

Question	Response
Design, Density & Height	
<p>Concepts shown do not fit in with the neighbourhood at all.</p>	<p>Two options were provided at the Neighbourhood Information Meeting: Concept A illustrated two apartment buildings with a 3-6 storeys, and Concept B illustrated one apartment building with a height of 3-6 storeys and twenty-four townhouse units. The final concept provides adequate transition to the surrounding neighbourhood through the use of stepbacks on the apartment building and by locating townhouses along Glen Echo Drive, being the frontage of the site.</p>
<p>Has a lower density option been considered?</p>	<p>Please see response above.</p>
<p>Have townhouses been considered?</p>	<p>The site design includes townhouses along Glen Echo Drive. Tapering of the apartment building leads to a height similar to townhouses towards the southerly lot line.</p>
<p>How are the concepts preserving the atmosphere and character of the neighbourhood?</p>	<p>Providing townhouses and tapering the apartment building nearest to the surrounding low-rise neighbourhood. The design also applies fenestration that is consistent with the character of the neighbourhood.</p>
<p>Where will the buildings be exactly located?</p>	<p>The apartment building will be located nearest to the westerly lot line. The townhouses will be located nearest to the easterly lot line.</p>
<p>The high school has had incidents in the past with gangs and fights and weapons. Who would choose to live so precariously close to a high school?</p>	<p>Housing is a necessity and is strongly undersupplied and demanded currently. The surrounding area and neighbourhood is predominantly residential, providing rationale for further residential development in the area.</p>
<p>How will privacy be impacted by the multi-unit residential apartment buildings?</p>	<p>The presented Concepts illustrate tapering towards the neighbourhood and/or townhouses being located closest to the surrounding residential. Configuration has been designed to minimize impacts on the surrounding neighbourhood.</p>
<p>Concerns about impact on views and natural light. What are the shadowing impacts on the nearby school and surrounding neighbourhood?</p>	<p>A Shadow Impact Study was completed and presented for both Concepts at the Neighbourhood Information Meeting. Concept B is the chosen concept; Minor shadowing occurs on the nearby school and surrounding neighbourhoods.</p>

How will noise and safety concerns created by loitering and an increase in youth population be mitigated?	Concerns regarding loitering and increase in youth population are speculative in nature.
Concerns pertaining to removal of additional green space that is available to the community for leisurely and recreational use.	The portion of the site to be developed was bought from the abutting School due to surplus lands. The abutting park and open space are not subject to this development.
Servicing	
How will City Council improve snow removal in the neighborhood to help reduce the additional parking and traffic flow issues in the neighborhood, that winter weather will bring?	To be addressed by Losani Homes in the future.
Who will pay for the upgrades to services and how will they be addressed?	Development and infrastructure fees will be paid by the owner, in accordance with the City.
How will adding 310 unit impact the neighbourhoods utilities and infrastructure?	To be assessed by third-party engineering firm.
There are existing water and sewage issues with a waste pond constructed on Rainbow Drive.	Servicing, stormwater, sanitary and other infrastructure details will be reviewed and addressed by a Professional Engineer.
The water pressure in the neighbourhood has been an issue since Robinson Homes built the survey in the 60s; that many units will overload the current water infrastructure.	Servicing, stormwater, sanitary and other infrastructure details will be reviewed and addressed by a Professional Engineer.
Hydro is at a premium in the current survey as well; the distribution centers are often struck by lightning and there are outages all the time; will you work to put them underground, so this is not an issue with your added usage.	Discussions with the appropriate Hydro agency will occur to address <i>potential</i> electrical issues.
There is no adequate plan for waste or stormwater overflow. The posters indicated either "underground" or in "ponds". If it's to be underground, I would caution you that this area is already prone to flooding due to runoff from the Red Hill Valley Expressway and inadequate City sewer infrastructure. Unless you have plans to pay the City to update all the sewers within a 5km radius, underground is not the answer. If it's to be ponds, I have no idea where you'd put them.	Servicing, stormwater, sanitary and other infrastructure details will be reviewed and addressed by a Professional Engineer.
Traffic	
How is putting an apartment on the site suitable to the footprint?	Site design has been amended to include an apartment near the westerly lot line of the site, as to

	mitigate shadowing and privacy issues. Moreover, the apartment building has been designed to have step-backs at the third, fourth, fifth and sixth levels to provide appropriate angular plane considerations and to provide a street-façade similar to that of a low-rise built-form.
How safe will the children be walking to their schools in the midst of all this traffic?	Appropriate safety measures will be implemented to ensure circulation throughout the site and to the greater neighbourhood remains safe and accessible. Adequate sidewalks will be available on the site to provide connectivity throughout the site and onto existing public infrastructure, such as public sidewalks.
The school's new parking lot is too small.	This issue cannot be addressed by the design of the subject lands. Furthermore, the site is located within walking distance of the respective school.
Where will guest parking be located?	Visitor parking will be located on-site above-ground and in the underground parking garage.
How will the additional parking, necessary to accommodate the planned 310 units, be implemented without seriously affecting current resident's ability to move around the community?	Parking will be provided predominantly underground. The Parking rate will be approximately 1.2 spaces/unit and parking will be provided to accommodate visitor and accessible parking.
Which street will traffic be exiting onto from the site?	Access and egress will be provided via one-point of entry/exit along Glen Echo Drive.
How will the developer and the City address existing traffic issues and overburdened infrastructure? Glen Echo, Rainbow Drive and Nash Road already carry heavy morning traffic. The two remaining schools on the block are Glendale Secondary School and Viola Desmond Elementary School. It is grid lock all the time.	A Transportation Impact Study has been completed to determine the projects impact on traffic, circulation, and transportation.
Additional/Other	
Will there be future meetings?	Future meetings are not required. The proposed application will be presented to the public again once the application is brought to be heard by the City of Hamilton's Planning Committee upon submission and review of a complete application.
What is the tenure?	To be determined by Losani Homes.
Has affordable housing been considered?	This project will not be considered for affordable housing.

What are the impacts on lighting, noise, and air quality?	To be addressed by Losani Homes at the time of Site Plan Approval.
How will the existing park, which is encroaching onto the site, be impacted and/or maintained?	The park will be buffered by a planting strip to minimize impacts. The development does not propose to alter the existing park.
Why were the baseball diamond and basketball courts not located 100% on park land? The concepts viewed at the community meeting, leave little buffer zone between the park and buildings, or between the buildings and street.	The lands sold to Losani Homes were severed and sold by the abutting schools District Board.
Both neighbourhood schools are at capacity. Where will children from 310 units go to school?	To be addressed by Losani Homes in the future.
Why was only 3 days advance notice provided for the Neighbourhood Information Meeting?	Notice was circulated to addresses within 120 metres of the site on May 12, 2023.
Is there a public copy of the posters, a website or a PowerPoint presentation illustrating the Neighbourhood Information Meeting content?	An electronic copy of the Presentation Boards presented at the Neighbourhood Information Meeting are available upon request.
Have you considered senior accommodations?	This project is not being considered for senior accommodations.
This current and proposed driveway, on the North side, effectively creates a buffer zone to the high school parking lot and practice field, why?	The site has been designed to provide efficient circulation that mitigates issues created by multiple entry points.
I was not aware of any public inquiry on when the land was sold. If the infrastructure already exists, why didn't the city convert it into a community recreational centre?	The subject lands were sold by the School District. The purchaser of the subject lands was up to the District Board's discretion.
Concerns relating to noise and air pollution from construction.	At this time, the proposed development will be reviewed for an Official Plan Amendment and a Zoning By-law Amendment. Construction impacts will be addressed at the time of Site Plan Control.