

Open House Summary for the Proposed Residential Development at 173 and 177 Dundas Street East, Flamborough (Ward 15)



September 17, 2024

Overview:

An applicant lead Open House was hosted on September 5, 2024 for the neighbourhood to discuss the Official Plan Amendment (UHOPA-18-020) and Zoning By-law Amendment (ZAC-18-045) applications for 173 and 177 Dundas Street East. Development Planning, Transportation and Development Engineering Staff attended the meeting. Councillor McMeekin, Councillor Tadeson and Councillor Hwang were in attendance. The consultant team at the meeting included the planner, the transportation expert and the engineering expert.

The consultants advised that approximately 47 neighbours were in attendance at the meeting, based on the sign-in sheets.

Background:

The following is a summary of the steps leading up to the open house meeting:

- Official Plan Amendment (UHOPA-18-020) and Zoning By-law Amendment (ZAC-18-045) application went to Planning Committee on August 13, 2024;
- Written and oral delegations were received from neighbours highlighting concerns with the proposal; and,
- Planning Committee recommended closing the Public Meeting and deferring a decision to allow for an Open House to occur between the neighbourhood and the applicant.

Structure of the Neighbourhood Meeting:

- 7:00 - 7:30 pm: Open House with Presentation Boards surrounding the room;
- 7:30 - 9:00 pm: Presentation by the Applicant followed by a question and answer period. The presentation by the Applicant was approximately 20 minutes;
- At the end of the meeting, Councillor McMeekin addressed the neighbours in attendance with a summary of his comments; and,
- City Staff attended the meeting to respond to any process questions from the public.

Summary of the Questions and Comments that were received at the Open House Meeting:

Privacy, Shadowing and Compatibility

- Concern with privacy along the rear yards due to the difference in grade which will make the building taller than the two and three storey heights proposed;
- Concern with the shadow impacts as a result of the difference in grades on rear yards and the neighbours landscaping;
- Concern with the appearance of a retaining wall and fence for the adjacent neighbours' rear yard;

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- Concern with how the garbage collection will be provided on the subject site as a result of the design of the proposal. The proposed garbage pad location may create a negative impact to the surrounding neighbours; and,
- Currently there is a space between the retaining wall and the adjacent neighbours. Concerns regarding how the area will be maintained and how will anyone gain access to that area.

Grading and Stormwater Impacts

- Concern with fill being added to the property and if the retaining wall will be constructed for longevity;
- Concern on who would be accepting the liability if the retaining wall starts to fail and requires repairs;
- Concern with the impact that the development would have on a stream that currently runs along the rear yard;
- Comments related to groundwater impacts as a result of increasing the impervious surface on the subject lands; and,

Comments related to Transportation and Parking

- Concern with the fact that the Transportation Study was completed six years ago and how the data was collected for the report;
- Neighbours requested that there be an updated traffic study, left turn lane and red light camera. Concerns regarding pedestrians' safety were noted;
- Sight line concerns as a result of the construction of the proposed driveway. Can the driveway location be relocated to the opposite side of the site to be further from the intersection;
- Concern with the amount of parking spaces proposed for the development and overspill of parking within the neighbourhood;
- Concern with the number of trips that will be coming out of the site as a result of limited public transit options.
- Concern that increased street parking will create issues for fire trucks and snow clearance; and,
- As neighbours, would they be able to complete their own Transportation Impact Assessment.

Comments related to the supporting studies and planning process

- Concern with the process for the Archeological Study, they referenced how in other areas of Waterdown projects have been delayed to complete further investigation;
- Concern the information and comments that were provided by the neighbours was not read by the Councillor's on Planning Committee;
- Concern with the trees being affected on the subject lands which were identified in the Tree Protection Plan;
- Why was the application recommended for approval if there are still outstanding issues which includes items such as tree impacts, the design of the retaining wall, the age of the transportation impact study;

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- Concern with the amount of Notice provided regarding the date of the Planning Committee Meeting; and,
- The neighbours had comments related to current and past City-initiated projects. Policy and Zoning staff were in attendance at the Waterdown Farmers' Market on August 24, 2024, to provide information about City projects. Further information would be required from the individuals at the meeting to confirm if it was related to a specific project.

Comments related to with the Construction Impacts

- Concern with the impacts of construction relating to blasting, mud, etc. Will the neighbours be notified and what time period can there be construction activity; and,
- Does the Applicant know when construction would begin if they received approval for the proposal.

Additional Requests Identified by the Immediate Neighbours:

- An additional meeting for the immediate neighbours be held with the Applicant;
- Modify the proposed grading on the subject lands;
- Reduce the number of units proposed;
- Remove the driveway to the western edge of the property; and,
- Protection of more trees on the subject site.

Staff Contact:

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