

SUMMARY OF PUBLIC COMMENTS RECEIVED

Comment Received	Staff Response
<p>The proposed development will disrupt air drainage patterns negatively impacting fruit growing.</p>	<p>The lands south of Highway No. 8 are designated “Specialty Crop” in the Rural Hamilton Official Plan. The proposed development cannot be supported as the proposed road network and development patterns, including maximum building heights, deviates from the Fruitland-Winona Secondary Plan and the Block 3 Servicing Strategy and it has not been demonstrated that air drainage has not been negatively impacted. An Air Drainage Analysis, prepared by WSP and dated April 12, 2024, was submitted with the applications. The scope of the analysis is limited to Condo Block A as shown on the concept plan. The study found that modifications to the street layout and building height have the potential to alter existing air drainage patterns. As such, the Air Drainage Analysis has not been approved.</p>
<p>Additional development will negatively impact farming operations in the area.</p>	<p>The subject lands are currently designated “Low Density Residential 2”, “Low Density Residential 3”, and “Medium Density Residential 2”. Therefore, residential uses are already permitted on the subject lands. However, the proposed development seeks to increase the maximum height and density. Staff do not support the proposed applications as outlined in Report PED24206.</p>

COPY OF PUBLIC COMMENTS RECEIVED

Comments re: Proposed Subdivision 286 Lewis Rd.

From: John Soltres – Sun Valley Farms

Concerned that the proposed development will adversely affect the unique characteristics of the Agricultural Tender Fruit Lands South of this development.

Tender fruit such as Cherries, Peaches, Plums can be grown on these agricultural lands because of airflow. In the winter, air flows down the escarpment out on to the lake and is warmed up by the lake water and circles back on to the land and prevents the farmland temperatures from getting extremely cold to protect the sensitive fruiting buds on the trees. In the summer the opposite happens as the lake cools the warm air from the land. By building 3 and 4 story walls of townhomes this air flow will be disrupted and it will no longer be possible to grow tender fruit on these farm lands.

Also concerned regarding the density of this development. Having 300 homes this close to working farms will lead to more complaints regarding farming operations. This includes working very early or very late with mechanical equipment. Spraying of pesticides. Burning diseased or dead brush.

I am available to meet or speak at a meeting regarding this matter in more detail.

Sincerely,

A handwritten signature in black ink, appearing to read "John Soltres", with a long horizontal flourish extending to the right.

John Soltres

Sun Valley Farms

PUBLIC CONSULTATION SUMMARY



Partners:

Glen Broll, MCIP, RPP
Colin Chung, MCIP, RPP
Jim Levac, MCIP, RPP
Jason Afonso, MCIP, RPP
Karen Bennett, MCIP, RPP

In Memoriam, Founding Partner:
Glen Schnarr

June 18, 2024

GSAI File: 656-022

City of Hamilton
Planning and Economic Development
71 Main Street West
Hamilton, ON
L8P 4Y5

Attention: Tim Vrooman, MCIP, RPP
Area Planning Manager, Development Planning (East)

**RE: Public Consultation Summary
286 Lewis Road, Hamilton
City File: FC 23-112**

Glen Schnarr & Associates Inc. ('GSAI') is the planning consultant for Lewis 286 Development Inc. (c/o Branthaven Development and Losani Homes), the registered owner of the lands municipally known as 286 Lewis Road (the 'Subject Property'), in the City of Hamilton. A Community Information Meeting was held in support of the pending development application (FC-23-112) for the Subject Property on March 8, 2024. A summary and record of the meeting is provided below, and further detailed in the attached files.

Summary of Community Information Meeting Notification

An in-person Community Information Meeting was held on March 8, 2024, at Winona Elementary School (301 Lewis Road). Area residents within 300 metres of the Subject Property were informed of the community meeting via registered mail and in accordance with the City's neighbourhood meeting guidelines. The notices were sent on February 16, 2024. A copy of the Community Information Meeting notice is included as Attachment 1 to this letter.

A total of 208 addresses were registered within the 300 metre radius of the Subject Property and each was issued a notification via mail. 22 notifications were returned by Canada Post as Moved/Unknown or No Such Address (vacant land). These returned notifications are included as Attachment 2 to this letter.

No additional neighbourhood stakeholders were identified in the Formal Consultation document or notified. City staff were notified via email and were in attendance, including Tim Vrooman (Area Planning Manager, Development Planning (East)), and Mark Michniak (Planner). Ward 10 Councillor (Councillor Jeff Beattie) was notified via email and was in attendance.



Summary of Community Information Meeting Presentation

The Community Information Meeting was held from approximately 6:30pm – 8:00pm. Approximately 32 members of the public were in attendance. As noted, City staff and Councillor Beattie were in attendance. Also in attendance were representatives of the owner/applicant, as well as members of the project team, including GSAI (Planning), GHD (Transportation), and Urbantech (Civil Engineering).

A sign-in sheet was available, and six contacts were provided. A copy of the final sign-in sheet is included as Attachment 3 to this letter. A comment sheet for physical responses was available and two written responses were received. Contact information was provided for further questions, and GSAI received two additional written responses by email. The four total written responses received are included as Attachment 4 to this letter.

The structure of the meeting included an approximately ten minute presentation from GSAI on the development proposal, followed by a question and answer session. A copy of the presentation material is included as Attachment 5 to this letter. A number of questions and comments were received from the public during the meeting. These comments are summarized and responded to by the project team in the Community Information Meeting Resident Feedback Matrix, included as Attachment 6 to this letter.

As noted, the following items are enclosed:

1. Notice of Community Meeting
2. Returned Notification Mailouts
3. Community Information Meeting Sign-in Sheet
4. Community Information Meeting Written Responses
5. Community Information Meeting Presentation
6. Community Information Meeting Resident Feedback Matrix

We trust that the enclosed material is sufficient to assist your review of this application. Please contact the undersigned at zechariahb@gsai.ca if you have any questions or require any additional information.

Respectfully Submitted,

GLEN SCHNARR & ASSOCIATES INC.

Zechariah Bouchard
Planner



Community Information Meeting Resident Feedback Matrix

286 Lewis Road

City File: FC-23-112

Date prepared: May 29, 2024

Partners:
Glen Broll, MCI, RPP
Colin Chung, MCI, RPP
Jim Levac, MCI, RPP
Jason Alonso, MCI, RPP
Karen Bennett, MCI, RPP

In Memoriam, Founding Partner:
Glen Schnarr

Regarding the community information meeting (in-person) led by the applicant (Lewis 286 Development Inc.) and planning consultant (Glen Schnarr & Associates Inc.) on March 8, 2024, at Winona Elementary School (301 Lewis Road). Approximately 32 residents were in attendance, as well as City staff and members of the project team.

Resident Comments/Questions	Applicant Response
<p>Planning Process</p> <p>What is the submission and construction timeline? (multiple)</p>	<p>Following the community information meeting, the applicant will prepare application materials and submit to the City of Hamilton. The application materials will be reviewed by the City and external agencies and comments will be provided to the applicant. Through the formal application review process, the City will prepare and bring forward a Recommendation Report to the City's Planning Committee. This process is anticipated to take anywhere between 6 – 12 months.</p> <p>It is premature to advise on a construction timeline. The first step in the process is to advance the Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision application. Following this process, the applicant will then need to advance</p>



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	<p>detailed engineering design for the future roads and stormwater management pond. This detailed process is anticipated to be anywhere between 6 – 12 months.</p> <p>There are then further development approvals, including building permits, which are also needed before on-site construction of buildings can commence. Site Plan approval will also be required for the proposed condominium blocks.</p>
<p>Will there be another meeting with the public?</p>	<p>A statutory public meeting will be scheduled and hosted by the City once a 'complete' application is accepted. Further project updates can be requested from City planning staff or from the applicant.</p>
<p>Is the School Board involved in this process?</p>	<p>The Hamilton Wentworth District School Board and Hamilton-Wentworth Catholic District School Board are involved in the application process. The formal application will be circulated to both school boards for their review and comment.</p>
<p>What policy amendments are requested in this application?</p>	<p>Amendments to the Fruitland-Winona Secondary Plan are required to address modifications to the extent of the land use designations and an increase in residential density. These amendments are intended to allow for a more efficient land use and are outlined in greater detail through the application package.</p> <p>Amendments to the Stoney Creek Zoning By-law 3692-92 are also proposed to support residential development, whereas the lands are currently zoned Agricultural. Additional site-specific amendments are proposed to accommodate the built form.</p>
<p>Agriculture</p>	
<p>There are active farms in the area – how are wind patterns and air drainage impacted? (multiple)</p>	<p>An Air Drainage Analysis has been prepared for this application (WSP, April 2024). The Analysis determined that the prevailing winds are westerly and southwesterly, and the natural air flow descends from the Niagara Escarpment towards Lake Ontario. The</p>



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	<p>Analysis concluded that the built form and road/pathway orientation of Condo Block A is not expected to impact that natural movement of air which facilitates crop growth and protection. The proposed pedestrian pathways at the south of Condo Block A, which break up the massing of the townhouse built form, will allow adequate air flow and avoid cold pockets or air stagnation. Additionally, the built form and the road network internal to Condo Block A further facilitates air movement towards Lake Ontario.</p>
<p>There can be an increase in necessary farm activity in June, with increased noise/activity from farmers as well as tourists/visitors. How will existing farm operations such as these be impacted by this residential development?</p>	<p>The proposed development is compatible with all surrounding uses and will have no negative impact on existing agricultural operations. To address concerns on anticipated increased farming operations in June, through the Plan of Subdivision and Site Plan process, the applicant can impose warning clauses that would be included in all purchases of sale, advising residents of the surrounding agricultural activity. These clauses will be prepared with the City's guidance.</p>
<p>Traffic</p>	
<p>Will there be a roundabout installed on Lewis Road?</p>	<p>The proposal does not provide for a roundabout on Lewis Road.</p>
<p>Will there be driveway access to Highway 8?</p>	<p>There is no access to Highway 8 considered in the Proposed Development. The Highway 8 frontage will consist of a landscaped buffer area, and support pedestrian connectivity through the proposed Condominium Block.</p>
<p>How will residents access the site?</p>	<p>Two primary accesses are proposed from Lewis Road, connecting to "Street A" and "Street B" of the Proposed Development, for both pedestrian and vehicle traffic. Two additional pedestrian-only accesses are proposed south on Lewis Road, connecting to Condo Block A. Three pedestrian-only accesses are proposed along Highway 8, also connecting to Condo Block A.</p>



	<p>In the interim phase of development, primary access is proposed solely from Lewis Road. In the ultimate phase, a future extension of “Street A” and “Street B” will extend eastward and ultimately connect to Barton Road through future residential lands, as conceptually identified within the City’s Fruitland-Winona Secondary Plan.</p> <p>Once the future east access is implemented in the ultimate phase, the north Lewis Road access (connecting to “Street B”) will be closed to vehicles. The closed access will be retained as a servicing and pedestrian pathway in the ultimate phase of the Proposed Development.</p> <p>Additionally, future roadway enhancements are planned by the City for expanded active transportation infrastructure along Lewis Road and Barton Road in the surrounding area. The proposed site accesses will be incorporated into the City’s planned roadway enhancements.</p>
<p>How is traffic congestion addressed? (multiple)</p>	<p>A Transportation Impact Study has been prepared by GHD in support of the proposed development which project that approximately 124 new vehicles trips during the weekday AM peak hour and 158 new vehicle trips during the PM hour. The traffic analysis indicates that the development volumes will result in minimal increase to congestion along the surrounding road network.</p>
<p>Are there any planned transportation infrastructure upgrades?</p>	<p>Planned improvements in the area include the following: Barton Street and Lewis Street – Barton Street widening to four lanes with exclusive left turns and signalization of the intersection by 2031. Highway 8 and Lewis Road – Highway 8 widening to four lanes including a two-way left turn lane along Highway 8 by 2041. Lewis Road – Lewis Road is currently undergoing planning and design for the urbanization of the road from Highway 8 to Barton Street to include curbs and pedestrian facilities.</p>



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<p>Is visitor parking provided? I have concerns about people parking on the street.</p>	<p>A total of 55 visitor parking spaces are proposed in the condominium blocks of the proposed development; a total of 37 parking spaces are proposed in Condominium Block A and 18 visitor parking space in Condominium Block B.</p> <p>The proposed development will provide a rate of 0.25 visitor parking spaces per condominium unit. This rate meets the City of Hamilton Zoning By-law rate of 0.25 visitor parking spaces per condominium unit.</p> <p>Additionally, the proposed built form of the street townhouse dwellings intends to provide two (2) parking spaces per residence (garage + driveway).</p>
<p>How does the Transportation Impact Study collect data (ex. time, day, season)? June is often the busiest month with farm activity.</p>	<p>GHD confirmed with City staff the Terms of Reference for the traffic study including the intersections to be included in the study and the requirements for data collection. The collection of traffic data in March is an acceptable standard practice when completing traffic studies within the City which generally does not allow the collection of traffic data during the summer months unless requested by City staff.</p>
<p>Does the traffic plan consider school dropoff timing and volumes? (multiple)</p>	<p>The collection of traffic data used in the analysis included the school drop off and pick-up times during a typical school day and this traffic has been included in our assessment of the study intersections.</p>
<p>Does the traffic plan consider increased farm activity in June?</p>	<p>As required per the City's Traffic Impact Study Guidelines, the traffic study only considers the morning and afternoon peak hour during a typical weekday when assessing intersection capacity. Any potential increase in traffic volumes that may be generated by farm activity outside of these hours will have no impact on the capacity analysis contained within the report. Staff have not requested an analysis be conducted in June to account for any additional farm activity; additionally, during the summer months when the school is closed, the background traffic volumes in the study area will be lower despite any increase in farm activity.</p>



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<p>I have safety concerns for the corner of Highway 8 and Lewis Road. What is the design for this intersection? Can a 4 way stop be implemented?</p>	<p>The City has plans to widen Hwy 8 to include two through lanes in each direction and a centre left turn lane. These improvements are planned to be completed by 2041. A four way stop is not recommended at this intersection based on the impacts it would have to the traffic flow along Hwy 8. GHD did complete a signal warrant for the intersection under future traffic conditions which confirmed that traffic signals are not warranted. City staff have noted that they may install unwarranted or temporary signals where the prospect of near future signalization being warranted is high. This is not the case for this intersection as signal are not close to being warranted.</p>
<p>Grading/Serviceing</p>	
<p>I have concerns regarding drainage, especially near the Highway 8 ditch and on adjacent farmland. How will this be addressed? (multiple)</p>	<p>As part of a project being undertaken outside of the 286 Lewis Road development, a new storm will be to installed along Lewis Road from Highway 8 to an existing channel located north of Barton Street. Flows in the ditches along Highway 8 will be collected in the new storm sewer using inlets that are sized to collect 100 year flows in accordance with City Standards. The combination of the new storm sewers in the vicinity of Highway 8 and Lewis Road and the development of the 286 Lewis site will improve drainage of the entire intersection and not impact farmland located south of Highway 8 nor continue to flood the 286 Lewis lands north of Highway 8.</p>
<p>How will existing infrastructure in the neighbourhood be impacted by this development?</p>	<p>Existing drainage for surrounding properties will continue to drain to the site and will ultimately be collected and treated in the proposed stormwater pond. Drainage infrastructure on Lewis Road will be greatly improved with the installation of the new storm sewer. Watermains along Lewis Road are being improved as part of another project which will improve pressures and flows between Highway 8 and Barton Street. The development of 286 Lewis has been contemplated in the sewer assessment for the community and no adverse impacts are anticipated to the existing community.</p>
<p>What is the design and maintenance plan for the SWM pond, especially the area south of</p>	<p>The design of the proposed pond is outlined in the Functional Servicing Report (April 2024) prepared by Urbantech. A maintenance report will be prepared for the final design of the pond as part of detailed design submissions. Maintenance requirements will be in</p>



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<p>the existing residences on Barton Street? Will there be an impact from insects/species?</p>	<p>accordance with the Ministry of the Environment, Conservation and Parks and City of Hamilton guidelines.</p>
<p>Built Form/Housing</p>	
<p>What is the height of the stacked townhouses in Condo Block A?</p>	<p>The proposed height of the stacked townhouse built form is approximately 11.3 metres and the built form consists of three residential floors above a garage. Due to the relative grading of the site, when viewed from Highway 8, the stacked townhouses will appear as a three-storey dwelling. When viewed from “Street A”, the stacked townhouses may appear as four-storey dwellings. The stacked townhouses are considered 3-storey dwellings under the Ontario Building Code.</p> <p>Additionally, increased landscaping will be provided along the Highway 8 and Lewis Road site frontages to reduce the potential visual impact of these built forms.</p>
<p>Can the density be reduced?</p>	<p>North of Street A, the density of the proposed development is 55.18 units per hectare (upha). This is in line with the existing and proposed “Low Density Residential 2” designation for this area of the Subject Lands (40-60 upha).</p> <p>South of Street A, the density of the proposed development is 80.73 upa. This is generally in line with the proposed “Medium Density Residential” 2 designation for this area of the Subject Lands (60-75 upha)</p> <p>The proposed density is in line with Provincial and Municipal direction for growth management and housing development. The proposed density is also reflected in existing patterns of development within the surrounding area.</p>



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	<p>Appropriate area density is further assessed through technical review, including servicing and transportation capacity, which will be addressed as part of our application to the City. Any concerns about density or compatibility in the neighbourhood are intended to be addressed through the development process and through the City's review. Future detailed design stages will address more direct compatibility measures, including detailed landscaping and site design.</p>
<p>How does this development address the existing character of the area? (multiple)</p>	<p>The proposed development intends to bring forward the community vision of the Fruitland-Winona Secondary Plan, which was developed through a community engagement process that included area residents, landowners, and businesses.</p> <p>Much of this concern will be addressed through future development processes, including detailed design to ensure quality and compatible architectural design and materials are proposed in construction.</p> <p>Undue impact to existing agricultural operations and residential dwellings will be avoided wherever possible, or otherwise mitigated through design features.</p>
<p>Are the heritage homes in the area being impacted?</p>	<p>The heritage homes in the surrounding area have been identified and addressed through the application package, including the submission of a Heritage Impact Study (May 2024). No negative impact to the heritage homes is anticipated.</p>
<p>Will there be public space and playgrounds?</p>	<p>No public parks are identified in the Proposed Development, but parkettes and amenity area are proposed in Condominium Block A and Block B. The Fruitland-Winona Secondary Plan additionally provides for neighbourhood parks within the surrounding community, including a conceptual neighbourhood park accessible on the west side of Lewis Road and adjacent to Winona Elementary School.</p>



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<p>Will there be affordable housing in this development? Or housing geared to seniors? (multiple)</p>	<p>The units will be provided at market rate, and at built forms that may be relatively more affordable than existing dwellings in the surrounding area. The proposed development and condominium units may also appeal to seniors as they require less homeowner maintenance, but are not geared specifically to senior living. Branthaven and Losani Home aim to offer a diverse mix of product from freehold townhouse and condominium townhouses that will allow for increased housing options in Hamilton for residents at different stages in their life cycle.</p>
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*Resident comments identified as **(multiple)** were received from multiple residents and have been consolidated for clarity.