



*A. J. Clarke and Associates Ltd.*  
SURVEYORS • PLANNERS • ENGINEERS

File No.158036

January 18<sup>th</sup>, 2018

The City of Hamilton  
Planning and Economic Development Department  
Development Planning, Heritage and Design  
71 Main Street West, 5<sup>th</sup> Floor  
Hamilton, Ontario  
L8P 4Y5

Attn: Mr. George Zajac  
Senior Planner – Development Planning (Suburban Team)

**Re: 35 Londonderry Drive - UHOPA-17-032 / ZAC-17-072**  
**Public Open House Comments**

---

Dear Sir,

Further to the public meeting held on January 9<sup>th</sup>, 2018; please see the attached Meeting Sign-in sheet and the following summary of comments received at the public meeting. We did not receive any completed written comment cards at the meeting. No further comments were received via email or telephone post-public meeting as of the date of drafting of this letter.

A public meeting was held on January 9<sup>th</sup>, 2018 between the hours of 6 pm and 8 pm at the Meadowlands Fellowship Christian Reformed Church (211 Stonehenge Drive, Ancaster). At 6:15 pm Franz Kloibhofer of A.J. Clarke and Associated Ltd. provided a brief presentation to the attendees and then opened the floor to a Q & A session. The table below serves as a summary of the comments received both during and after the presentation.

Comment Category	Specific Comment	Comment Response
Traffic/Parking	<b>On-site Parking</b> There is not sufficient on-site parking, specifically visitor parking, to supply the proposed development.	Franz acknowledged that parking is an important consideration. He advised that whereas 2.66 spaces per unit is required (2 occupant, 0.66 visitor) per the Ancaster Zoning By-law 87-57, that this requirement is considered excessive by today's standards and requires updating. Franz also advised attendees that there has been a Parking Analysis completed and submitted on the subject lands, and that 2.03 spaces per unit is supported by the parking analysis. Franz advised that we would be happy to examine other ways to incorporate more parking.



	<p><b>Street Parking on Londonderry &amp; Surrounding Neighbourhood</b></p> <p>There is an existing on-street parking problem along Londonderry and throughout the neighbourhood. This is exasperated by employees of the Meadowlands Preschool and Daycare parking along Londonderry Drive. Parking Restrictions have already been placed along Londonderry Drive to help solve the issue. Residents are concerned that the proposed development will exasperate the existing street parking issue.</p>	<p>Franz stated that the City requires that all parking demand for the proposed development is met on-site. He reiterated that the proposed development is supported by a Parking Analysis, prepared by a Professional Transportation Engineering. It is our understanding that much of this parking problem is illegal parking, which is an enforcement issue for the City’s By-law Enforcement department. Despite having a supportable parking arrangement, Franz advised that the applicant is exploring ways to incorporate an increased amount of parking on-site to help address neighbourhood concerns.</p>
	<p><b>Neighbourhood Traffic Congestion</b></p> <p>There are existing traffic congestion issues along Londonderry Drive and nearby Lowinger Avenue. The proposed development will exasperate existing congestion issues. The townhouse block to the west (876 Golf Links Road) currently suffers from people cutting through from Golf Links to Londonderry.</p>	<p>Franz stated that the proposed development was evaluated from a transportation perspective, including traffic generation. Nearby intersections are expected to operate similar to existing conditions, without the need for any road improvement or signal timing adjustments. Site access is also expected to operate well with no further road improvements required. Franz states that the TIS is fully supportive of the proposed development and that the traffic generated is not anticipated to have an adverse impact. Franz offered to make the TIS available to those who request it. The proposed development is not a through lot, and therefore issues of traffic cutting through will not arise.</p>
	<p><b>Truck Traffic During Construction</b></p> <p>Residents were concerned about truck traffic and mud during the construction of the proposed development.</p>	<p>A Construction Management Plan is typically required through the Site Plan process. At that time, Staff will review that Plan to ensure that construction activities, including street cleaning and traffic generated from the site is appropriately managed.</p>



<p>Property Values</p>	<p><b>Declining Property Values</b> Residents (particularly along Londonderry Drive) were concerned about property values declining as a result of the proposed development.</p>	<p>Franz explained that the proposed development would be a high-end development that would be well maintained through the condominium corporation. Franz also explained that, although he is not an accredited appraiser, in his experience, property values tend to rise surrounding recently developed lands, not decline.</p>
<p>Site Design</p>	<p><b>Garbage Storage Location and Collection</b> Residents were concerned that the garbage storage was located abutting the block townhouses to the west of the subject lands. This could be a source of odour and visual blight.</p>	<p>Franz advised that the applicant is in discussions with the City right now regarding municipal garbage collection. If this is successful, it will eliminate the need for a garbage dumpster within the propose development. Should this not be successful, we will examine alternative locations for garbage and waste storage on-site, including the potential relocation of the garbage enclosure or usage of a deep well garbage system.</p>
	<p><b>Fire Access</b> Access for fire trucks along Londonderry Drive is a concern, and fire access within the proposed development.</p>	<p>Franz explained, all municipal roads are designed to be accessed via fire truck for emergency services. Access issues that arise from illegal parking is an enforcement issue for Municipal By-law Enforcement. Franz also advised that the proposed development would be required to demonstrate a fire route within the site at the Site Plan stage.</p>
	<p><b>Snow Storage</b> Where will snow be stored? Has the development been designed with snow storage in mind?</p>	<p>Franz advised that snow storage has been considered throughout the design of the proposed development.</p>
	<p><b>Tree Removal</b> Residents were concerned about the removal of trees on site.</p>	<p>Franz advised that a Tree Protection Plan and Landscape Plan will need to be provided to the City for review at the Site Plan stage.</p>
	<p><b>Stormwater Management Design</b> Residents are concerned that the increase in impermeable</p>	<p>Franz explained that the applicant was required to submit a Functional Servicing Report that included a stormwater management design.</p>



	<p>surface of the site over its existing condition would affect stormwater management</p>	<p>The stormwater management design will be further refined at the Site Plan stage. All engineering design is subject to review by City Staff.</p>
Tenure	<p><b>Rental Vs. Condominium Tenure</b> Residents were concerned that the units would become rental units. Even if Condominium, residents are concerned that owners could rent out their units.</p>	<p>Franz explained that the proposed development is intended to be condominium tenure. He explained that although individual owners may choose to rent out their units, this could occur anywhere in the City, with any dwelling type and there is no mechanism to prevent this.</p>
	<p><b>Standards vs Common Element Condo/Freehold</b> Residents inquired as to all the maintenance would be included under the condo corporation.</p>	<p>Franz advised that the proposed development would be a standard condominium and all maintenance of common areas would be the responsibility of the condominium.</p>
Process	<p><b>Next Steps</b> Residents were interested in the next steps in the application process.</p>	<p>Franz explained that once we incorporate the comments and feedback from the public and agencies (where applicable), a Planning Committee date will be set, where a Public Meeting will also be held for members of the public to voice objections. The Planning Committee will submit a recommendation to Council for approval/denial. After a Notice of Decision is issued from Council, a 20 day appeal period will begin before the Decision becomes final and binding. Franz also explained that OMB appeal rights on this file may change as a result of the <i>Local Planning Appeal Tribunal Act, 2017</i>.</p>
	<p><b>Representative Sample</b> Residents expressed that, although they were the only attendees, there are many other interested parties whom have expressed concern.</p>	<p>Franz advised that it is not the quantity of people that attend the public meeting that is important, but the quality and nature of the feedback we receive. We will consider all comments received.</p>



City of Hamilton, attn: Mr. George Zajac  
Re: 35 Londonderry Drive - Public Meeting Comments.

January 18<sup>th</sup>, 2018  
Page 5 of 5

---

Please feel free to suggest any comments or feedback you may have noted that are not captured above. Please do not hesitate to contact me if you have any questions or require clarification regarding the above.

Sincerely,

Spencer Skidmore, M.P.I.  
Per: Franz Kloibhofer, MCIP, RPP  
**A. J. Clarke and Associates Ltd.**

Encl.

Copy: Mr. Victor Fontana (Fontana Homes Inc.)