



May 02, 2022

[REDACTED]
Development Planning
Planning & Economic Development Department
City of Hamilton, 71 Main St. W, 5th floor, L8P 4Y5

Re: 3435 Binbrook Road Community Consultation Cover Letter

Armstrong Planning & Project Management ("Armstrong") is acting as an agent on behalf of Empire Communities (Binbrook) Ltd. ("Empire"). In response to the virtual public open house held on April 21, 2022 regarding our Zoning By-law Amendment (File No: ZAC-21-024) and Site Plan Application (File No: SPA-21-104), please find the following materials enclosed for 3435 Binbrook Road, Hamilton ON ("Subject Site" or "Site").

Materials (Digital):

1. 3435 Binbrook Road Community Consultation Cover Letter;
2. Invitation/Mailing List of addresses;
3. Virtual Meeting Presentation by Empire Communities and Armstrong Planning;
4. RSVP Meeting List;
5. Video Recording of the Meeting;
6. Meeting Minutes.

A virtual public open house regarding the development of 72 residential units at 3435 Binbrook Road was held on Thursday, April 21, 2022. Notice was mailed to residents within a 120m radius of the Site. Notice of the meeting was also posted on the local councillor's website. There were 19 registered emails that RSVP'd. The meeting saw 12 attendees meet virtually. The development team hosted the meeting, and included John Castro from Empire Communities, Vimal Lad, and Alexander Hardy from Armstrong Planning and Project Management.

Comments and concerns raised by the community at the April 21 online meeting will be considered through the development approval process. These concerns/considerations include:

1. Implementing traffic calming measures such as speed bumps on Binhaven Boulevard.

The community is concerned about the impacts this development may have on safety, with more traffic circulating in the neighbourhood. The development team will review with City of Hamilton Planning, Transportation, and Engineering staff on possible traffic calming measures that could be implemented and satisfy City standards.

2. The proposed stacked townhomes will have a building height of 3.5 storeys, whereas the zoning by-law permits up to six storeys.

To respect the built form established in Binbrook, the proposed stacked townhouses are proposed to have a height of 3.5 storeys. The meeting with the community was sympathetic and appreciative of this and supports that the stacked townhouse height is less than the previously approved 6 storey building.

3. A construction management plan will be established.

Residents [REDACTED] have voiced concerns with the impacts of construction. A construction management plan will be developed and will address construction site access, dust control and various other construction measures in order to minimize disruption within the neighbourhood. In addition, residents living adjacent to the Site ask that they are notified prior to the commencement of construction.

4. Revise elements of the building design and materials to better reflect the character of the Binbrook community.

The development team will work with the architect to look at changes to aesthetics and design to better reflect the character in Binbrook. The overall proposed land use, built form, and provided parking will not be altered in the submission process.

5. Discussions will be held with City Planning, and Transportation staff on a potential second access from Binbrook Road into the Site.

The previously approved Site Plan for the Site provided only one parking entrance. The current proposal has a traffic impact study completed, which supports the proposal in its current format with one entrance/exit provided on the Site. Through the previous 6 storey development application, Staff have previously stated that one entrance on Binhaven Boulevard is required. Should staff expect a secondary entrance to the Site, the plans can be adjusted to provide a site on Binbrook road.

As the proposal adapts to community needs, the development team will work with the City and other public agencies to meet development requirements, and will comply with the City's objective of providing more housing. A statutory meeting will be hosted by the City of Hamilton. The development team will work with City staff to ensure residents are informed on updates to the development.

Should you have any questions about the enclosed, please feel free to contact me at extension 3009 or at vimal@armstrongplan.ca.

Regards,



Vimal Lad
Senior Planner & Project Manager

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