



Minutes

281-18

To: DiCenzo Construction Company Limited
Date: June 8, 2021
From: UrbanSolutions Planning & Land Development Consultants Inc.
Re: 311 & 313 Stone Church Road East, Hamilton
Neighbourhood Information Meeting - Lavita Estates
UHOA-21-005, ZAC-21-009, 25T-202104, 25CDM-2021005, 25CDM-2021006 & DA-21-012

The virtual meeting was held via Microsoft Teams and hosted by Urban Solutions on June 7, 2021 between 6:00pm to 7:30pm. The purpose of the meeting was to provide an opportunity for the surrounding neighbours to learn about the proposal details, learn details of the *Planning Act* application process and receive answers to any questions.

There were 287 invitations circulated to all property owners within 120 metres of the subject lands. There was a total of 20 participants in the virtual meeting of which 12 were area residents while the balance included representatives from DiCenzo Construction Company and the City of Hamilton, including Councillor Esther Pauls and Tim Vrooman, the planner having carriage of the file.

The meeting began with a presentation by Matt Johnston, UrbanSolutions with a detailed review of the proposed development, site statistics, planning applications submitted and the presentation concluded with direction on how to formally participate in the *Planning Act* process and where to view the microsite to access all submission materials.

Following the presentation, attendees were invited to ask questions, where common themes included:

- Traffic Concerns & Safety
 - Increased congestion and traffic along Stone Church Road.
 - Quantity of visitor parking and potential overflow onto surrounding streets.
 - Desire for additional road connections from development to external road network.
- Public Access
 - Public sidewalk connections through the subject lands to access Crerar Neighbourhood Park and the proposed open space block.
- Density & Compatibility
 - Concerns with the change to neighbourhood character and built form.
 - Density greater compared to surrounding lands.
 - Implications of density.
 - Interest in achieving more affordable housing.

- Construction disruptions to the larger neighbourhood
 - Potential blasting of rock.
 - General construction disturbances.
- Preserving of greenspace/landscapes
 - Pleased with open space block dedication.
 - No large concerns regarding landscaped space.
- Privacy
 - Concerns with the interface between the proposed side yard to existing rear yard
 - Setback of visitor parking and headlight impact to existing dwellings.

Circulation:

Councillor Esther Pauls, Ward 7
Tim Vrooman, City of Hamilton
DiCenzo Construction Company



281-18

NEIGHBOURHOOD INFORMATION MEETING COMMENT RESPONSE LETTER

Applicant: UrbanSolutions Planning & Land Development Consultants Inc.
Date: September 9, 2021
Location: 311 – 313 Stone Church Road East, Hamilton, Ontario
Owner: Lavita Estates

RE: (UHOPA-21-005, ZAC-21-009, 25T-202104, 25CDM-2021005 & 25CDM-2021006)

In support of the subject planning applications, a virtual Neighbourhood Information Meeting was held via Microsoft Teams and hosted by Urban Solutions on June 7, 2021 between 6:00pm to 7:30pm. The purpose of the meeting was to provide an opportunity for the surrounding neighbours to learn about the proposal details, learn details of the *Planning Act* application process and receive answers to any questions.

There were 287 invitations circulated to all property owners within 120 metres of the subject lands. There was a total of 20 participants in the virtual meeting of which 12 were area residents while the balance included representatives from DiCenzo Construction Company and the City of Hamilton, including Councillor Esther Pauls and Tim Vrooman, the planner having carriage of the file.

UrbanSolutions has prepared comment responses to the common themes raised during the Neighbourhood Information Meeting below:

Traffic Concerns & Safety

- Increased congestion and traffic along Stone Church Road.
- Quantity of visitor parking and potential overflow onto surrounding streets.
- Desire for additional road connections from development to external road network.

Comment Response: A Transportation Impact Study has been prepared to evaluate the traffic impacts of the proposed development on the surrounding street network. The Transportation Impact Study concluded that the proposal does not present any adverse traffic impacts to the local roads and has made infrastructure recommendations to appropriately accommodate the increase in traffic flows. The concept was intentionally designed without connection from Stone Church Road East to Cyprus Drive in order to prevent individuals from outside the local neighbourhood ‘short-cutting’ through the development to the northern roads. A total of 221 resident parking spaces and 64 visitor parking spaces are being provided through surface parking lots internal to the site, mitigating the potential for overflow of parking onto adjacent streets.

Public Access

- Public sidewalk connections through the subject lands to access Crerar Neighbourhood Park and the proposed open space block.

Comment Response: The subject lands are separated from the Crerar Neighbourhood Park by a strip of land which is not under the ownership of the applicant. As such, no connections can be accommodated to the Crerar Neighbourhood Park. The proposed open space park will be physically accessible by the surrounding neighbourhood via sidewalk connections through the site.

Density & Compatibility

- Concerns with the change to neighbourhood character and built form.
- Density greater compared to surrounding lands.
- Implications of density.
- Interest in achieving more affordable housing.

Comment Response: The concept design has been carefully considered to locate the dwelling forms of higher density internal to the site, with a buffer of lower density single detached dwellings on the perimeter of the site. This distribution of dwelling forms maintains compatibility with the surrounding built form and represents an appropriate build out of the subject lands to contribute to a complete community. The proposed Zoning By-law Amendment requests a decrease in required density by 5 units per hectare and maintains the intent of the Urban Hamilton Official Plan with regards to medium density residential area designation policies. As such, it can be determined that the proposed density captures what was intended for the area.

Construction disruptions to the larger neighbourhood

- Potential blasting of rock.
- General construction disturbances.

Comment Response: The Construction Management Plan to be completed will ensure that all blasting of rock and other construction activities will avoid adverse impacts to the surrounding community with regards to noise, dust, and other disturbances.

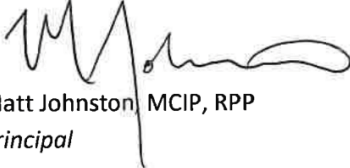
Privacy

- Concerns with the interface between the proposed side yard to existing rear yard
- Setback of visitor parking and headlight impact to existing dwellings.

Comment Response: The proposed side yard setback to the existing rear yards of the existing dwellings on Dolphin Place has been doubled from 1.2 metres to 2.4 metres to address concerns of privacy felt by residents. Further, appropriate landscape screening and fencing will be provided along the northern lot line to mitigate any potential headlight and privacy impacts to the abutting neighbours.

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

Regards,
UrbanSolutions Planning & Land Development Consultants Inc.


Matt Johnston, MCIP, RPP
Principal


Scott Beedie, BURPI
Planner