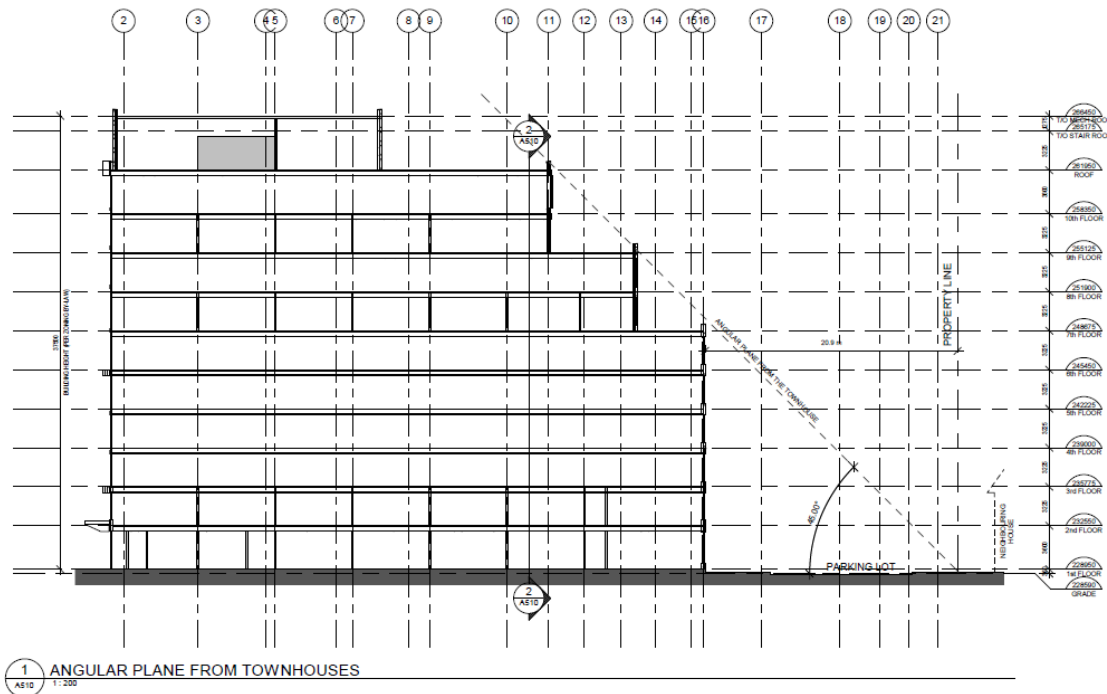


Planning Responses to Public Comments

Public Concern #1: Impact of the proposed 10-storey development on adjacent townhomes to the north.

Planning Response: As outlined on the Angular Plane Sketch contained within the Architectural Package prepared by KNYMH Architects, the proposed building incorporates stepbacks at floors 6 to 10 to ensure that a 45 degree angular plane is achieved from the low-rise townhomes to the north (below). Further, the Sun Shadow Study prepared by KNYMH states that adjacent properties will experience long periods of sunlight with minimal sun shading impacting their use; meeting the criteria of 5 hours during the day. In terms of compatibility, the proposed building incorporates a rough stone texture façade on the first two floors which references the design of the adjacent townhomes to the north. Additionally, the Urban Design Brief prepared by Adesso Design indicates that the proposed landscape design includes plantings at the building’s foundation and around parking areas to provide visual screening from adjacent properties.



Public Concern #2: Narrow width of West 5th Street and its capacity to accommodate increased traffic; specifically at the Stone Church Road and Rymal Road intersections.

Planning Response: As outlined in the Site Plan prepared by KNYMH Architects, the proposed site design incorporates a 3.048 metre road dedication to the western property line along West 5th Street for the purpose of accommodating a potential future road widening to be initiated by the City. This is labelled “ROW” (Right-of-Way) on the Site Plan drawing. Further, as outlined in the Transportation Impact Study (TIS) prepared by NexTrans, the proposed development will generate very little auto-trips, being at most, one vehicle per minute in peak direction (during morning inbound hours). The TIS also concludes that the Rymal Road West/West 5th Street/Christie Street intersection is expected to operate at acceptable levels of service and that the Stone Church Road West/West 5th Street intersection is expected to operate at acceptable levels of service from overall intersection operation perspective during both the morning and afternoon peak hours. While there are critical movements in through movements on both Stone Church Road West and West 5th Street due to the availability of one through lane on both roads, some can be addressed through signal timing optimization. Additionally, the proposed development includes 108 bicycle parking spaces, as required by City of Hamilton Zoning By-law No. 05-200. This provision will support and encourage new residents to take active modes of transportation instead of driving private vehicles.

Public Concern #3: The ability to access the commercial plaza to the east/south of the site through the currently vacant lot.

Planning Response: While it is acknowledged that proposed site plan will inhibit direct pedestrian access to the adjacent commercial plaza to the southeast through the currently vacant parcel at 1187 West 5th Street, it should be noted that this parcel is privately owned and does not currently allow for legal pedestrian access to the adjacent plaza. The proposed site design incorporates pedestrian walkways leading from the north and east facing entrances of the multiple dwelling to the existing sidewalk along West 5th Street, which provides direct access to the commercial plaza in question.

Public Concern #4: Availability of on-site parking.

Planning Response: The proposed development includes 229 vehicle parking spaces (including 4 barrier free visitor spaces and 4 barrier free spaces for tenants) which exceeds the minimum Zoning By-law requirement of 197 spaces. The Transportation Impact Study prepared by NexTrans concludes that this provision is acceptable given the context of the area.

Public Concern #5: Adequacy of the existing sanitary sewer to service the proposed development and have capacity to service the remaining 24 townhouse units planned as a part of Sonoma Homes’ development to the north.

Planning Response: As outlined in Section 2.2 of the Functional Servicing Report (FSR) prepared by LandSmith, the existing sanitary trunk sewer within West 5th Street has been designed as part of the Mewburn & Sheldon Neighborhoods Master Servicing Plan to accommodate the subject lands, as can be

seen in the Master Servicing Plan located in Appendix 'A' (of the Report) for reference. Therefore, the existing sanitary sewer will have sufficient capacity to service the proposed development.