

**200 Centennial Parkway North – SmartCentres**  
Zoning By-law Amendment (File No. ZAC-22-013)  
Public Information Meeting – Responses from Meeting Notice & Webinar



<b>Date:</b>	<b>Correspondence:</b>	<b>Contact:</b>	<b>Message:</b>	<b>Response:</b>
April 25, 2022	Voice message	<b>Resident at</b> 2520 Barton Street East	<ul style="list-style-type: none"> <li>Concerned that her building (2520 Barton Street) is part of the development.</li> <li>Concerned that residents without computer or internet access will not be able to attend public meeting.</li> </ul>	<p>Called back Marilyn on same day as message. Provided Marilyn with an overview of the proposed development and explained that her building (2520 Barton Street) is not part of the proposed development. Also confirmed that the Food Basics was not part of the development. Following clarifications on the extent of the proposed development, Marilyn indicated that she was supportive.</p> <p>It was recommended to Marilyn that any residents without computer access take advantage of the nearby Dominic Agostino Riverdale Community Centre to participate in the neighbourhood meeting. Marilyn agreed with this approach.</p>
April 28, 2022 April 30, 2022	Voice Message	<b>Resident at</b> 2520 Barton Street East	<p><b>Messages all on same day.</b></p> <p><b>First Message:</b></p> <ul style="list-style-type: none"> <li>Concern about loss of Food Basics</li> <li>Concern about additional buildings and increase in drugs and garbage</li> </ul> <p><b>Second Message:</b></p> <ul style="list-style-type: none"> <li>Concern about loss of Food Basics</li> <li>Expressed concern with adding new people to the area.</li> </ul>	<p>Attempted to return call multiple times on multiple days. No answer. Unable to leave message as voicemail is not setup.</p>



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			<ul style="list-style-type: none"> <li>Concern about more drugs, more violence, more crying, etc.</li> </ul> <p><b>Third Message:</b> [expletives]</p>	
<b>Neighbourhood Meeting Webinar Chat Questions (May 12, 2022)</b>				
May 12, 2022	Webinar Chat Question 1	<b>Attendee</b>	Please provide a more detailed explanation on the 'shadow studies'	<p>A Shadow Study has been completed by Chamberlain Architect Services Ltd. (dated: Dec. 9, 2021) based on the City of Hamilton’s criteria, which reviews the shadow impacts of the proposed development at the two equinoxes and two solstices. The report found that the proposed development would have minimal shadow impact on the neighbouring properties.</p> <p>Specifically, since the buildings are positioned along the southern boundary of the subject site, all of the shadowing will occur to the north of the building, where there is an existing parking lot. As the sun moves from east to west, the shadowing, for the majority of the time is concentrated on the existing parking lot.</p> <p>There are some shadow impacts toward the north-east of the subject lands; but not toward the south-east.</p> <p>The proposed development is a redevelopment of the current Plaza. Considering the current commercial traffic, the redevelopment will add approximately 300 vehicle trips in the morning peak hour and 200 vehicle trips in the afternoon peak hour. In addition, the new residential traffic pattern is different from</p>
May 12, 2022	Webinar Chat Question 2	<b>Attendee</b>	...so, no shade impacts on the east & south?	
May 12, 2022	Webinar Chat Question 3	<b>Attendee</b>	This development is going to bring a lot of traffic into the area. How will traffic move in and out of an already busy roadway?	

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May 12, 2022	Webinar Chat Question 7	<b>Attendee</b>	Regarding the units, ..will they be condominiums, rentals, and are any of the units going to be geared to low income?	<p>The current zoning of the subject lands does not reflect the changes to the planning policy framework that have been introduced through the Centennial Neighbourhoods Secondary Plan; and in this regard, the existing zoning does not conform to the current vision, direction, and policy framework for the subject lands.</p> <p>With this in mind, we are applying for a Zoning By-law Amendment in order to fulfill the intent of the Centennial Neighbourhoods Secondary Plan and move the subject site from the old Hamilton Zoning By-law No. 6593 and into the new City of Hamilton Zoning By-law No. 05-200. Specifically, the subject lands are proposed to be rezoned Mixed Use High Density (C4) zone; which is the most fitting zone to implement the current planning policy framework.</p> <p>In addition, a number of modifications are required to the (C4) zone in order to facilitate the proposed development as envisioned as well as to address the specific characteristics of the subject site; including the maximum height, parking requirement for a retail use, and other technical modifications related to setbacks and Barlake Avenue.</p> <p>The proposed development is planned as a mix of condominium and rental units. At this stage, the exact split between how many units will be rental, and how many units will be condominium, has not been determined. None of the units will be designated for low income.</p>

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May 12, 2022	Webinar Chat Question 8	<b>Attendee</b>	FYI, there will be significantly enhanced transit on Centennial Parkway between the new Centennial GO Station and the Eastgate LRT Station.	<p>It is recognized that the enhanced transit envisioned along Centennial Parkway was part of the impetus for the development of the Centennial Neighbourhoods Secondary Plan.</p> <p>It is also acknowledged that the vision set out in the planning policy framework is to intensify the Centennial Neighbourhood area in order to take advantage of significant investments in local and regional transit by introducing transit-supportive development. The project team is pleased to be one of the first development proposals aimed toward implementing the vision of the Centennial Neighbourhoods Secondary Plan as a transit-supportive community.</p>
May 12, 2022	Webinar Voice Question 9	<b>Attendee</b>	When the phases are being built, is the underground forming all going to be done at the same time?  How long will construction last?	<p>A Construction Management Plan will be developed and provided to the City as part of the Site Plan Approval process.</p> <p>Typically, the forming is done by phase.</p> <p>With respect to the construction of Phase 1A specifically, it is estimated to take around 24 to 30 months to build.</p>
May 12, 2022	Webinar Chat Question 10	<b>Attendee</b>	When do you anticipate construction to start?	<p>Construction timing will depend on when the necessary planning approvals are secured.</p> <p>The first step in this process is to receive approval from the City for the principle of use through the current Zoning By-law Amendment.</p>

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				Following the ZBA, we will still need to complete a Site Plan Approval process; which could take anywhere from 9 to 12 months to clear all of the necessary conditions.