

Questions Submitted Prior to May 6, 2021 Meeting

Q&A as Covered During Meeting

Operational

Q Does part of the building provide a nursing home in the single or double rooms?

A The building will not be a 'nursing home' (or Long Term Care Home), in part, or in whole. It is proposed as traditional private Retirement and Senior's Apartments.

Q How many staff will work at the building?

A The maximum number of Staff working at the building at one time would be approximately 10 - 12. During the early mornings and overnite 'shifts', that number would drop to 3 or 4.

Q Dundas Downtown is quite far from this building. Will there be additional transportation offered to the residents to access the downtown to shop or visit the library?

A A building such as is proposed would be serviced by Shuttle Vans to accommodate such outings. There is also typically a 'Car Share' program for more independent residents who do not want to maintain car ownership but may still want the ability to venture out. Both considerations help to reduce the already low levels of vehicle activity coming out of the building.

Q Will transit be affected and how?

A Transit will not be affected. The driveway design is being reviewed to ensure there will be no conflict with the existing Governors Road Bus Stop. Should the project proceed, the concept of providing washroom access within the building to the Transit Operators so as to remove the Porta-Potty on-site is being considered.

Q Will these units be Owned or Rented?

A These units will be rented.

Q How many deliveries will there be weekly?

A It is estimated that there will be approximately 2 Garbage and Recycling Pick-ups per week / 2 Food Deliveries (Larger Trucks) per week / 2 Fresh Produce Deliveries (Vans) per week / 1 Cleaning and Health Supplies Delivery (Van) per week.

Traffic

Q How are concerns about Traffic and Parking being addressed?

A Paradigm Traffic and Transportation Consulting Engineers prepared the Traffic Impact Assessment and Parking Study required by the City and submitted as part of the Application in December 2020. The Study did not identify any areas of long-term concerns with respect to projected Traffic volumes and/or Parking provisions. A copy of this Report has been posted on the website - see "Applications and Reports" page at www.piriedevelopment.com

Q There are concerns about existing Traffic safety related to speeding and on-street parking.

A There is no intent to utilize on-street parking for the proposed project. Existing traffic (speeding) and on-street parking concerns are a Municipal enforcement issue.

Parking

Q How much parking is being proposed / provided?

A The Senior's Apartments would provide 1.15 spaces per Unit - the Retirement would provide 0.5 spaces per Unit - the Townhomes would provide 2.0 spaces per Unit. All ratios meet or exceed the City requirements.

Q On-street parking is already an issue. Will this development rely upon any on-street parking?

A The proposed development would not utilize any on-street parking or seek any allowances from the City to do so.

Questions Submitted Prior to May 6, 2021 Meeting

Q&A as Covered During Meeting

Built Form

Q How do you justify the height of 3 - 4 storeys?

A The location along an arterial road at the periphery of the community are factors in making this an appropriate location for 3 - 4 storeys. Potential impacts of the 3rd and 4th storeys on the east side of the building (overlook condition / shadows) have been addressed through modifications to the original design which introduced significant terracing.

Servicing/SWM

Q Does the existing servicing in the area have enough capacity to service this proposed Development?

A Sydney Woods Consulting / Civil Engineers confirmed that sufficient capacity exists in the area to accommodate this proposal. Sydney Woods were the original civil engineers who designed the servicing for the entire area and as such know the history of it's details. A copy of both the Functional Servicing Report and Storm Water Management Report as submitted to the City can be found on the "Applications and Reports" page of the website - www.piriedevelopment.com

Q How is the drainage and ponding to the properties to the east being addressed?

A The current / existing grading and drainage would be significantly improved by the development going forward as a result of proposed regrading / swales and catch basins with new storm drainage pipes being incorporated into the property.

I am so sorry that some people are being disrespectful. We appreciate the information you have circulated and appreciate that you are taking the time to speak with us tonight. Change is difficult for some.

Construction

Q How will the disturbances from the potential construction be managed?

A The City of Hamilton has stringent by-laws governing how construction must be undertaken regarding aspects such as timing / noise / street cleaning, etc. In addition to having to conform to those by-laws, the City requires that they approve a "Construction Management Plan" (submitted by the Contractor) to confirm acceptance of approaches to access routes, parking, signage, etc., prior to any construction activities being permitted.

Q How long would construction take?

A Approximately 18 to 24 months. Weather and other factors can affect things beyond management control.

Landscape

Q Would coniferous trees along the east property line make more sense than deciduous which lose their leaves in the fall / winter - create the need for clean-up and don't provide as much screening during that time of year?

A Seems to be a reasonable question / suggestion and is being reviewed. Landscape Plan is highly conceptual and would be reviewed in greater detail at the potential Site Plan Approval stage.

Miscellaneous

Q Would the proposed units be for sale or rental?

A All of the proposed units (including the bungalow townhomes) would be Rental.

End of Q&A