

PUBLIC CONSULTATION SUMMARY



KITCHENER
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PUBLIC CONSULTATION REPORT

DRAFT PLAN OF SUBDIVISION,
OFFICIAL PLAN AMENDMENT &
ZONING BY-LAW AMENDMENT

228 McNeilly Road & 1069 Highway 8,
Stoney Creek
City of Hamilton

Date:
May 2024

Prepared for:
Losani Homes

Prepared by:
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Our File 11172b

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1.0 Introduction

MHBC Planning Ltd. has been retained by Losani Homes Ltd. to assist in preparing applications for an Official Plan Amendment and Zoning By-law Amendment for the lands municipally addressed 228 McNeilly Road and 1069 Highway 8, Stoney Creek in the City of Hamilton (the ‘Subject Lands’). As part of the application and in response to Bill 109, public consultation is required prior to submission of a complete application for applications for an Official Plan Amendment and a Zoning By-law Amendment application.

Figure 1 provides the location of the subject lands within the surrounding neighbourhood.

This Public Consultation Summary Report has been prepared for submission to the City of Hamilton in support of the proposed planning act applications and includes the following:

- A summary of the consultation completed to date, including an in-person neighbourhood information meeting hosted by MHBC Planning for the proposed development;
- Summarizes feedback received as part of the public consultation completed;
- Provides a discussion on how the public comments have informed the proposed development concept.


The proposed development presented at the neighbourhood meeting included the development of a multiple townhouse development and four blocks of street townhouses for an overall unit count of 176 units, as well as a neighbourhood public park. Access to the multiple townhouse block was proposed from McNeilly Road, Highway 8 and Street ‘A’. The neighbourhood meeting also presented alternative options of where the neighbourhood park could be located.

Since the neighbourhood meeting was held the development concept has been revised to modify the location and size of the neighbourhood park, modify the number of street townhouse blocks to 3, and remove the multiple block access to Highway 8. The revised concept proposes a total unit count of 190 units.



Figure 1:
Location Map

LEGEND

 Subject Lands

DATE: April, 2024

SCALE: 1: 5,000

FILE: 11172B

DRAWN: GC



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228 McNeilly Rd &
1069 Hwy 8
Stoney Creek
City of Hamilton

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2.0 Neighbourhood Information Meeting

An in-person Neighbourhood Information Meeting was held on January 25, 2024, at 6:30 pm. The purpose of the meeting was to present the proposed development concept for the subject lands and to obtain preliminary community input on the proposal. The format of the meeting was an in-person presentation, where the residents had the opportunity to observe the presentation boards around the room and share comments and questions with members of the project team present at the meeting.

A copy of the presentation has been attached as **Appendix A** to this report.

The meeting was hosted by MHBC Planning and representatives from the owner were in attendance. Approximately 24 members of the public were in attendance. Aside from residents, Councillor Beattie was also in attendance.

The presentation included the following:

- An overview of existing land uses and context of the surrounding area;
- A review of the policy framework;
- A review of parkland dedication requirements and parkland options;
- The proposed development concept;
- Architectural design and renders;
- A list of technical studies required for the applications;

Residents were given the opportunity to submit questions via email in advance of the meeting. Any comments and questions that would be received in advance of the meeting were given the opportunity to be addressed during the Neighbourhood Information Meeting. No comments or questions were received prior to the meeting.

Residents were given the opportunity to provide comments and question through open discussions with the project team during the information meeting. Further opportunity for questions or comments were provided to the participants via comment sheets they could fill out and leave after the meeting. Residents could also provide comments via email. A summary of the public comments is included in **Section 4.2** of this report.

3.0 Record of Notification

Notice of the meeting was provided to all residents within a 240m radius of the subject lands on December 11th, 2023. A circulation of 240 metres was provided in response to a request from Councillor Beattie to expand the circulation area beyond the 120 metres radius described in the provisions of the Planning Act. The notice was mailed out to the individual addresses and addressed to the property owners.

No additional key stakeholders or equity deserving groups were identified by the City in the Formal Consultation process and therefore no additional circulations were completed.

Residents were requested to register for the meeting by Friday, January 19th, 2024. A copy of the circulated meeting notice is included as **Appendix B** and the circulation map and notification list is included as **Appendix C** to this report.

Invitation e-mails for the meeting were circulated to Tim Vrooman, the Area Planning Manager. and to Councillor Jeff Beattie, the Ward Councillor for the area. A copy of the invitation emails to City Staff and the Councillor are included as **Appendix D**.

4.0 Record of Consultation & Response to Comments

The following section provides a summary of the questions received during the Neighbourhood Information Meeting. Comments received via email after the meeting have been included as **Appendix E**. A chart of questions and answers, summarizing and responding to comments and questions received, is included as **Appendix F**. A full list of attendees has been included as **Appendix G** to this report.

3.1 Preliminary Development Concepts

The proposed development presented at the neighbourhood information meeting proposed a multiple residential block containing 2 and 3 storey townhouse dwellings as well as back-to-back townhouse units, Four (4) blocks of street townhouse dwellings located on 'Street A' and proposed as freehold dwellings, and a Neighbourhood Park Block. A total of 176 units were proposed

Vehicular access to the multiple residential block was proposed from McNeilly Road, Highway 8 and from 'Street A'. Visitor parking was provided throughout the development. Access to the street townhouse blocks was proposed from 'Street A'. The neighbourhood park was located internal to the site with frontage on the private access road.

A copy of the presentation, detailing and illustrating the development concept, has been attached as **Appendix A** in this Report.

3.2 Summary of Comments Received

The following provides a summary of the key comments received during the neighbourhood information meeting:

Height and Design

- Consider doing fewer 3-storey more 2-storey homes to reduce the number of stairs in the homes. Lots of stairs in a home can make it harder for families to watch their kids on another floor of the home and isn't appealing to seniors.

- 3-storey houses are more transient housing meaning that people will live there for a short period of time creating less stability in the community.

Unit Count / Density

- Concerns about the increased population density in the neighbourhood

Park Land

- Concerns about the reduction of area designated for parkland
- Concern about losing agricultural land for residential development

Access / Traffic

- Concerns about the increased number of vehicles that will be entering the area
- Not confident that the current traffic monitoring system at the McNeilly and Barton Street is accurately representing the current traffic challenges in the area
- Recommending adding a public footpath that leads to Winona Elementary School to make the school more walkable to families in this development
- Consider adding parking

Servicing, Etc.

- Consider adding proper sidewalks along McNeilly Road
- Concerns that the existing infrastructure is inadequate to support the development
- Concerned about increased stormwater runoff as the current area does not have catch basins. Questioning if catch basin infrastructure will be installed

Other / Additional

- Concern about the additional number of students being dropped off at the Elementary School as the pickup/drop off zone is already very congested and busy.
- Residents questioning as to why McNeilly Road is getting widened
- Residents questioning as to why the development doesn't follow the Secondary Plan

3.3 Revised Concept Plan

The comments received through the neighbourhood information meeting were considered in the revised development concept. Since the neighbourhood meeting, the following concept plan revisions have been incorporated:

- The number of street townhouse blocks has been revised to allow for parkland frontage along 'Street A'.
- The location and size of the parkland block was modified to allow for frontage on a public road and increased frontage on the private access road to increase access and visibility.
- Vehicular access to the multiple townhouse block from Highway 8 has been removed to reduce traffic conflicts on a major roadway.
- The unit count of the overall proposed development has been modified to 190 units reflecting the modified configuration of the blocks.
- Two and Three storey townhouse dwellings and back-to-back townhouse dwellings remain proposed in a modified mix.

5.0 Conclusion and Next Steps

The feedback received from the public, as summarized herein, has informed the design process for the development of the subject lands, and will continue to be taken into consideration.

The posting of a Public Notice Sign on the subject lands will also take place, in accordance with the requirements of the Planning Act. Comments can be submitted directly to City planning staff and will form part of the public records in the City staff report. The proposed application with the revised development concept will be presented to the public again once the application is brought to the City of Hamilton’s Planning Committee.

**Neighbourhood Information Meeting
228 McNeilly Road & 1069 Highway 8, Stoney Creek
Public Comments / Questions
Meeting Date: January 25, 2024**

Comment / Question	Response
Design, Density & Height	
How many units are proposed?	A total of 190 units are proposed for the lands including one multiple block development, and three blocks of freehold townhouse units.
What will the units look like? (i.e. 2 storey or 3 storey).	The development proposes two and three storey townhouse as well as back-to-back townhouses within the multiple residential block.
We have concerns with the height of the townhouse products.	Two storey townhouses are proposed adjacent to existing residential lots along McNeilly Road to provide a transition from the existing residential area.
Residents would like the development to fit within the character of the area.	An Urban Design Brief has been prepared and details the design of the proposed development.
Residents were promised the development in this area would be singles and not towns	<p>The Fruitland-Winona Secondary Plan was approved in 2014. Since the Secondary Plan was approved, a new Urban Hamilton Official Plan was approved in 2022 containing policy direction for increased housing and density.</p> <p>Townhouses are proposed for the area in response to Provincial and City policy for an increased density of housing in the urban area.</p>
Traffic & Parking	
There looks to be a horseshoe road going in and out of the survey and onto McNeilly Rd. There should be a road going from No. 8 to Barton St. How is McNeilly Rd going to handle the extra traffic as we are now having to deal with the traffic coming down from the hill	A Transportation Impact Study has been completed to determine the impacts of the proposed development on the surrounding area.
Servicing	
I don't see any provision for water runoff (catch basins) as we do not have storm sewers. Are we going to see storm sewers going in?	A preliminary servicing plan and report has been prepared. Storm, sanitary and water services are planned for the area.
Parkland	
What will happen to the lands in the middle and will there be access to the future park?	The lands in the middle of the proposed development remain privately owned by a separate land owner.

**Neighbourhood Information Meeting
228 McNeilly Road & 1069 Highway 8, Stoney Creek
Public Comments / Questions
Meeting Date: January 25, 2024**

Will the park be public and will there be public access?	The park will be a public park. Revisions to the concept plan have been made to provide public street frontage and access to the park.
Additional & Other	
What changes are proposed to the secondary plan?	The planning applications propose to shift and modify the park location, and modify a portion of the lands to allow for townhouse uses.
Will the development be condo or freehold?	The development proposes a plan of subdivision which will contain both a condo development block and freehold development.
What is the timeline for approvals – when will we see construction begin?	Construction timing to be determined by Losani Homes.
We are told McNeilly Road is to be widened, what is the widening for? Are we going to get sidewalks?	The City has requested a widening along McNeilly Road for the proposed development. The widening and reconstruction of McNeilly Road will be determined by the City.