

7. Summary of Pre-Application Consultation

Prior to application submission, LaRey and GSP organized a community Open House to present and discuss the proposed development and forthcoming applications. The meeting was held on August 19, 2025, at the Millgrove Community Centre between 5:00 pm and 7:00 pm.

Notification of the community open house was provided through hand delivered mailings to all existing homes and buildings within 300 metres of the subject lands, consistent with the City of Hamilton's recently modified notification radius.

The public consultation session consisted of a series of display boards placed around the room that visually outlined the proposed development plan and the requested draft amendment elements. Members of the project team including two (2) planning staff members from GSP Group and a representative from LaRey led informal individual and group discussions about the project with those residents who attended. **Figure 12**, below, shows the venue set up for the meeting.



Figure 12 - Community Open House Set-up at Millgrove Community Centre (August 19, 2025)

In total, approximately 15 residents attended the meeting over a two-hour span. A member of City Planning staff also attended the meeting to observe.

Summary of Comments and Community Feedback

Water Quantity and Availability

Neighbours expressed concern about how the increase in development may affect groundwater quantity. They noted that water usage rises during hot weather and felt that additional demand could lead to water scarcity. Their biggest concern stemmed from observations of newer developments to the southwest, where residents appear to be using well water for landscape irrigation and car washing. They suggested that such activities should be supported by a cistern rather than relying on potable groundwater.

Zeina Homes Development (655 Cramer Road)

Neighbours also noted the recent Ontario Land Tribunal (OLT) approval of an 18-lot development by Ziena Homes at 655 Cramer Road, located immediately west of the subject lands. They felt that the potential impacts of this additional development, namely groundwater and traffic, should be captured within the subject application's supporting reports. GSP staff confirmed this would be addressed, and have had the Trip Generation Letter updated by SBM accordingly.

Roadway Access

There were also general questions about how road access will function. One resident specifically noted that the proposed access conflicts with the current location of their driveway. In addition, residents expressed a desire to preserve existing trees along mutual lot lines. GSP staff confirmed that this is being addressed, particularly at the north end of the site, in accordance with the recommendations of the Tree Plan.

Timing of Construction

Several neighbours were interested in the anticipated timing of site works and home construction. GSP Group explained that, in an ideal scenario with Council approval, site work could begin in late 2026, with homebuilding commencing in 2027. There was also interest in understanding how drainage will be managed and how it may affect adjacent properties.

Support for Development and Applications

No objections were raised to the proposed development plan in principle, nor to the proposed zoning amendments to lot area or frontage. Residents also voiced strong support for the proposed pedestrian connection to Spencercreek Estates Park.

A detailed Summary of Public Consultation is included as **Appendix 7** to this report.