

NEIGHBOURHOOD INFORMATION MEETING COMMENT RESPONSE LETTER

Applicant: UrbanSolutions Planning & Land Development Consultants Inc.
Date: August 18, 2022
Location: 570 Upper Ottawa Street, Hamilton, Ontario
Owner: 2650494 Ontario Inc.

RE: (UHOPA-22-019, ZAC-22-045)

In support of the subject planning applications, a Neighbourhood Information Meeting was held at the Carmens Banquet Centre hosted by Councillor Jackson on May 26, 2022 between 6:30pm to 8:30pm. The purpose of the meeting was to provide an opportunity for the surrounding neighbours to learn about the updated proposal details, learn details of the *Planning Act* application process and receive answers to any questions.

Invitations were circulated to property owners in the surrounding area of the subject lands. There was attendance at the meeting by area residents, representatives from 2650494 Ontario Inc., UrbanSolutions Planning & Land Development Consultants Inc., and the civil engineer working on behalf of the landowners.

UrbanSolutions has prepared comment responses to the common themes raised during the Neighbourhood Information Meeting below:

Traffic & Parking Concerns

- Increased congestion and traffic along Fennel Avenue and Upper Ottawa.
- Quantity of visitor parking and potential overflow onto surrounding streets.
- Concern regarding using local streets and through streets.

Comment Response: A Transportation Impact Study has been prepared to evaluate the traffic impacts of the proposed development on the surrounding street network. The Transportation Impact Study concluded that the proposal does not present any adverse traffic impacts to the local roads and has made site access recommendations to appropriately accommodate the increase in traffic flows. The Study also recommended the existing Upper Ottawa Street centre median be modified to provide at least 20.0 metres of storage for the southbound left-turn to Fennel Avenue East. Any improvements to the public right-of-way will be determined and secured at the Site Plan stage of the project. A total of 538 resident parking spaces inclusive of visitor parking spaces and 509 bicycle parking spaces are being provided through surface parking spaces and podium parking internal to the site, mitigating the potential for overflow of parking onto adjacent streets.

Height and Scale of Proposed Development

- General compatibility concerns.
- Concern with proposed scale of 12-storey multiple dwelling and 3-storey townhouse development as it relates to land value and privacy of existing properties.

Comment Response: The Sun/Shadow Study completed for the proposed development evaluated and compared the as-of-right shadow limits with the proposed shadows from the tower design and concluded that the shadows cast by the proposed towers do not result in adverse impacts as adjacent land uses are not subject to prolonged shadows. The study was completed in accordance with the standards set out in the City-Wide Planning Principles and Design Guidelines. The proposed townhouse dwellings abutting the northerly and westerly property lines were reduced in height from 3-storeys to 2-storeys in response to community concerns. This revision ensures the development height complies with a 45 angular plane to those abutting properties to achieve appropriate transition. The proposed development has been designed to have appropriate consideration for transitions to the abutting land uses through a reduction in townhouse height and the use of setbacks as well as landscape buffering and screening along the lot lines of the subject property. Given the subject property is an underutilized 3.6-acre site located at the intersection of a major and minor arterial road, it is a prime candidate to accommodate higher residential densities in order to aid the municipality in meeting their growth and intensification targets set out by the province. The proposed density additionally helps to prevent the need for future urban boundary expansions to accommodate projected growth in the City of Hamilton. The development includes a range of dwelling forms which increase the housing stock in the area, therefore improving the overall housing affordability in the community. The proposed tower height is in keeping with the existing multiple dwelling heights found in the surrounding area as noted by Councillor Jackson during the meeting, including; a 10-storey multiple dwelling on Upper Gage, a 10-storey multiple dwelling on Upper Kenilworth, a 9-storey multiple dwellings on Mohawk Road East and a 21-storey multiple dwelling on Fennel Avenue East.

Future Tenants of Proposed Development

- Concerns regarding nature of new residents in the area and lack of accommodation for seniors.
- Concerns over loss of current tenants in existing commercial building on site.
- Interest in inclusion of bowling alley use in development proposal.

Comment Response: The proposed development contains a mix of housing units inclusive of 1-bedroom, 2-bedroom and 3-bedroom dwelling units to ensure the proposed development can accommodate a diverse community of residents of varying ages and economic status. The current tenants of the existing commercial building on site will be provided the first opportunity to lease the proposed commercial units included in the development proposal. The landowner has recognized the interest for a bowling alley use in the proposed commercial component of the mixed use building and will put forth an effort to find a future tenant that will re-establish this use on site.

Construction disruptions to the larger neighbourhood

- Concern over length of construction process and impact on abutting properties.
- Concern over potential for pest issues as a result of proposed demolition.
- General construction disturbances.

Comment Response: The Construction Management Plan, inclusive of a Pest Control Plan, to be completed at the Site Plan Control stage will ensure that all pest control measures and other construction activities will avoid adverse impacts to the surrounding community with regards to noise, dust, and other disturbances.

Privacy

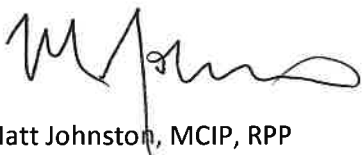
- Concerns with the interface between the proposed yards to existing rear yards along Merle Court and Rendell Boulevard.
- Setback of townhouse dwellings and multiple dwelling.
- Interest in installation of privacy fence and landscape buffering along edge of site.

Comment Response: The proposed rear yard setback of the proposed townhouse dwellings to the rear yards of the existing dwellings on Merle Court and Rendell Boulevard are 7.5 metres, while the proposed setback to the 10-storey portion of the multiple dwelling is 47.0 metres and 53.0 metres to the rear yards of the existing dwellings on Merle Court and Rendell Boulevard respectively. The development proposal was revised in response to community and City comments. Specifically, the landscape strip along the northerly and westerly property lines was increased and additional landscape plantings and screening is proposed. Further, the 3-storey townhouse dwellings were reduced to 2-storeys in height to address privacy concerns and comply with angular plane guidelines. The above noted setbacks, along with the proposed landscape screening, fencing and buffering along the lot lines of the subject property, ensure concerns of privacy and sightlines are adequately mitigated for the abutting neighbours.

If there are any questions or comments, do not hesitate to contact the undersigned.

Regards,

UrbanSolutions



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Principal



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Planner