

Summary of Applicant Virtual Public Meeting



October 13, 2023

SHAPING GREAT COMMUNITIES

Community Consultation Summary 2481 Barton Street East, Hamilton - ZAC-23-023

Through the original submission to the City of Hamilton in December 2022, a public consultation strategy was provided within the Planning Justification Report (PJR) prepared by GSP Group. A copy of this document is provided in **Appendix A**. The purpose of this section within the PJR was to advise the city how we intended to garner public input. Specifically, the tools to be used, potential issues, timing etc. to ensure the project team works with community members to provide a development that respects the needs of the community.

A Community Consultation Meeting was held via a virtual Zoom meeting at 6:30 p.m. on Tuesday September 26th. The meeting date was confirmed in consultation with the Councillor of Ward 5, Matt Francis to ensure his availability for the meeting.

On September 7th, invitations to the Community Meeting were printed and hand-delivered to 43 businesses within a 160 metre radius of the site, and 1 copy was emailed to the head office of SmartCentres REIT at their request. Pursuant to the *Planning Act*, a radius of 120 metres is required; however an additional 40 metre radius was provided to allow more neighbouring properties to be informed. No residential properties were located within either the 120 or 160 metre radiuses, are illustrated in **Appendix B**. The delivery of the invitations was undertaken by Adam Nanji, a Planner at GSP Group, who provided them either directly to business owners, management or general staff working on-site if the owners were not present, advising them of the need to forward the invitation to the owners of the business/property.

While delivering the invitations, the Planner engaged in discussions with business owners and employees regarding the proposed development. Comments provided at this stage included traffic concerns, need for pedestrian walkability along Barton Street, and transit availability. Adam encouraged the owners/employees to voice their concerns at the meeting as well. Many of the business owners and employees expressed that the Site was a great location for housing due to its proximity to major streets and commercial opportunities.

The invitation included a QR code, to allow users to scan a code whereby a registration webpage would open and allow them to sign up for the meeting. Alternatively, a link was also included so that business owners and landowners could sign up for the public meeting. A rendering and a quick summary of the proposed development were also included along with the Senior Planner, Brenda Khes' contact information for residents and owners to submit questions beforehand. In addition, the invitation included a link (<https://www.gspgroup.ca/engagement/2481-barton-street-east/>) to the project website including all submission materials. A copy of this notice is provided in **Appendix C**.

The meeting had 5 panelists including the Owner, Planning Consultant (GSP Group), Architect (SRM Architects), Wind Consultant (Gradient) and Engineering Consultant (WalterFedy). 7 people registered for the Community meeting; however, only 3 attended, one being the Principal Planner on the Project from the City of Hamilton and the other two from SmartCentres REIT.



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The meeting included a PowerPoint presentation prepared by the Planner, Brenda Khes and the Architect, Zahra Al Kasake who spoke on the key aspects of the project and its design. This included the planning background and justification, Official Plan and Secondary Plan designations, Zoning By-law Amendment rationale, design elements, and sustainability elements. The intent of the presentation was to give attendees an idea of how the development will fit in with the future landscape of this area, explain why a ZBA application was required, and identify sustainability goals the development proposed to achieve.

Following the presentation a Question and Answer period was provided; however, no comments or questions were received.

A copy of the Powerpoint presentation was provided to the City's planner, as well as the Councillor.

Finally, the project website has been updated to include a copy of the PPP.



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Appendix A

PUBLIC CONSULTATION STRATEGY (Dec. 2022)

CRITERIA	RESPONSE
Target audience of the consultation	Residents and business owners within approximately 120 meters surrounding the Site.
Previous Consultations	No public consultation has occurred specifically for the Subject Application prior to this submission.
Expected/Potential Issues	Traffic/turning movements onto Barton St. E. Concerns that new residential occupants will complain noise, odours, etc. from abutting/proximate industrial uses.
List of Stakeholders	Existing business within the commercial shopping centre and nearby residents.
Tools used to consult/engage the public	Public Consultation will be in accordance with the requirements of the Planning Act, including the holding of a Public Meeting. The public notice sign will include the City planner’s contact information. In addition, an applicant-led public open house will be held in consultation with City staff and the Ward 5 Councillor’s Office. GSP Group will also create a micro-site under the active projects section of our website (https://www.gspgroup.ca/active-projects/), which will provide the public with an overview of the proposed development as well as provide all of the reports and drawings that have been submitted. An additional sign will be added to the Public Notice Sign providing a link to the project micro-website address.
Timing of consultation	The timing of the applicant-led public open house will be determined in consultation with City staff and the Ward 5 Councillor’s Office. The Public Meeting will be held as per the requirements of the Planning Act.
Method to receive and document comments	Comments can be provided to the City planner noted on the public notice sign by either email or telephone. Comments can also be received through the contact information provided on the micro-website and will be forwarded to the City planner.

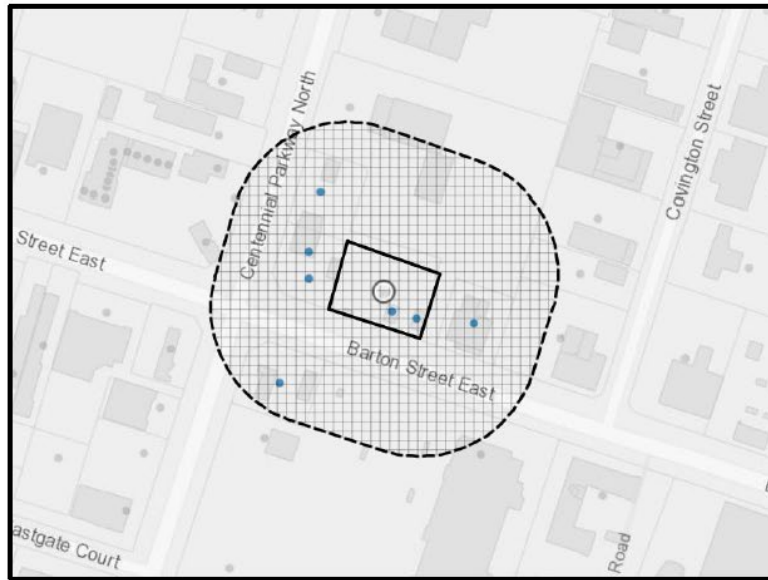


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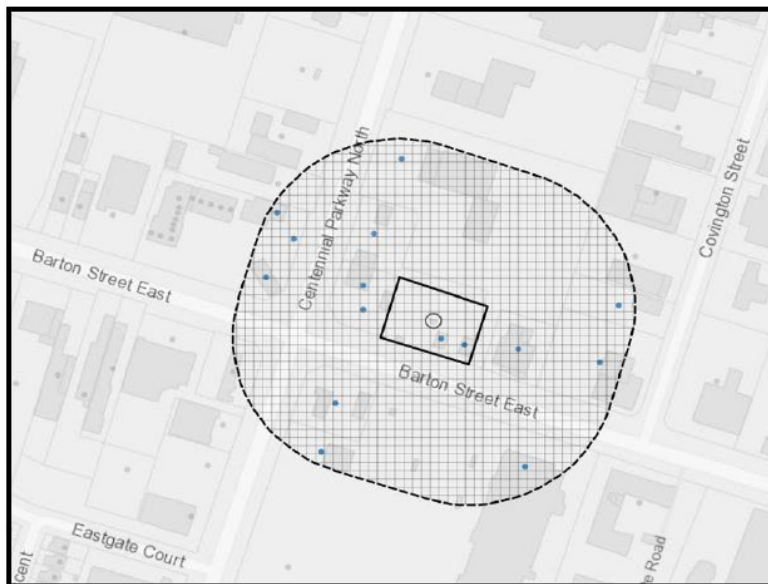
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Appendix B

120 Metre Radius – Planning Act Requirement



160 Metre Radius – Used for Circulation





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Appendix C



The graphic features a large rendering of a modern, multi-story apartment building with a glass facade and balconies. The building is set against a blue sky with light clouds. In the foreground, there's a dark blue banner with the text "COMMUNITY INFORMATION MEETING" in large, bold, green letters. The GSP group logo is visible in the top left corner of the graphic area.

Join Us!

Please join us for a virtual community information meeting to learn about the proposed development at **2481 Barton Street East** in Stoney Creek. We are hosting this session by way of an online webinar to provide information and receive input related to the development vision for the site.

DATE: Tuesday September 26, 2023; 6:30 to 8:00 PM

TO REGISTER: Please use the link or scan the QR Code to the right:
https://us02web.zoom.us/webinar/register/WN_3a8sloZHR8CjcCe2_s1YIQ

FORMAT: The project team will present the development vision followed by online questions and answers.

CONTACT: To allow us an opportunity to incorporate responses into the webinar, please email questions and comments one week ahead of the presentation (by September 19) to Brenda Khes (contact information below).

DEVELOPMENT VISION: The proposed development envisions the site supporting a 17-storey apartment building containing 207 dwelling units and 475m² of ground floor commercial space. The requested zoning by-law amendment is to permit an increase in the permitted maximum height to conform with the Official Plan. Below is link to a micro website created including the submission materials provided to the City of Hamilton: <https://www.gspgroup.ca/engagement/2481-barton-street-east/>

FOR MORE INFORMATION, PLEASE CONTACT:

Brenda Khes MCIP, RPP, Vice President, Hamilton | GSP Group Inc.
289-778-1428 | bkhes@gspgroup.ca
162 Locke Street South, Suite 200 | Hamilton, ON L8P 4A9



SCAN ME
TO REGISTER

Attendee Report		Report Gen: 9/27/2023 10:34		Actual Start Time		Actual Duration (min)		# Registered		# Cancelled		Unique View Total Users		Max Concurrent View		Enable Registration	
Topic		Webinar ID		9/26/2023 17:49		9/26/2023 17:49		82		8		0		10		3 Yes	
Community		897 4803 1977															
Host Details																	
Yes	Attended	User Name (Original Email)	Join Time	Leave Time	Time in Session (min)	Is Guest	Country/Region Name										
Yes	Attended	Adam Nanji (GSP G gsp@gspgroup.ca)	9/26/2023 17:49	9/26/2023 19:11	82	No	Canada										
Panelist Details																	
Yes	Attended	User Name (Original Email)	Join Time	Leave Time	Time in Session (min)	Is Guest	Country/Region Name										
Yes	Attended	Rob O'strowercha (ananaji@gspgroup)	9/26/2023 18:00	9/26/2023 19:10	71	Yes	Canada										
Yes	Attended	Brenda Khes (bkhes@gspgroup)	9/26/2023 18:00	9/26/2023 19:11	71	Yes	Canada										
Yes	Attended	Zahra Al Kasake (ZahraAlkasake@smarc)	9/26/2023 18:01	9/26/2023 19:10	70	Yes	Canada										
Yes	Attended	Edward Thomas (ethomas@smarc)	9/26/2023 18:00	9/26/2023 19:10	71	Yes	Canada										
Yes	Attended	Nick Petersen (nick.petersen@gr)	9/26/2023 18:29	9/26/2023 19:10	41	Yes	Canada										
Yes	Attended	Rajan Banwait (rajanbanwait@gn)	9/26/2023 17:57	9/26/2023 19:10	74	Yes	Canada										
Attendee Details																	
Yes	Attended	User Name (Original First Name)	Last Name	Email	Registration Time	Approval	SI Join Time	Leave Time	Time in Ses	Is Guest	Country/Region Name						
Yes	Attended	Daniel Barnett	Barnett	Daniel.Barnett@h	9/15/2023 10:34	approved	9/26/2023 18:30	9/26/2023 19:10	41	Yes	Canada						
Yes	Attended	Tomas Mashidlaus	Mashidlaus	tmashidlaus@h	9/25/2023 9:41	approved	9/26/2023 18:29	9/26/2023 19:11	42	Yes	Canada						
Yes	Attended	Matthew Stonehou	Matthew	mstonehouse@sr	9/25/2023 9:42	approved	9/26/2023 18:30	9/26/2023 19:10	41	Yes	Canada						
No	Not Attended	Cong	Cong	Nguyencong61@y	9/8/2023 19:37	approved	--	--	--	--	--						
No	Not Attended	Bill	May	Bill.may@salvatio	9/11/2023 15:52	approved	--	--	--	--	--						
No	Not Attended	Harrison	Ioannou	ioannou@smarc	9/22/2023 16:09	approved	--	--	--	--	--						
No	Not Attended	Matt	Francis	matt.francis@han	9/26/2023 14:59	approved	--	--	--	--	--						