack of available green space in neighbourhood
  - Question about ownership of units, condo versus rental
  - Concern that development will lessen land value in neighbourhood
  - Concern that scale of development will negatively impact neighbourhood
  - Question about whether a wind study was undertaken
  - Questions about timing of decision and process that will happen moving forward, when can residents get involved and provide input to City staff.

## Memorandum

**To/Attention** Mr. Tim Vrooman  
Senior Planner, Suburban Team  
City of Hamilton  
71 Main Street West, 5<sup>th</sup> Floor  
Hamilton, Ontario L8P 4Y5

**Date** November 21, 2019

**From** John Ariens  
Associate Director, Planning Lead  
IBI Group  
360 James Street North, Suite 200  
Hamilton, Ontario L8L 1H5

**Project No** **ZAC-18-034:**  
461 Green Road,  
Stoney Creek

**cc** Jared Marcus

**Subject** **ZAC-18-034- 461 Green Road, Stoney Creek**

### **Response to Comments Received at Neighbourhood Information Meeting**

IBI Group submitted Official Plan and Zoning By-law Amendment applications on May 31, 2018 in support of the proposed redevelopment of the existing neighbourhood commercial plaza located at 461 Green Road, Stoney Creek. A Neighbourhood Open House was held on January 24, 2019 at the Stoney Creek Municipal Service Centre. John Ariens and Jared Marcus from IBI Group presented the concept to the public, while Councillor Maria Pearson, Planners Yvette Rybensky and Tim Vrooman from the City of Hamilton were in attendance. A copy of the sign-in sheet and Neighbourhood Open House Comments were submitted in April 2019.

In response to the comments discussed at the Neighbourhood Open House, the following section outlines the comments by the type of issue and provides a response to each concern individually.

#### **Parking Concerns**

1. Existing illegal parking in the neighbourhood
2. Development will impact existing parking availability in the neighbourhood

**Response:** The proposed development provides more than the minimum required residential parking spaces, therefore it will not exacerbate the parking concerns.

#### **Traffic Concerns**

3. How will future development across Green Road impact road network?

**Response:** New Horizon Development Group is developing the lands across Green Road, and these developments are currently undergoing a Formal Site Plan Submission, which will show their road network. The proposed development on 461 Green Road has only one access point, which will not impact the road network.

4. Concerns with TIS Methodology: Were Actual traffic counts taken? How do projected counts work?

**Response:** An updated Traffic Impact Study has been submitted, and the analysis was undertaken using ITE Trip Generation.

5. Concern about traffic cutting through established neighbourhood

**Response:** Noted. During the neighbourhood meeting, a suggestion was made about how future road closures can be considered, through landscaping.

6. Concern about capacity and visibility of North Service Road and Green Road

**Response:** North Service Road and Green Road can accommodate the increase in traffic, attributable to the proposed development.

7. Question about possible future alternative traffic routes i.e. extension of Francis

**Response:** Noted, this is a municipal matter.

8. Question about possible future signalization of North Service Road and Green Road

**Response:** Noted, this is a municipal matter.

#### **Construction Concerns**

9. Question about bearing capacity of soil

10. Question about whether a pre-construction survey will be undertaken

11. Concern over noise and dust during construction

**Response:** Noted – construction issues will be addressed further in the submission timeline.

#### **Development Concerns**

12. Will development require additional municipal services?

**Response:** Water demand for the proposed development will be provided with a 200mm diameter water service, splitting to a 200mm diameter fire line and a 150mm diameter domestic line, which will connect to the existing 300 mm diameter water main on Green Road. Sanitary Servicing will be provided using the existing 150mm diameter sanitary sewer, connecting the existing 500mm diameter sanitary sewer.

13. Concern about increased crime as a result of development

**Response:** There is no evidence to support that crime will increase as a result of the proposed development.

14. Question about possibility of adding commercial to development

**Response:** The proposed development includes commercial at grade spaces.

15. Question about reduced air quality as a result of development

**Response:** There is no evidence to support that air quality will reduce as a result of the proposed development.

16. Question about green space being provided in development given suggested lack of available green space in neighbourhood

**Response:** Green Space provided within the development is intended for private use.

17. Question about ownership of units, condo versus rental

**Response:** Condominium tenure is proposed.

18. Concern that development will lessen land value in neighbourhood

**Response:** There is no evidence to support the above claim.

19. Concern that scale of development will negatively impact neighbourhood

**Response:** The proposed development has been scaled back in order to provide an appropriate transition from the surrounding uses, thereby minimizing privacy concerns.

20. Question about whether a wind study was undertaken

**Response:** A wind study was not identified within the Pre-Consultation as a required study.

21. Questions about timing of decision and process that will happen moving forward, when can residents get involved and provide input to City staff

**Response:** A Notice of the Public Meeting will be provided by municipal staff.

### **Conclusion**

We trust that the above is sufficient in outlining how the applicant will address public comments. However, should you have any questions or require further information, please do not hesitate to contact us.

Respectfully submitted this 21<sup>st</sup> day of November, 2019.



John S. Ariens MCIP, RPP  
Associate Director  
Practice Lead, Planning