

**Summary of Public Comments Received**

<b>Comment Received</b>	<b>Staff Response</b>
<p>Concerns regarding water damage due to water runoff, drainage issues (flooding), regarding the property elevation differential from the subject lands and the properties at the rear of the subject lands.</p>	<p>A Functional Servicing and Stormwater Management Report, Site Servicing Plan, Preliminary Site Grading Plan and Site Plan drawing was reviewed by the Development Engineering Section. The Development Engineering Section is satisfied with the proposed storm water quantity control and a detailed review of the future retaining wall design, erosion, and sediment control plan, grading plan and servicing plans would be conducted at the Site Plan Control Stage.</p>
<p>Concerns about increased traffic, safety and lack of parking negatively impacting street parking.</p>	<p>A Transportation Impact Study and a Site Distance review was submitted. Transportation Planning reviewed the documents and are satisfied with the findings. The Transportation Impact Study concludes that the total traffic conditions will operate at acceptable levels. The Site Distance review study stated that the required stopping sight distance for traffic approaching the proposed driveway and traffic exiting the proposed driveway is acceptable. As well, the applicants are not requesting a reduction in the minimum parking requirements and will meet the minimum’s identified in Zoning By-law No. 05-200.</p>
<p>Concerns about increased noise.</p>	<p>The City of Hamilton’s Noise Control By-law No. 11-285 is applicable.</p>
<p>Concerns about lack of privacy.</p>	<p>Staff have reviewed the proposal and are satisfied that appropriate mitigation measures regarding privacy have been incorporated. The details will be reviewed as part of the Site Plan Control application.</p>
<p>Concerns about loss of mature trees and high winds due to tree removal.</p>	<p>Natural Heritage Staff reviewed the Tree Protection Plan, prepared by Planning, Urban Design and Landscape Architecture revised August 31, 2022. A further detailed review will be completed as part of a future Site Plan Control application. In addition, compensation will be required for any trees that are removed from the property as a result of the proposed development.</p>
<p>Concern about decreased property values.</p>	<p>Staff are not aware of any empirical evidence to suggest property values will decrease.</p>

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Concerns about losing the character of the neighbourhood and setting a precedent for future developments.	An Urban Design Brief was submitted. Staff reviewed the Urban Design Brief and are satisfied that the proposed development is compatible with the character of the surrounding area.
Concerns about garbage ending up on streets.	The City of Hamilton’s Property Standards By-law No. 23-162 and Yard Maintenance By-law No. 10-118 are applicable.
Concerns about dust and noise from construction.	Through the Site Plan Control application, a Construction Management Plan will be requested as a condition of approval.
Concerns about snow removal due to increased street parking.	The parking for the proposed development will be accommodated on-site.
Concerns about damage to yard/gardens due to change in sunlight patterns.  Concerns about lack of light.	The proposal is for two storey townhouses at the rear and three storey townhouses along Dundas Street East. The requested increase in height still maintains a maximum three storey height which is permitted in the low density residential zones. As a result, there is no significant change in height. A Sun/Shadow study is generally required at six or more stories and may be requested on a case by case basis. For the reasons noted above, Staff did not request a Sun / Shadow Study.
Concerns about garbage collection.	The Waste Management Division was circulated as part of the Zoning By-law Amendment application and indicated the proposed development would be eligible for municipal waste collection and would be further addressed at the detailed design as part of the future Site Plan Control application.
Concerns about reduced front yards of proposal creating safety concerns for driveways adjacent to the proposed development.	A Transportation Impact Study and a Site Distance review was submitted. Transportation Planning reviewed the submitted documents, including the Site Plan drawing and are satisfied with the findings that there are adequate separation distances and spacing proposed.

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<p>Concerns about proposed retaining wall altering look of yards below.</p>	<p>The proposed retaining wall along the rear of the property (specifically on the north-east corner) is required in order to address the development engineering requirements for the development. Details regarding the design of the retaining wall and possible screening options will be addressed as part of a future site plan control application.</p>
<p>Concerns about increased density and over-intensification of development.</p>	<p>The Official Plan encourages intensification within the built up area. The proposal is an appropriate form of intensification along an arterial road on the periphery of a neighbourhood.</p>