

Summary of Public Comments Received

Comment Received	Staff Response
<p>Concerns about the proposed nine storey building and loss of trees impacting privacy.</p> <p>The resident requested an arborist report for the trees and noted their importance for wildlife.</p>	<p>An angular plane diagram, prepared by Office Architecture and dated September 22, 2023, demonstrates that the proposed development falls under the 45 degree angular plane. To maintain this build to plane, staff have proposed specific building height modifications in the proposed Zoning By-law Amendment attached as Appendix “C” to Report PED24108.</p> <p>The Landscape Concept, prepared by Adesso Design Inc. and dated January 26, 2024, includes cedar hedges, large canopy deciduous trees, and privacy enhancing plantings, along with a 1.8 metre high wood privacy fence.</p> <p>A Tree Management Plan, prepared by Adesso Design Inc. and dated April 2, 2024, was submitted in support of the development. A total of 57 individual trees were inventoried and all of these trees are proposed to be removed. Many of the trees proposed to be removed are undesirable species including 14 Siberian Elm, 17 Manitoba Maple and one Black Locust). It is recognized that there are limited opportunities to retain trees on site. Four trees have been identified as “boundary trees” with lands located at 357 Highway No. 8 per the <i>Ontario Forestry Act</i>. Permission from the owner is required prior to the removal of these trees. As such, the Tree Protection Plan has not yet been approved.</p> <p>Compensation plantings are required at a 1:1 ratio for trees over 10 cm diameter at breast height proposed to be removed.</p>

Comment Received	Staff Response
<p>Concerns about the proposed nine storey building and loss of trees impacting privacy.</p> <p>The resident requested an arborist report for the trees and noted their importance for wildlife. (Continued)</p>	<p>A Holding Provision is recommended to ensure that an updated Tree Protection Plan is submitted and permission from the adjacent landowner to remove the boundary trees is received.</p> <p>A revised Tree Management Plan and Landscape Plan will be reviewed at the Site Plan Control stage.</p>
<p>Access to copies of consultant studies and reports.</p>	<p>Notice of Complete Applications was sent to property owners within 120 metres of the subject property on May 1, 2024, advising that the applications, including supporting information, are available by Planning staff. Access to the materials was provided to the resident on May 16, 2024.</p>
<p>The proposed development will have a negative impact on property values.</p>	<p>The City is not aware of any empirical evidence to support this comment.</p>
<p>Concerns about increased traffic and parking.</p>	<p>A Transportation Impact Study, prepared by Paradigm Transportation Solutions Limited C.F. Crozier & Associates Inc., dated February 2024, has been submitted in support of this application. Revisions to the study are required before the findings can be accepted by Transportation Planning staff.</p> <p>A Holding Provision is recommended to ensure that an updated Transportation Impact Study is submitted. The recommended Zoning By-law Amendment includes a Holding Provision to address these items (see Appendix “C” attached to Report PED24108).</p>

From: [Heinbecker, Erik](#)
To: [Mehta, Dhruv](#)
Subject: FW: Comments for 365 hwy 8, Stoney Creek zoning amendment
Date: Wednesday, May 15, 2024 8:05:18 AM
Attachments: [Tree Pics Hwy 8.pdf](#)

From: Paulo [REDACTED]
Sent: Tuesday, May 14, 2024 9:39 PM
To: Heinbecker, Erik <Erik.Heinbecker@hamilton.ca>
Cc: Beattie, Jeff <Jeff.Beattie@hamilton.ca>
Subject: Comments for 365 hwy 8, Stoney Creek zoning amendment

External Email: Use caution with links and attachments

Hi Dhruv,

This email is to provide comments from concerned resident neighbours for the zoning by-law amendment for 365 Highway 8, Stoney Creek, that must be submitted by May 15, 2024. I live directly behind the proposed zone a [REDACTED].

Talking with the neighbours, there are several concerns with this development.

- The decrease in property values with having 9 stories of units looking directly into our home and backyard is a major concern, as there will be no privacy for the surrounding neighbours. I understand the current zone allows 6 stories, at 6 stories the current trees that are surrounding property at 365 Highway 8 would help to mitigate some of the privacy concerns.
- In addition to the current trees that surround this property, we would like to request for an arborist report for these large 50+ foot trees on the property line, as the consulting team said they would cut these trees down. The consultants made this statement at the community open house at Orchard Park Secondary School in November last year, which I attended along with the neighbours. The cutting down of the trees is concerning as these trees are old, and this is not only an ecosystem for a variety of birds and other wildlife, but this will also act as somewhat of a privacy fence for the neighbours behind blocking partial of the potential condo as well as act as a noise barrier. I have attached some pictures for your reference.
- Also, at the November meeting, I asked the consultants for copies of all the studies that they said they still needed to complete: traffic, noise pollution, smog pollution, and overall impact to the surrounding area. Are these studies available now as I have still not seen them to date.
- Another issue is the increase in traffic and parking on the streets. Traffic has consistently become worse year after year, adding another 189 units will just add to the current traffic issue. Parking is also

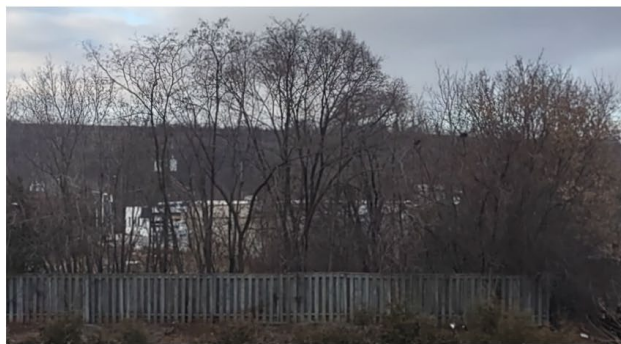
a continuing concern in this neighbourhood as a lot of cars park on the side streets when the Shoppers Drug Mart plaza is full, adding more units will just amplify the issue. Also, this is a major safety concern for the children that live on Federal, Worsley, and surrounding side streets.

I have also shared these concerns with Jeff Beattie, who is also working on helping us voice them. Which I

have also cc'd on this note.

Will these comments be shared at the upcoming meeting? And will we get a report back on actions / next steps?

Thank you,
Paulo





Project No. 22376

March 27, 2024

Tim Vrooman
Area Planning Manager, Development Planning – Suburban Team
City of Hamilton
71 Main Street West, 5th Floor
Hamilton, Ontario L8P 4Y5

Dear Tim,

**Re: Summary of Public Consultation
365 Highway 8, Stoney Creek**

As you are aware, we are the planning consultants to for 2752037 Ontario Inc. (the “Owner”) of the above noted property (the “Subject Site” or “Site”) in regard to an Official Plan Amendment and rezoning applications (the “Applications”). The purpose of this letter is to summarize the public consultation that has occurred, to date, conducted by Bousfields Inc., (“Bousfields”) with information on the Application. This summary record has been prepared in accordance with the City of Hamilton’s “Public Consultation Strategy Guidelines” (last updated October 2022).

Distribution of Meeting Notice

On November 16, 2023, copies of the notice (**Attachment 1**) prepared by Bousfields pertaining to an in-person community meeting for the Application were delivered by Bousfields and the Owner to each property/residential unit within a 240-metre radius of the subject property (circulation map, prepared by Bousfields, included as **Attachment 2**).

A notice was also digitally sent on November 17, 2023 to Jeff Beattie, Ward Councillor to Ward 10, City of Hamilton, by the Owner.

Details of Public Meeting

The in-person meeting was held at Orchard Park Secondary School on Thursday, November 30, 2023, from 6:30 PM to 8:30 PM. The meeting was attended by representatives of Bousfields Inc., 2752037 Ontario Inc., Office Architecture, Jeff Beattie (Ward 10 Councilor) and approximately fifteen (15) members of the public. The presentation was hosted and facilitated by Bousfields Inc. (David Falletta, Partner) and Office Architecture (Deni Papetti).



A series of information boards were set up for the first portion of the meeting (6:30 PM – 7:00 PM) to provide meeting attendees an opportunity to familiarize themselves with the project (information boards attached as **Attachment 3**). These boards included renderings of the proposed development, including a ground floor plan and landscape concept, project statistics, policy context and a summary of the application process timeline. The consultant team was present to answer any immediate questions from the attendees regarding the materials on the information boards.

The consultant team provided a brief presentation from 7:00 PM to 7:30 PM, including a slide deck with project visuals and plans, which provided a review of the surrounding neighbourhood, an overview of the proposal and main project statistics, a review of the architectural plans, and a summary of the application process (presentation attached as **Attachment 4**).

A question and answer session occurred following the presentation.

Summary of Public Comments, Questions and Responses During Q&A Session

- **Overview and Privacy:** Multiple questions were asked regarding the potential overlook of the rear of the proposed building on adjacent residential areas to the north.
 - **Response provided during the meeting:** Bousfields noted that the distance between the northwest corner of the proposed building and the adjacent residential area to the north is approximately 20 metres apart (closest portion). An angular plane was also analyzed for the rear portion of the building relative to the adjacent low-rise residential dwellings to ensure the angular plane fell within the boundary of the subject site. Additionally, a landscape buffer with trees and other vegetation as well as a visual barrier are proposed around the rear of the subject site and are anticipated to maintain privacy and minimize potential overlook issues. The rear portion of the building is still conceptual and will be finalized at the Site Plan stage.

- **Landscaping & Existing Trees:** A question was asked regarding whether the trees at the rear of the Site would be retained.
 - **Response provided during the meeting:** Bousfields explained that most of the trees would likely need to be removed due to their inability to be incorporated into the plan. It was noted that a Tree Preservation Plan would be submitted as part of the application and would assist in ensuring that trees that can be retained would not be disturbed as part of the development.



- **Property Values:** A question was asked about whether there will be a potential decrease in surrounding property values due to the development.
 - **Response provided during the meeting:** Bousfields explained that there is no correlation between developments like this and reduced property values for surrounding lands.

- **Construction Noise, Vibration and Traffic:** A question was asked as to whether there will be any studies or reports prepared concerning noise, vibration and traffic during building construction.
 - **Response provided during the meeting:** Bousfields explained that as part of the development, a Construction Management Plan will be required and will need to be approved by the City. Bousfields further explained that this plan would provide construction details concerning items such as hours of construction operations, dust, vibration, etc. It was also noted that these plans are public and can be requested from the City.

- **Building Height:** A question was asked regarding why the building height was nine (9) storeys. Another attendee asked why the building could not be three or four storeys.
 - **Response provided during the meeting:** Bousfields explained that as part of the initial design of the building we looked at how to optimize density on the Site. It was determined that the site can comfortably accommodate a nine storey building and with appropriate setbacks and it could fit within the neighbourhood context. It was also noted that nine storeys is considered appropriate as the Site is along a *Secondary Corridor* where mid-rise buildings are directed with heights of up to twelve (12) storeys. Bousfields also explained that the City’s intent is to intensify corridors, like Highway 8, to support transit viability, provide a greater range of housing options in the neighbourhood, and support the existing commercial amenities in the area.

- **Traffic:** A question was asked regarding how much traffic would be generated from the development.
 - **Response provided during the meeting:** Bousfields explained that as part of the planning applications to be submitted to the City, a Traffic Impact Study would be provided and would identify how many vehicles are anticipated for the development as well as how many trips are expected. The Traffic Impact Study will be used to ensure there is sufficient capacity to accommodate the additional vehicles trips generated from the development.



- **Parking:** A question was asked regarding what would happen if a unit required two parking spaces when the plans generally assume only one space per unit. Another meeting attendee stated that vehicles that utilize the existing commercial use park on adjacent and surrounding side streets.
 - **Response provided during the meeting:** Bousfields explained that the current proposal achieves the parking requirements as set out in the City’s Zoning By-law. It was noted that if any relief is requested from the Zoning By-law a Parking Study would need to be prepared to analyze parking utilization rates. It was further noted that some of the smaller units within the building might not require a parking space, allowing another resident to utilize the surplus space.

- **Taxes:** A question was asked regarding whether the development will result in increased taxes due to wear and tear on the road, additional services required, etc.
 - **Response provided during the meeting:** Bousfields explained that as part of the planning applications for the development, a Functional Servicing Report would be prepared to identify the existing and required servicing capacity for the development. It was further noted that development, and infill projects, such as the one proposed, will generate additional tax revenue for the City by utilizing existing infrastructure and increase the tax base. Bousfields also noted that the proposed development would not impact the property taxes of surrounding lands.

- **Unit Costs/Affordable Housing:** A question was asked regarding the price of the units and if any units will be affordable?
 - **Response provided during the meeting:** Bousfields explained that it was still too early in the process to determine what the unit prices will be and further identifies that construction will likely require 3-4 years. Bousfields further explained that the current proposal is not required to include affordable housing units per the City’s policies and by-laws, however, the development does provide for a mix of housing types that are generally more attainable than the existing housing stock in the area.

- **Unit Sizes:** A question was asked regarding the size of the units.
 - **Response provided during the meeting:** Office Architecture and Bousfields identified that the unit sizes were as follows:
 - 1 bedroom – 600-700 sq. ft.
 - 2 bedroom – 800 sq. ft.
 - 3+ bedroom – 1200 sq. ft.

- **Construction Date:** A question was asked regarding when construction is anticipated to begin.



- **Response provided during the meeting:** Bousfields identified that we are in the first stage of the redevelopment of the site and that a rezoning and official plan amendment are required. Once the application is filed, the municipality has 120 days to make a decision on the application. Once the decision is made, there is an opportunity for appeal. Then, there is a Site Plan Application process which takes approximately one year. Given the timeline above, the earliest anticipated construction date would be late 2025.
- **Commercial/Loading Spaces:** A question was asked regarding the purpose of the commercial/loading space areas.
 - **Response provided during the meeting:** Bousfields explained that the loading areas are for commercial and residential uses, such as waste collection, moving, deliveries, etc. It was further explained that all these components occur within the building itself and that no waste storage or deliveries will occur towards the rear area used for parking. It was also mentioned that the only noise to be expected regarding the commercial/loading spaces would be the occasion ‘beeping’ from trucks or vehicles reversing from the spaces.
- **Rear Parking/Safety Barrier:** A question was asked regarding whether a safety barrier would be installed at the rear of the property adjacent to the parking area.
 - **Response provided during the meeting:** Bousfields explained that the rear portion of the site where the surface parking is located would include a landscape buffer and privacy screen. Additional infrastructure, such as a safety barrier/guard rail would be determined at the Site Plan Application stage.

Response to Comments

After the Community Meeting, the proposed concept was reviewed to ensure that the concerns of nearby residents were considered. When considering the main concerns heard from residents, it can be determined that parking and overlook were the main concerns. No modifications have been made to the proposal, but additional details will be incorporated into the site plan submission. It should be noted that the application proposes a surplus of parking. Regarding potential overlook, the proposed building maintains a 17.13-metre setback from the northwest corner of the proposed building to the closest rear lot line of the adjacent residential dwellings. A 45-degree angular plane has also been tested for the rear portion of the proposed dwellings and adequate separation distance is provided to accommodate the angular plane within the site boundary to mitigate any impacts on neighbouring properties. Additionally, a comprehensive landscape plan will be included at the Site Plan stage to further mitigate these concerns and introduce a vegetative buffer between the site and adjacent properties.



Conclusions

Bousfields identified in the meeting that we can continue to be contacted with questions and comments on the proposed development using the email address provided on the public consultation notice (lmurphy@bousfields.ca). Comments and questions received during the public consultation meeting and via email will be considered before submission of the Zoning By-law and Official Plan Amendment applications. Should you require any additional information or clarification, please do not hesitate to contact the undersigned.

Yours very truly,
Bousfields Inc.

A handwritten signature in black ink, appearing to be "D. Falletta", written over a faint circular stamp or watermark.

David Falletta, MCIP, RPP
Partner

cc. Davide DiDonato, 2752037 Ontario Inc.