

Summary of Applicant Virtual Public Meeting



399 Greenhill Meeting Summary

Purpose: Online Community Meeting

Project No.: 0964

Date: Thursday, October 6, 2022

Time: 6:30p.m. to 8:00p.m.

Location: Online via Zoom Webinar

OVERVIEW

The following details provide an overview of the Online Community Meeting invitation:

- The mailing list, which was provided by City Staff, included registered owners living nearby to 399 Greenhill Avenue
- **473 invitations** were sent by mail on September 15, 2022
- **Email invitations** were sent on September 15, 2022, to the local Councillor, City of Hamilton Staff, and the Davis Creek Community Planning Team

SUMMARY

There were **54 attendees** at the applicant-led Online Community Meeting for 399 Greenhill Ave. Community members provided a range of feedback, with a particular focus on:

- Traffic and access
- Parking
- Public realm and open space
- Density
- Retail
- Housing and built form
- Process and timelines

This meeting provided an opportunity to inform community members about the development application, seek their input, respond to questions, to inform application resubmissions going forward.

PANELISTS

NAME	TITLE
Luka Kot	Medallion
Rad Vucicevich	Medallion
Henry Burstyn	IBI Group
Simone Hodgson	Bousfields Inc.
Evan Sugden	Bousfields Inc.
Reka Sivarajah	Bousfields Inc.
Alex Smiciklas	Bousfields Inc.
Adam Pagnello	LEA

AGENDA

- Applicant Presentation
- Facilitated Q&A

NEXT STEPS

- 1. Comments from City Staff**
 - a. Review and analyze comments received from City Staff
- 2. Design Refinements**
 - a. Project team to work on refining the proposal's design
- 3. Application Resubmission**
 - a. Submit revised proposal to City of Hamilton for review



PRESENTATION

Speaker	Notes
Simone Hodgson	Opened the meeting by providing a Land Acknowledgement, conduct expectations for the meeting, and instructions on how to use the Zoom Webinar platform. Provided an introduction to the project team on the panel. Facilitated the Q&A portion of the meeting and reminded everyone about the Zoom Webinar features. Closed the presentation portion of the evening by thanking the panelists, going over next steps in the process.
Luka Kot	Introduced Medallion and thanked attendees for tuning in to learn about the proposals and provide preliminary feedback.
Evan Sugden	Provided an overview of the planning process, overall vision of the development proposal, background on the site and surrounding neighbourhood, and relevant policy context.
Henry Burstyn	Provided a walk-through of the proposal's features and building design. Described a series of floor plans, landscape plans, and project renderings.

FACILITATED DISCUSSION

Approx. 69 questions and/or comments were shared through the Q&A typed function or asked verbally in Zoom Webinar. These questions and comments are summarized below.

Theme	Questions
Traffic & Access	<p>17 questions and comments referred to the traffic study, surrounding traffic impacts, and access to the proposed development, including:</p> <ul style="list-style-type: none"> • There are no groceries stores close by... People will use cars. Difficult for older people (or anyone) to use transit for groceries, etc. • Are there plans to widen Harrisford Drive? There is significant congestion on this street with parents dropping off kids at St. Luke's and people exiting into the neighbourhood from Red Hill • Do you expect that there will be interest from people who work out of town (Toronto, etc.)? These folks will be driving and using Red Hill, etc....How are you planning to accommodate increased traffic? • Where will people using retail space and visitors park? • Do you have any idea just how much trouble the “old BR” development has turned out? The congestion around Quigley and Albright has been a disaster - this is unsafe for children and families - we pray it won't take the death of a child to illustrate just how dangerous this can be • You say that this area can accommodate the numbers that you propose... Currently there is significant traffic jams with St. Luke's... With inevitable increased traffic in the area, what is the plan to alleviate the current traffic challenges? • Has consideration been given to the parking garage entries - currently showing as adjacent to the Harris Towers condos on Harrisford Street? Especially during school start/end times, the sidewalks are very busy with children and vehicles picking up/dropping off • Would you please address the increased traffic management? • The site can accommodate the units, but what about the roads? With access to the parkway, traffic already comes into and through the neighbourhood from other areas. This will only lead to further congestion • Not sure who has done your review but currently there is already an issue!! • People already use Harrisford as a cut through to avoid the light at Mt. Albion and Greenhill. The speed bumps did not discourage anyone • The traffic study done, was it done during covid restrictions or post covid and during bus-car active school drop off time periods? • How many trips per day will be added onto Greenhill Ave and Mt Albion Road as a result of the development?

	<ul style="list-style-type: none"> • As people are exiting/entering this site from Greenhill... how will traffic be managed as people are trying to enter/exit from Red Hill? • With the access closest to the Red Hill, why would your study assume that people in the townhouses not use the closest entrance to the property? • I also worry about the safety of the current pedestrian crossing on Greenhill. Will that crossing be made safer as part of this redevelopment, or will it remain a 4-way stop? This might be a question for the city planner • How many vehicle trips per day will be added onto Greenhill Ave and Mt Albion Road as a result of the development?
<p>Parking</p>	<p>12 questions and comments discussed the amount of residential and visitor parking, whether there was a parking study done, and indicated a desire for more parking. Key points included:</p> <ul style="list-style-type: none"> • You have fewer parking spaces than units...People have more than one vehicle. Where do you plan for visitors, etc. to park? Improving city transit is great but not everyone will find that this meets their needs • How many parking spaces are dedicated to the commercial development? • How much below grade parking is being contemplated? • Also, retail spaces often do not thrive unless there is also access from the general public. Would you consider accommodating parking for more cars from the community? • Will sufficient parking be provided on site for residents, or will there be spill-over parking onto the surrounding neighbourhood streets? • How many spaces will there be for this "shared" parking?? Will visitors be parking on street? There is no real space for street parking now. You say that you are using best practices but of course, reality is sometimes quite different from the theoretical • What study has been done for this area?? Related to current and anticipated parking • As families grow new family members buy a car, how will this overflow be dealt with due to the limitations on parking planned? • Are you saying that the number of parking spaces that you quoted include retail and visitor parking numbers? • Agree, there is not enough parking to suit this development and there will be spill over into the residential areas • My biggest concern with this development is the parking. From what I've heard described, we have about 100 fewer parking spaces than we have units. Okay, so to me I've heard some wishful thinking kind of comments that people will choose to rent a unit in here only if they're willing to either put up with no parking or one parking space. I would really dispute that. What I think people are going to think is I'm going to move in here I'm going to use my one parking space for my

	<p>one car and parking my second car, I'm going to park either into the neighbourhoods to the south of the development or into the neighbourhoods to the east of the development. Knowing the area quite well, I can assure you there's absolutely zero street parking available on Harrisford. You can drive down that street every evening when people come home from work and there's not one single parking spot available. So I think the density of this development relative to the number of parking spaces is far too high. I think Adam mentioned that, you know, we're planning this for the future. I assumed by that you mean the future 10-20 years from now, when we have less of a car centric society, and maybe that will be the future. But I think the immediate future in the next few years, whenever this development comes to fruition, this is going to be a very, very car-oriented area. The reason people located in this area is because it's right next door to the Red Hill. Let's be honest, in five minutes in your car, you're on the Red Hill Expressway and you can go wherever you want to go. The reality is it's going to be a very car-oriented area for a long time to come. I guess that's my biggest concern. It was mentioned at the very beginning of this discussion, that the current usage of the site is very auto-oriented. I don't see how that's going to change at all in the near future. So, I think we're looking at a nightmare of people's second vehicles. To be honest, I think you're going to see 50% of the residents in this development having a second car. That's just the reality. The street I live on every single person has two cars. The house across from me they have five cars. Okay, so to naively think that we're going to have less than one car per unit in this development, I think that's just wishful thinking. I think we need to revisit that and that's why I mentioned we need to have some city planning staff listening to these comments, because these are the people that are actually going to say, “Hold on a minute, guys. I think we need to plan for a bit more parking here.” Anyway, thanks very much</p> <ul style="list-style-type: none"> • I understand you are going down six floors underground. Is that correct for parking? And if you are, you're going to be blasting, what about the cracks that are going to start to begin into our buildings and who will be paying for those?
<p>Public Realm & Open Space</p>	<p>9 questions and comments were provided regarding the proposed open spaces, the dog park, children’s play area, landscaping, as well as site beautification, including:</p> <ul style="list-style-type: none"> • You use the term "activated" courtyard - what does that really mean? • Are these courtyards, play spaces, dog park open to the neighbourhood? If only intended for tenants, how will this be maintained?

	<ul style="list-style-type: none">• I love children but having their park in the centre of the two high rises will cause a great deal of noise. This is a living complex but children should be continually supervised. Instead they should go to a local park• There is a short wooden fence along the north side of the property which will be between 399 Property & 30/40 Harrisford property. Will a new larger non-scrollable fence be installed?• With the proposed Dog Park. Is it fenced? Is it leash free? Is it open 24 hours? Does it meet City requirements for dog parks? Who will be keeping it clean?• What type of barrier or fence will there be between the north side of the development and the condo towers to the north?• Are you planning on planting shade trees or shrubbery / low planting• I am a retired professional City of Hamilton Park superintendent and I'm very well aware of dog parks. So you, in a previous meeting with the City, said that your intention was that anyone in the entire neighbourhood could come in and use the dog park. Is that correct? The City of Hamilton says that all dog parks in the City must be a minimum of one acre in size. Basically, what you're proposing is a fenced in dog playpen. The playpen I'm assuming is going to be sorted where it is located will get no sun or very little sun. It will be overrun with dogs using it as their private toilets. The sod is going to die within three months and all you're going to be left with is contaminated soil and mud and it's a perfect breeding ground for diseases for the dog. It also creates a hangout for people. I'm assuming there is no security saying when you can use this dog park so it could be at all hours of the day or night, disturbing not only your tenants but the tenants next door. Who is going to be cleaning this site? Will there be water available for dogs on this site?• As an avid walker jogger in the area, I've actually passed by numerous high-rise, low-rise apartment buildings townhouse complexes in the area, and with your project you spend a lot of your time in regards to beautification. I find that a lot of times how the façade of the building is presented, i.e., whether or not there's balconies with discreet screening makes a huge difference in regards to how you perceive the overall project. From the street view is the proposed project that you've got here for either the townhouses and/or the high rises, going to have discrete balconies, any balconies or are they going to be the new modern glass open style where things like totes and blue bins and garbage bags and whatever else that people throw onto their balconies (because they don't have space inside) will be visible from the street? From a beautification point of view that doesn't necessarily address what this neighbourhood is all about. As I say, most of the apartment buildings in this area all have discrete barriers, preventing people from seeing what's going on behind those barriers, which would be
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	<p>preferable. Of course, then the other thing in regards to beautification is lawns. Set a larger setback. For example, the one that is currently existing with the 40 Harrisford and 30 Harrisford towers. That gives a lot more chance for larger trees and more green space, more grass, which increases sort of that feeling of sort of being one with nature. In comparison to a landscape where the apartment building or the complex for example, townhouses, virtually right on the street. What I find now is in the summertime, unless there is adequate watering or that the landlord has installed a watering system, that those lawns go dead, and the only thing that grows is weeds, which again, does not increase beautification, but actually makes them look extremely ugly from the street point of view. So again, what plans were in place in regards to both balconies and making sure that the green spaces are green?</p>
<p>Density</p>	<p>7 questions and comments referred to the proposed intensification of the site, and the impacts on local infrastructure. Key points included:</p> <ul style="list-style-type: none"> • The area is Zoned C3 Commercial - with two recent Residential Developments - the “old BR” and the former Red Hill (across from St. Luke’s), what makes you think MORE residential is warranted? • What makes this site a good candidate for intensification? • Neighbourhood already has expanded with development of townhouse site (with more to be built apparently). How will this neighbourhood accommodate increase with this site proposal? • The current Harris Towers condos to the North have ~188 units so the introduction of 527 apartment units + 26 townhouses seems like over intensification of the area (and not “similar to existing” mid to high-rise buildings) • How will the sewers in the area accommodate all of the units/tenants? • Have you actually been on Harrisford during entry and school dismissal? With 400 new units, this street will be extremely crowded more than it already is. Does that school system think it will be able to accommodate the increased student population? • Where are the kids going to go to school? Right now, if you come and sit up front of our apartment buildings, there are cars lined up from our building all the way down to Albright and you cannot get two cars coming up the street where it should be. In the wintertime, all these cars are still running and there's pollution all over the place for here. So, is there going to be any concern, if you have a lot of children in there, where they are planning to go to school?
<p>Retail</p>	<p>4 questions and comments discussed the existing and/or proposed retail/commercial space, including:</p>

	<ul style="list-style-type: none"> • Have you been able to secure commitment of tenants for retail space? Many people moved into this neighbourhood because of walking distance to drug store and bank • Will all of the commercial spaces be above ground and how far will people have to walk to the retail entrances from each? • Will the current businesses be given an opportunity to lease the new retail space? Many seniors rely on the Shoppers for their meds. What will happen to it during construction? • What development 'format' would be required to make a grocery store consider coming back? This neighbourhood is currently a 'food desert' so this is an important question from a community planning point of view
Housing & Built Form	<p>6 questions and comments referred to the impacts on views, overall site organization, the number of units, and affordability of the units, including:</p> <ul style="list-style-type: none"> • All elevations have been shown from Greenhill in the South looking North. Is it possible to show elevations from the North looking South given this is what owners (not apartment building, but condos) in the Harris Towers will view • Details of units, number of bedrooms, square footage? • Like this person's idea of changing orientation of tall buildings to be located on Mount Albion versus Greenhill • Will these be low-income housing units? Geared to income? • Would you consider moving the buildings around where the townhouses would be built on the west side off Harrisford to prevent the existing condo buildings on Harrisford from having their view completely blocked? • I understand these are rentals. Does this include geared to income units?
Process & Timelines	<p>7 questions and comments were about the engagement process, including the format of the community meeting, as well as the overall planning process, including:</p> <ul style="list-style-type: none"> • This virtual meeting excludes many elderly people in our community and is inexcusable. Why did you not hold this in person? • Can you please guarantee further meetings be in person? 78% of the population in the area is aged 55+, and you've chosen ZOOM to do this? A cynic might think it's to lower participation... Please prepare future communication opportunities in person. • When during the planning and implementation, etc. processes do we as residents of the area have a chance to voice our concerns directly to the city in an open forum setting similar to this? • We would support an in person meeting!!! • Will he (City Planner) be reviewing concerns? • Can you put up the slide that had the timeline on it?

	<ul style="list-style-type: none"> • My name is Matt Francis. I'm the Ward 5 Councillor candidate. I live on Greenhill Avenue just down the street from this proposal. You know through this campaign and speaking to thousands of residents and listening to their concerns over the past couple months here, this project comes up an awful lot. I just want to say it's a shame that this meeting was not held in person. It should have been held in person. It shouldn't be virtual. It's excluding many of the elderly residents and there's a large elderly population here as you know. So that's number one. Many people brought concerns to me that they're losing retail in this area, particularly the grocery store. You should be required to keep commercial on site as it relates to access to groceries and also, you should only be building what's allowed as it relates to density and height. This doesn't answer to that this plan does not answer these issues adequately. As you know, it's been recently disclosed by the Ford government that the province approves 97% of applications that have been appealed to the province. I hope that residents make their concerns on this issue known to their new MPP Neil Lumsden that this proposal is out of character with our neighborhood. We'll ask you a question of the builder this project as a final thought here. Will you commit to giving the planning committee and area residents an opportunity to debate the merits of this application without appealing directly to the province?
<p>Other</p>	<p>7 questions and comments referenced other topics, including:</p> <ul style="list-style-type: none"> • What is current age of people in neighbourhood? • I don't think the planner shared with us what is currently allowed here under municipal planning rules and the formal planning changes that the developer is seeking. Can you please provide these details? • Do we have a city councillor present at this meeting? • This is not question but a comment. Evan referred to Harris Towers as apartments. They are not. They are condos purchased by people for the same wonderful amenities that you mentioned. Another reason that we bought here was for the great views of the valley and the escarpment. Your 2 towers will considerably block our view. Why does your plan have to be towers. Why not townhouses like at the corner of Albright and Greenhill and Albright and Quigley Road • So, basically, this is a proposal to create a new community within an existing community and the residents of the existing community are not welcome • Who is going to pay for the cracks in the foundations cause by your company blasting? • I really hope there's some people from the city planning department on this meeting because I think what's really lacking here is what I would consider a neutral party. The panel really consists of people working for and paid for by the developer. And so not really what I

	<p>would consider a neutral panel, but that's my general comment. And hopefully there are some city planning people on here. It's a little disappointing that a Councillor is not on here.</p>
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