



IBI GROUP
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March 4, 2021

Dear Resident:

**NOTICE OF NEIGHBOURHOOD OPEN HOUSE TO PRESENT THE MIXED-USE
DEVELOPMENT AT 1290 SOUTH SERVICE ROAD AND 5 & 23 VINCE MAZZA WAY**

On behalf of Winona Point Joint Venture Inc., we are pleased to present a mixed-use residential and commercial community known as "Winona Point". The proposed community would feature approximately 624 new residential units, of which 266 units will be contained within a 28-storey apartment tower, 304 units will be contained within 12 four-storey stacked townhouse buildings, and 54 units will be contained within 7 three-storey mixed-use buildings. The development would also provide approximately 2,630m² of new commercial space contained within the 7 three-storey mixed-use buildings and one one-storey commercial building. These commercial spaces would focus on small local shops and business that cater to the daily needs of this new development, as well as the broader Winona community.

Formal applications to amend the Urban Hamilton Official Plan ("UHOPA") and to amend the City of Hamilton Zoning By-law No. 05-200 ("ZBLA") to permit this development have been submitted to the City of Hamilton and have recently been circulated for review.

In addition to the recent circulation notice that you may have received from the City of Hamilton, Winona Point Joint Venture Inc. will be holding their own independent Neighbourhood Information Open House to introduce the proposed development and gain valuable feedback from the community.

Given the current Covid-19 related restrictions on maximum gathering sizes this Open House meeting will be held virtually on:

Thursday March 25, 2021

Presentation starts at 6:00 pm with Q & A session to follow until 8:00 pm

Participate On-Line via Zoom: <https://zoom.us/j/91421418617>

Webinar ID: 914 2141 8617

Participate by iPhone one-tap:

Canada: +1 438 809 7799, 91421418617#, or +1 587 328 1099, 91421418617#

Participate by Telephone:

Canada: +1 438 809 7799, or +1 587 328 1099, or +1 647 374 4685, or +1 647 558 0588, or
+1 778 907 2071, or +1 204 272 7920

For further information concerning this development project, please contact
jared.marcus@ibigroup.com.

Yours truly,
IBI Group – Hamilton

Winona Point



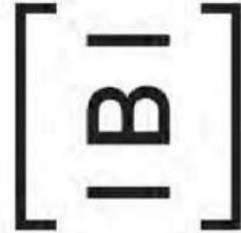
1290 SOUTH SERVICE ROAD

Presentation to Hamilton Design Review Panel

October 2020



Scott Henderson
OALA, CSLA
Landscape Architect



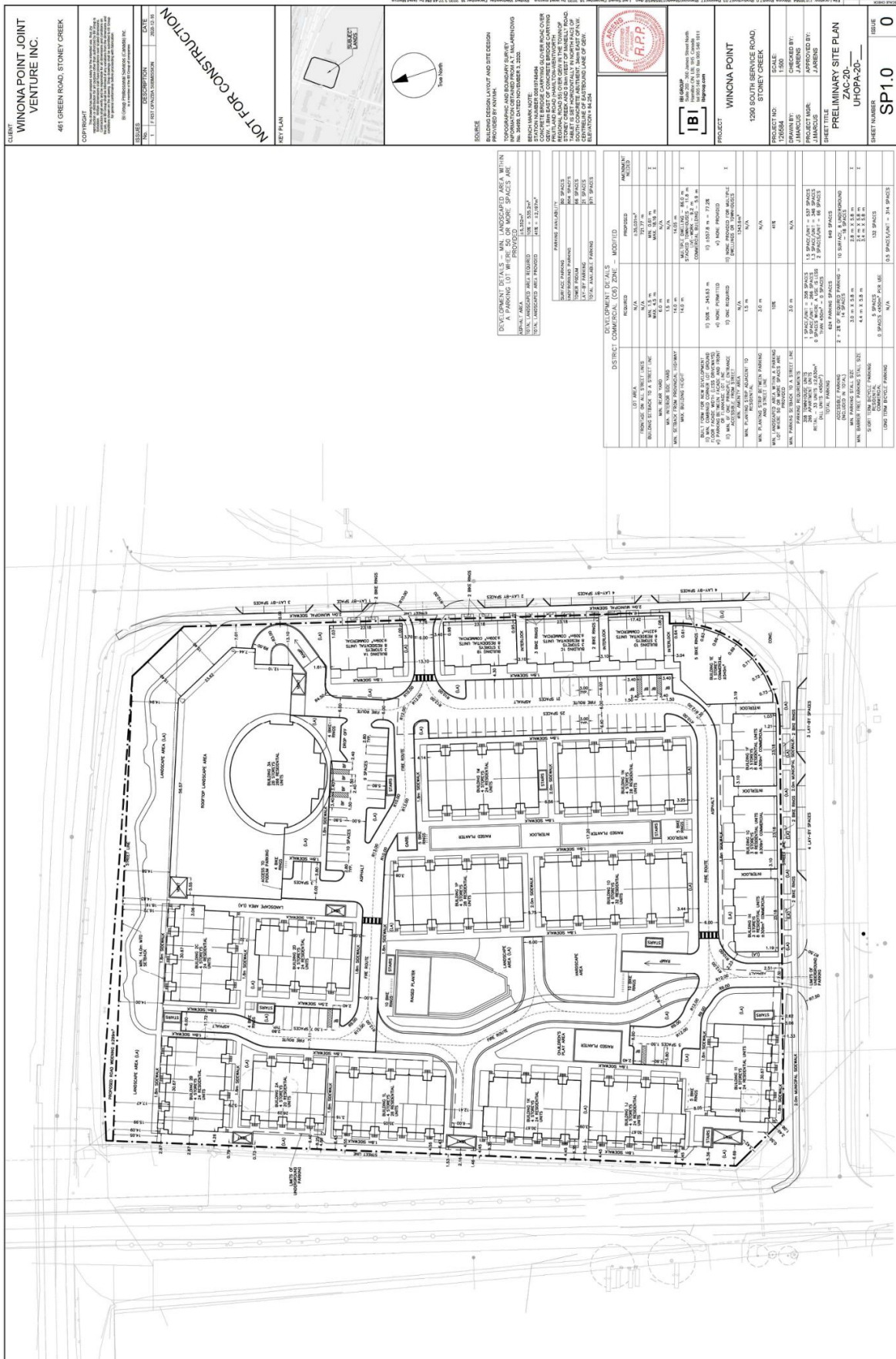
Jared Marcus
Associate Manager,
Planner



Przemysław Myszowski
OAA, MRAlC
Architect



Fernando Puga
Land Development Manager



Instructions for using Zoom Webinar

For ~~maximum sound quality~~, using earbuds or a headset is recommended. Verify the sound on your earbuds/headset by playing a sample video/audio file.

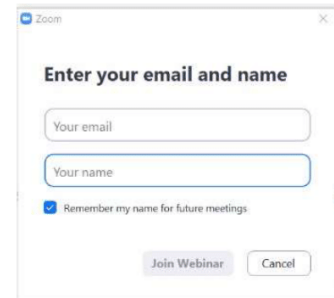
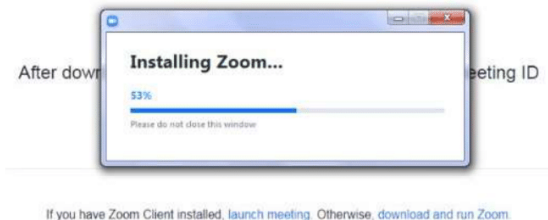
~~At least thirty (30) minutes prior to~~ the meeting start time:

- by computer** - click on the Zoom meeting link or paste it in the address bar of your browser. Download the Zoom application and run it.
- by smartphone/tablet** (download the Zoom app in advance) – open the app, select “Join a Meeting”, and enter the meeting ID. Select if you would like to join with or without video.

~~by telephone – call in –~~ ~~Zoom phone~~ number provided to you and follow the prompts for the meeting ID. To toggle mute/unmute by telephone, press *6. To ‘Raise your Hand’ using your phone, press *9.

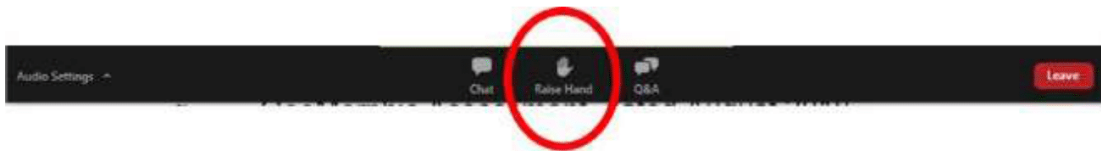
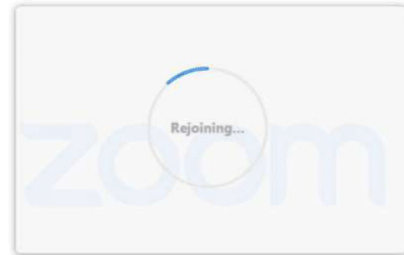
~~If using computer or~~ ~~Zoom phone~~, enter your name, email address or Webinar ID #.

~~Zoom Panelists / Participants to~~ **Attendees** – When you join the meeting, you will be added into the Audience as an ‘Attendee’ which restricts your audio / video capabilities. The diagram below shows the 2 categories (i.e. Panelists & Attendees) that will be used for Pre-Application Community Meetings.



Instructions for using Zoom Webinar – Page 2

~~Raising Your Hand - You are able to~~ virtually ‘Raise Your Hand’ by clicking the ‘Raise Hand’ button at the bottom of the screen (see picture below) which would prompt the host to allow you to become a ‘Participant’. Once the host moves you from an ‘Attendee’ to a ‘Participant’, you will receive a prompt window (similar to the picture to the right) before rejoining the meeting as a ‘Participant’.



~~Becoming an Participant~~ - When it's your turn to participate, you will be moved from an ‘Attendee’ to a ‘Participant’. Once you become a ‘Participant’, you can turn on your audio / video using the buttons in the bottom left of your screen (shown in red below).



You will also have the ability to join with or without video. It is preferred that you join with video, but not required. Note:

- having your video on allows for better communication and interaction between you and the panelists; and
- you have the ability to stop the video at any time.

~~Losing Connection - If you lose~~ connection to the meeting at any time, please reconnect using the Zoom links. Once you are let back into the meeting, you will be added as an ‘Attendee’. If you were in the middle of speaking when you lost connection, the host will move on to the next participant and will try to call upon you again after the next participant. You may also try phoning in if you are experiencing connection issues.

From: [REDACTED]
To: [Jared Marcus](#)
Subject: WINONA POINT DEVELOPMENT
Date: Sunday, March 14, 2021 1:19:30 PM

Thank you for the invite to the zoom meeting on March 25th however I will not be able to attend but did want you to know my initial thoughts on the project.

I believe there is not enough green space in the development as currently outlined. Have you considered two 32 storey apartment towers plus the 7 three-story mixed-use buildings and one 1 story commercial building? There would I believe be much more green space while still allowing for the number of units as originally proposed. As a potential owner of a unit in one of the towers I would be looking at the green space as a huge selling point in moving there. Also, with two towers positioned to have maximum view of the lake there would be many more people attracted to that aspect of the project.

Thanks for allowing for the input.

Regards,

[REDACTED]

From: [REDACTED]
To: [Jared Marcus](#)
Subject: Winona Point
Date: Friday, March 12, 2021 9:58:52 AM

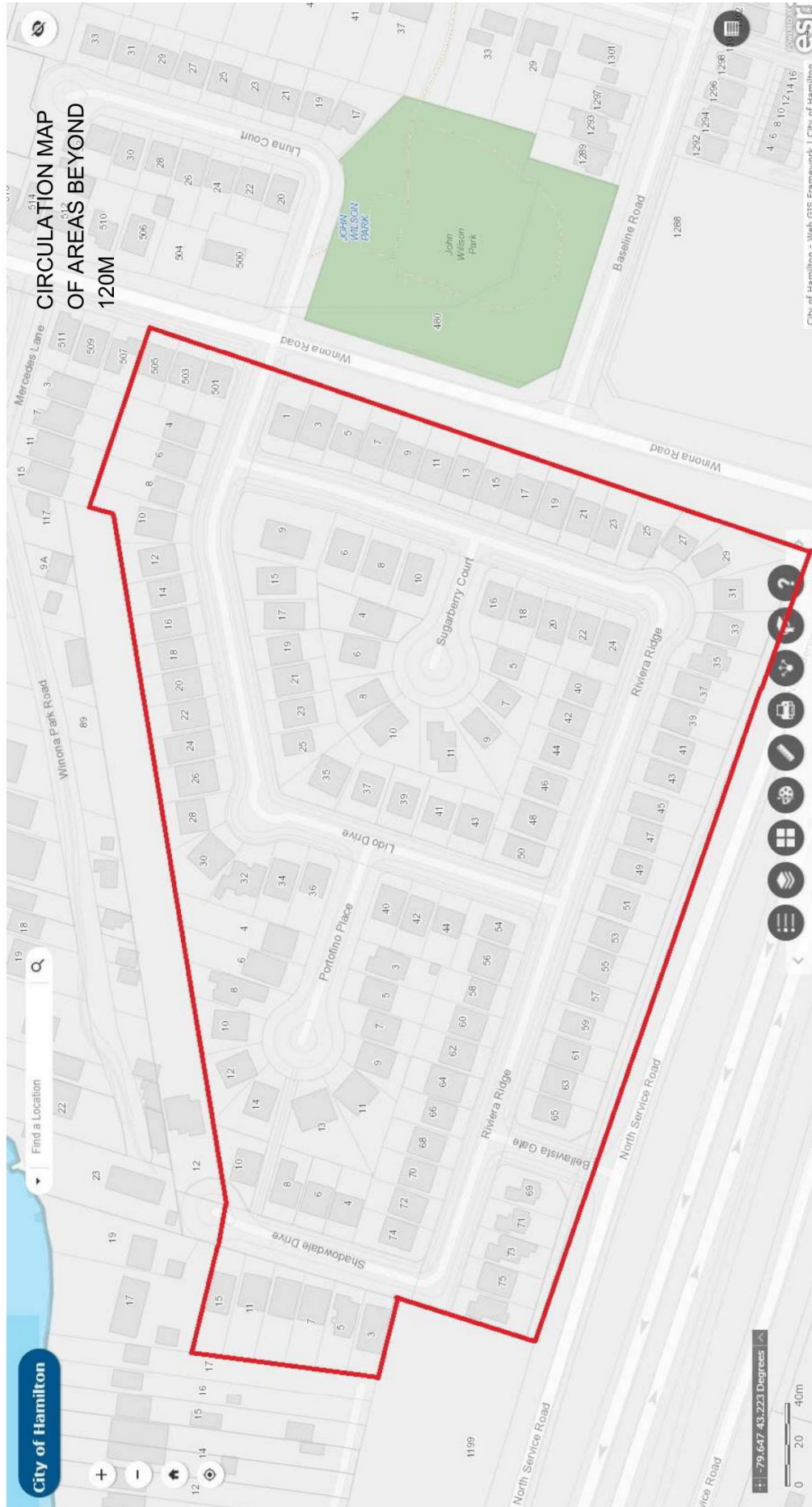
As a resident of Winona north, I appreciate being notified about the proposal to build Winona Point.

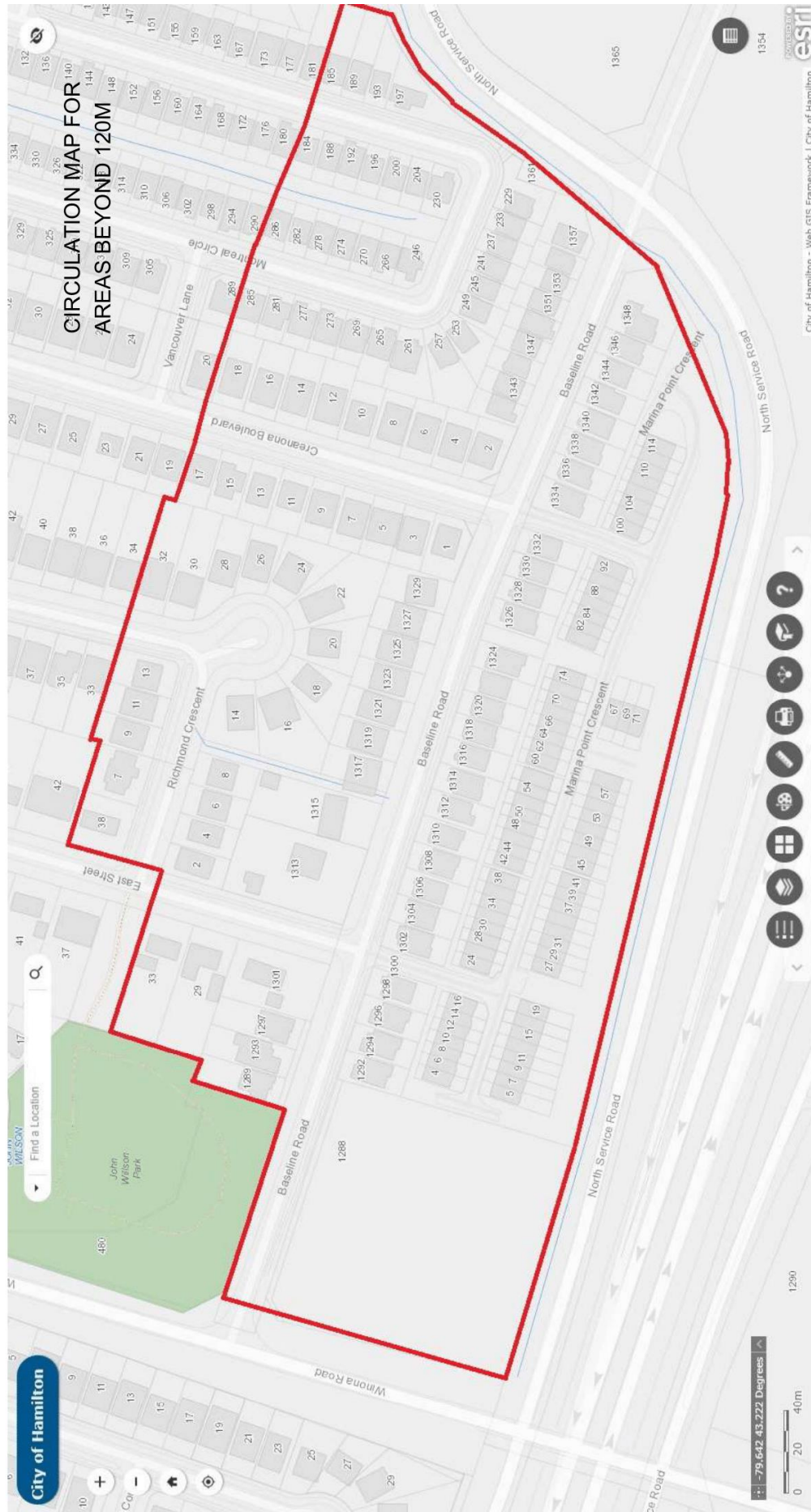
I am against building this development.
This lane should be for stores, not for homes.

If, and how, will I have the opportunity to vote against this development ?

Thank you.

Sent from my iPhone
Thank you
Enjoy your day,
[REDACTED]







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Neighbourhood Open Houses Comments

To/Attention	Notes to File	Date	April 29, 2021
From	Jared Marcus	Project No	126584

Subject Winona Point Neighbourhood Open House
 1290 South Service Road and 5 & 23 Vince Mazza Way
 Zoom Virtual Meeting
 March 25, 2021 @ 6:00pm

Present *See attached sheet

- Circulation Notice
 - Why was circulation not given to residents south of the CN tracks.
 - General question about obtaining more information and being notified about future meetings.
- Traffic Concern
 - General concern about how traffic will be managed.
 - Concern about existing traffic volumes and safety.
 - Concern about existing disjointed pedestrian facilities.
 - Will there be active transportation upgrades on Winona Road?
 - Concern about new traffic utilizing neighbourhoods as cut through.
 - General concern about how and when the TIS was prepared.
 - General concern about road capacity.
 - Has there been any study regarding the need for a grade separation at the train tracks?
- Transit
 - General interest in transit availability in Winona area.
 - Will transit be expanded to the area?
 - General questions about timing of GO Transit services.
- Public Services
 - Will there be school upgrades associated with development?
 - Will there be upgrades to existing infrastructure to support development?
 - Concern about state of existing services.
 - Concern about existing servicing capacity.
 - Concern about lack of amenities/community facilities in neighbourhood.
- Development Concerns
 - Could the tower be split into smaller buildings.
 - Concern about privacy overview from tall building on existing residences.
 - Why was a 28-storey tower chosen.

Winona Point Neighbourhood Open House
1290 South Service Road and 5 & 23 Vince Mazza Way
Zoom Virtual Meeting
March 25, 2021 @ 6:00pm

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- General comments/concern about tall building design.
- Concern that there are not enough amenities/services to sustain density.
- Will there be a noise barrier along the highway frontage?
- Will the apartment building be ownership or rental?
- Will the proposed amenities be private or public?
- General distaste for tall building in this area.
- General questions about project timelines.
- General concern about height.
- Concern that more commercial services aren't needed.
- Concern about lack of parkland.
- Concern about land reclamation(?) and impact to watershed.
- Will there be any affordable housing?
- Question about price.

IBI GROUP PLANNING JUSTIFICATION ADDENDUM REPORT
 WINONA POINT, STONEY CREEK
 Prepared for Winona Point Joint Venture Inc.

6 Public Consultation Strategy and Open House Comments

As previously discussed, a Public Information Open House was held as a ZOOM virtual meeting on March 26, 2021. The following public comments were provided either to the City through email, over the phone or virtually at the meeting. IBI Group provided responses for questions brought up during the virtual meeting, resident comments were categorized by subject then by specific. Comments and the corresponding responses are provided in **Table 6-1** below:

RECEIVED AT THE VIRTUAL PUBLIC MEETING:		
SUBJECT	SPECIFIC CONCERN	IBI GROUP RESPONSE
Circulation for Notice	Why was circulation not given to residents south of the CN tracks?	<p>The circulation followed the requirements under the Planning Act which establishes that notice be given to all properties within 120m from the proposed development. In response to a specific request, the circulation went beyond the statutory requirement to include the residential neighbourhoods to the north. This was primarily done in anticipation of concerns from residents north of the QEW regarding the proposed apartment tower. No similar concerns were expected from residents south of the tracks as those lands are farther removed from the proposed tower.</p> <p>The Public Open House meeting has collected a list of interested parties that will be used for future notices for this development. As a part of the application process, there will be further opportunity for public review and consultation.</p>

IBI GROUP PLANNING JUSTIFICATION ADDENDUM REPORT
WINONA POINT, STONEY CREEK
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Traffic	<ul style="list-style-type: none"> ▪ How will traffic be managed? ▪ Concerns about how and when the TIS was prepared. ▪ Concerns about road capacity. ▪ Concerns about existing traffic volumes and safety. ▪ Concern about new traffic cutting through neighbourhoods. 	<p>As discussed at the Public Open House, the City had approved a term of reference for the TIS that was prepared in support of the development. As required, the TIS used pre-COVID traffic counts and a year over year growth factor to review the traffic impacts of the proposed development.</p> <p>The results of the traffic counts to date show that the majority of travel will head towards the Fifty Road access to the Q.E.W. A revised TIS will be submitted to the City and peer reviewed by the City's consulting engineer. The TIS and any revisions are also circulated to the Ministry of Transportation (MTO) for their comments. The MTO monitors the service levels for the on and off ramps servicing the Q.E.W. therefore any upgrades to these roads as a result of this development will be addressed in the MTO correspondence.</p> <p>A revised TIS has been completed in response to staff comments and included in this submission.</p>
Active Transportation	<ul style="list-style-type: none"> ▪ Concerns about disjointed Pedestrian facilities. ▪ Inquires about active transportation upgrades on Winona Road? ▪ Has an at-grade crossing over the CN track been considered? 	<p>The proposed development provides for an extension of the pedestrian sidewalks that link Winona Road to the commercial centre.</p> <p>It was noted at the meeting that overall upgrades on Winona Road will be a City initiative however, the proposed development of Winona Point will collect a significant amount development charges that the City can allocate towards improvements to the overall area to improved bike lanes, sidewalks and pedestrian connections.</p> <p>There was no requirement to review an at-grade crossing over the CN rail track to the south as a part of this application.</p>
Transit	<ul style="list-style-type: none"> ▪ General interest in transit availability in Winona Area. ▪ Will transit be expanded to the area? 	<p>A parcel of land approximately one acre in size has been identified in Winona Crossings development reserving this site for a future multi-modal transit hub.</p>

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	<ul style="list-style-type: none"> General questions about GO Transit services. 	<p>The province and the federal government have recently announced the approval for funding to bring the LRT to the west of Stoney Creek as the first step towards providing higher order transit to the area.</p> <p>Councillor Pearson who was in attendance at the meeting advised that that City staff are reviewing the transit opportunities for Winona area especially for connections between the north and south sides of the community. She further advised that the intent is that the GO train would connect to the Hamilton Go Station.</p> <p>The Ten Year Local Transit study due for review and City staff has been investigating options for smaller bus service the area as a part of the City's Transit strategy update.</p>
Public Services - Services	<ul style="list-style-type: none"> Will there be upgrades to the existing infrastructure to support the development? Concern about the state of existing services. Concerns about the existing servicing capacity. 	<p>A FSR has been completed which demonstrate that the sanitary, water servicing is adequate including water pressure. City staff will review the report and confirm findings. In most cases development improves existing services through the fees collected as well as through the improvements made to service the proposed development.</p>
Public Services- Schools	<ul style="list-style-type: none"> Will there be school upgrades associated with development? 	<p>The applications have been circulated to the applicable School Boards for their comments.</p>
Public Services- Community Facilities	<ul style="list-style-type: none"> Concern about lack of amenities/community facilities in neighbourhood. Concern that there are not amenities to sustain the density. Will the proposed amenities be private or public? Concern about the lack of parkland. 	<p>Amenities spaces may be open to the public but the decision to do so has not been determined. This is something that will be considered at the condominium application stage.</p> <p>A woonerf plaza and 4 outdoor courtyards have been proposed as outdoor amenity space and to service the development. Roof top patios and balconies have also been proposed to provide units with private outdoor amenity spaces.</p> <p>From the intersection of Vince Mazza Way and Winona Rd to John Wilson Park north of the QEW is only 465m</p>

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WINONA POINT, STONEY CREEK
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		away. The same intersection is only 850 m from Winona Park and 1100m from St Gabriel Catholic Elementary School.
Development Concerns – Built Form	<ul style="list-style-type: none"> ▪ Could the Tower be split into smaller buildings? ▪ Concern about privacy overview from the tall building on existing residents. ▪ Why was a 28-storey tower chosen? ▪ Concern about tall building design. ▪ Will there be a noise barrier along the highway frontage? ▪ Will the apartment building be ownership or rental? ▪ General distaste for a tall building in this area. ▪ General concern about proposed height. ▪ Inquiry if there will be any affordable housing? 	<p>There are no existing sensitive land uses that are in close proximity to the proposed development.</p> <p>However, in response to concerns voiced at the meeting as well as comments received from the City, the proposed tall building has been replaced with 4 storey stacked townhouses in place of the former tower.</p>
Development Concern- Parking	<ul style="list-style-type: none"> ▪ Concern that there is not enough parking 	<p>The proposed development allocates more parking than required to accommodate the development.</p> <p>The City's zoning by-law requires 1 space per residential unit which equates to 454 parking spaces for this development.</p> <p>As shown on the revised site plan 621 parking spaces have been provided which 167 more spaces than is required. In addition, 227 long term and 94 short term bicycle parking spaces have been included to promote active transportation.</p> <p>Of the 621 spaces being provided, 11 are barrier free.</p>
Development Concerns- Proposed uses	<ul style="list-style-type: none"> ▪ General concern that more commercial services are not needed as Costco Plaza already provides 	<p>The current site plan proposes a reduction in commercial space and proposes smaller commercial units than what is found at Winona Crossing.</p>

IBI GROUP PLANNING JUSTIFICATION ADDENDUM REPORT
WINONA POINT, STONEY CREEK
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		The applications propose a change in the retail allocation which is responsive to the marketplace and the changing needs of the retail market.
Built form comments	<ul style="list-style-type: none"> General comments in favor of the smaller units being proposed that lend opportunities for affordable housing General comments related in favor of the proposed pedestrian walking connections General wishes to have surrounding active transportation routes improved Comments in favor of the proposed amenity areas Appreciation for the tower design maintaining views and air patterns for the area 	<p>Winona point provides for units that will increase and diversify the existing housing market currently available in the area creating opportunities for affordable housing options meeting goals of the Growth Plan.</p> <p>Pedestrian walking connections were provided throughout the development and builds on the connections to the neighbouring uses and residential areas. Opportunities for improvements to existing active transportation routes will be City initiatives which could be supported through the development charges that will be generated as a result of the approval of this development.</p> <p>The outdoor amenity spaces have been planned to ensure that future residents will be afforded a high level of recreation services within their community. Public spaces proposed at the commercial interface will provide a pedestrian focused environment that will accommodate the immediate neighbourhood and greater community.</p> <p>Although the members of the public have stated appreciation for the tall building, the building has been removed from the proposal.</p>

Table 6-1: Comments received at the Public Open House categorized by subject.

Comments received via email after Public Open House are provided in **Table 6-2** below:

RESIDENT COMMENTS RECEIVED VIA EMAIL	
CONCERNS	RESPONSE
<p>Correspondence dated March 14, 2021</p> <p>Concern that there is not enough greenspace provided and consideration be made to develop two 32 storey tower, 3 storey mixed-use buildings and a 1 storey commercial building. The increased heights would</p>	<p>The proposed development has removed the tall building from the proposal. Views to the lake have been removed although views to the Niagara Escarpment are maintained which is a focus of the policies contained</p>

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provide for more greenspace and allow maximum views of the lake.	within the FWSP. The revised site plan increases landscaped areas and in addition to the proposed woonerf park, provides shared communal garden spaces and seating areas between proposed buildings.
Correspondence dated March 12, 2021 Resident is against the development as proposed and believes that the land should be used for stores not homes.	The lands have been part of a long leasing program that resulted with no viable commercial tenants that would make the Subject Lands a successful commercial centre.

Table 6-2: Correspondence Received following the Public Open House



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Neighbourhood Open Houses Comments

To/Attention	Notes to File	Date	August 17, 2021
From	Jared Marcus	Project No	126584

Subject Winona Point Second Neighbourhood Open House
1290 South Service Road and 5 & 23 Vince Mazza Way
Zoom Virtual Meeting
June 29, 2021 @ 6:00pm

Present *See attached sheet

- Parking
 - General question about the unit type allocation and concern about the number of parking spaces available, i.e., two-bedroom units will require 2 cars, not 1.
 - Concern about amount of available visitor parking and suggestion that lack of existing transit will exasperate the situation.
- Transportation
 - Question of whether intersection signalization will be at developer's cost or a DC item.
- Schools
 - Concern that local school children won't be bussed and suggestion that there is a lack of safe pedestrian infrastructure.
 - Councillor responded that there were some upgrades happening in association with Barton EA and promenade work in Secondary Plan.