



380-20

NEIGHBOURHOOD INFORMATION MEETING COMMENT RESPONSE LETTER

Applicant: UrbanSolutions Planning & Land Development Consultants Inc.
Date: April 28, 2023
Location: 1177, 1183 & 1187 West 5th Street, Hamilton, Ontario
Owner: 1333664 Ontario Inc.

RE: (ZAC-22-047)

In support of the subject planning application, a virtual Neighbourhood Information Meeting was held via Zoom and hosted by Ward 8 Councillor John-Paul Danko on April 17, 2023 between 6:00pm and 7:00pm. The purpose of the meeting was to provide an opportunity for neighbours to learn about the details of the proposed development, the *Planning Act* application process, and to receive answers to any questions.

There were 154 invitations circulated to all property owners within a 120 metre radius of the subject lands. There was a total of nine (9) participants in the virtual meeting, of which four (4) were area residents while the balance included representatives from UrbanSolutions and the City of Hamilton; including Councillor John-Paul Danko, Nikola Wojewoda (Councillor Danko’s Executive Assistant), and Mark Michniak, the City planner assigned to this file.

UrbanSolutions has prepared the following comment responses to the common themes raised during the Neighborhood Information Meeting:

Traffic Concerns

Comment Response: A Transportation Impact Study has been prepared by Nexttrans Consulting Engineers to evaluate the traffic impacts of the proposed development on the surrounding street network. The Study concluded that the proposed development will generate very little auto trips and that both the Rymal Road West/West 5th Street and Stone Church Road West/West 5th Street intersections are expected to operate at acceptable levels of service during both morning and afternoon peak hours. Further, the City of Hamilton has indicated that future improvements to West 5th Street have been included in the capital budget and that construction is tentatively anticipated to commence in 2025.

Timing of Future Road Works along West 5th Street

Comment Response: As outlined on Schedule C-2 – Future Right-of-Way Dedications of the Urban Hamilton Official Plan (UHOP), West 5th Street has a planned width of 26.213 metres spanning from 90 metres south of Stone Church Road to the West 5th Street/Rymal Road intersection. Based on the street’s current width (between +/- 20.0 metres and +/- 23.0 metres), the City requires that the owner dedicate approximately 3.2 metres of land along the western property line for the purpose of facilitating a future road widening; to be initiated by the City. This dedication has been included in the proposed Site Plan, which can be downloaded from our project microsite by visiting the following link:

<https://urbansolutions.info/1177-west-5th/>. As previously noted, the City has confirmed that such capital improvements have been included in the capital budget and that construction is tentatively anticipated to commence in 2025.

Timing of Future Development

Comment Response: During the Neighbourhood Information Meeting, Matt Johnston of UrbanSolutions noted how the dynamic approval process and subsequent Site Plan process make it difficult to predict timing. Additionally, the Construction Management Plan to be completed at the Site Plan Control Stage will ensure that all construction activities will avoid adverse impacts on the surrounding community with regards to noise, dust, and other disturbances. This process will also ensure that construction activities associated with the proposed development are coordinated with those occurring at nearby sites to ensure that adverse impacts to the neighbourhood such as road closures, traffic congestion, and off-site construction vehicle parking are limited.

Crime and Safety Concerns

Comment Response: During the Neighbourhood information meeting, concerns were raised regarding the proposed development's potential to contribute to increased crime levels within the neighbourhood. In response, Councillor Danko offered to discuss neighbourhood public safety concerns with any interested residents in more detail outside of the Neighbourhood Information Meeting.

The Planning Process

Comment Response: In response, UrbanSolutions provided an overview of the *Planning Act* process and stressed the importance of public participation.

If there are any questions or comments, please do not hesitate to contact the undersigned.

Regards,
UrbanSolutions



Matt Johnston, MCIP, RPP
Principal



Matthew LeBlanc, MPL, BA (Hons)
Planner