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Neighbourhood Open Houses Comments

To/Attention Mr. Tim Vrooman
City of Hamilton

Date February 18, 2022

From Jared Marcus

Project No 21063

Subject Newport Yacht Club Phase 4 Neighbourhood Open House
11, 19, 20, 21, 23, 27 and 30 Lakeside Drive and 81
Waterford Crescent, Stoney Creek
Zoom Virtual Meeting
February 17, 2022 @ 6:00pm

Question	Answer
<p><u>Safety</u></p> <ul style="list-style-type: none"> Concern about travelled speed on local roads and presence of children; Concern about public using private beach; Concern about trespassing on Yacht Club lands and use of development name that might exacerbate that issue; 	<ul style="list-style-type: none"> While existing concerns about travelled speed are not directly related to the development application, we understand that the addition of 35+ new lots could add to the issue; proposed roads can have traffic calming measures, such as speed humps or intersection bump-outs, added at the design approvals stage, however, existing roads would have to be reviewed under a separate process. Block 49 is proposed to be kept in a natural state, as opposed to an active open space, which will not actively encourage residents from using the space to access adjacent privately owned beaches. Signage can also be posted in this location to alert users to restrictions of use. While the development does not directly abut any lands owned by the Yacht Club, the developers can include a warning clause in the APS

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	<p>to alert future owners of the presence of privately owned lands that are not for public use. In addition, signage can be added within the future development blocks on the west limits of the subdivision, and additional lands of the owner, to indicate the presence of privately owned lands.</p>
<u>Construction</u>	
<ul style="list-style-type: none"> • Question about timing of construction; 	<ul style="list-style-type: none"> • Construction will occur within the limits set by the City of Hamilton By-laws; typically, construction will occur from 7am to 7pm.
<u>Development Concerns</u>	
<ul style="list-style-type: none"> • Concern about impact from reconstruction of Lakeside Drive and what happens to front yards and parking areas that are there today; • Concern about access into development; 	<ul style="list-style-type: none"> • Front yard parking areas that exist today will remain in place. The urbanization of Lakeside Drive should result in a net increase to driveway length with the introduction of a municipal boulevard and sidewalk between the paved road and the front property line. • Future access to the subdivision will occur from the extension of the east and west legs of Cove Crescent. When additional lands on the east and west are assembled and developed there will also be fully urbanized road access from Sunvale Place and Jones Road.
<u>Environment</u>	
<ul style="list-style-type: none"> • Concern about non-endangered wildlife. Question of whether an animal relocation plan is required; • Concern about timing of tree removals and notification to residents prior to site works 	<ul style="list-style-type: none"> • The City of Hamilton does not require a plan to remove, relocate, or otherwise accommodate habitat of non-endangered animals. An animal relocation plan is not required. • Tree removals can occur between April 1 and August 31. The developers will endeavour to notify residents when work will commence.

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<p><u>Traffic</u></p>	
<ul style="list-style-type: none"> • Concern about increased traffic volumes and ability of road network to handle the increase; • Concern about amount of parking provided; • Concern about need for traffic calming; • Question about future state of Lakeside Drive and ability for residents to continued access from Lakeside to Jones Road 	<ul style="list-style-type: none"> • While increased traffic volumes may occur in a noticeable change from what residents currently experience, the addition of 35+ lots will not result in an over-capacity local road network. • New dwellings will have a minimum of a one-car garage and driveway available for parking. Depending on the size. Around half of the lots will be large enough to support two-car garages and driveways, though final dwelling design is not known at this time. In addition, the City of Hamilton requires the provision of on-street parking equivalent to 40% of the number of lots. • As stated previously, traffic calming measures, such as speed humps or intersection bump-outs, can be added at the design approvals stage for the proposed roads, however, existing roads would have to be reviewed under a separate process. • Existing residents currently have legal access to Lakeside Drive and those rights will remain over the remnant sections of Lakeside Drive after the urbanization has occurred. Every effort will be made by the developer to ensure that access is maintained throughout the construction process.
<p><u>General</u></p>	
<ul style="list-style-type: none"> • Concern about claim that residents will have to pay for development related services; 	<ul style="list-style-type: none"> • Existing residences along Lakeside Drive will continue to maintain their services as it exists today. Once the municipal services have been upgraded any residence that wishes to connect and benefit from the enhanced service will have to pay a proportionate cost. This number is not known and will be determined with input from the City of Hamilton during detailed design.

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<ul style="list-style-type: none"> • Question about future use of Future Development lands behind cul-de-sac; • Question about size of garages and ability to park within. • Question about size of Lots 1-3, general comment about desire for 2 instead of 3 lots in that location; • Question about proposed shoring measures and building setbacks on Lots 1-3 Question about whether any land reclamation will take place; • Question about provision for easements on Lots 1-3 for shoreline maintenance; • Question about grading of remnant lands on west side of development; • Question about existing gas and water services and whether pressure will be impacted by new development; • Concern about future property maintenance of lands that are not part of development, particularly west side of development; 	<ul style="list-style-type: none"> • Future development lands located at the west end of the development will remain in a natural state until such time as additional lands are assembled for development. The lands will be subject to property maintenance standards set and enforced by the City of Hamilton. • A single car garages will be a minimum of 3m in width by 6m in length. This is a typical garage size and there are not expected to be any concerns about the ability to park a vehicle. • Lots 1-3 are all larger than 13m, which is similar in size to the rest of the development. Shoreline protection and easement requirements have been reviewed and the lots have sufficient size to achieve a suitable building envelope. • Shoreline protection and easement requirements have been reviewed and no land reclamation is required to support a suitable building envelope. • Easement requirements have been reviewed and no land reclamation is required to support a suitable building envelope. • The remnant lands on the west side of the development will be maintained in their current state. There is no plan to alter the grading at this time. • Water service will be upgraded with the installation of a new watermain within the urbanized Lakeside Drive, which will connect to the existing watermain. This will ensure that sufficient pressure is maintained. Gas pressure is under the purview of Enbridge and has not been reviewed as part of this application. • Future development lands at the west end of the development are subject to property maintenance standards
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<ul style="list-style-type: none">• Question about future snow clearing on east leg of Lakeside Drive after Cove Crescent is extended;• Question about status of existing access easements once road is dedicated to City; will the east and west leg of Lakeside need new easements;• Question about the total number of development lots if Lakeside Drive is connected to Sunvale Place;• Questions about future use of Block 49 Open Space; Councillor Pearson indicated it will be natural, not active park	<p>set and enforced by the City of Hamilton.</p> <ul style="list-style-type: none">• There is no snow clearing plan prepared as part of this application, however, it this was acknowledged as an item of concern by Councillor Pearson and will be raised with staff for review during the final approval of the development.• It has not been determined yet if the existing easement will be extinguished and replaced or modified. Regardless of the decision, the existing rights of residents on Lakeside Drive will be maintained after the development has been completed.• If Lakeside Drive is connected with Sunvale Place there would be a total of 4 new lots and 4 existing dwellings on the west end of the development. This includes the 3 lots that are shown as future development lands on the current Subdivision plan.• Block 49 will remain as passive natural space, not active parkland.
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