



# \_\_ UPPER \_\_ WEST SIDE

## **Public Consultation Summary**

UPPER WEST SIDE SECONDARY PLAN

**Prepared For:**

City of Hamilton

**Prepared By:**

Corbett Land Strategies Inc.

November 2023

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## **1.0 INTRODUCTION**

Corbett Land Strategies Inc. (CLS), in coordination with The Monarch Park Group Inc. (TMPGI) has been retained by the Upper West Side Landowners Group (UWSLG) to undertake a public consultation strategy in support of a Secondary Plan. This consultation has been advanced by the UWSLG to understand and receive input on the development of a complete community for the lands located within the block of Twenty Road West, Upper James Street, Dickenson Road West and Glancaster Road (UWS Study Area). This report is intended to provide a detailed summary of the multitude of public consultation events as well as provide an analysis of the information collected at the conducted events. The report concludes with recommendations which are intended to inform the preparation of the UWS Secondary Plan, to ensure the input collected through the events reflects the concerns and opportunities identified.

As is evident within the extensive work conducted by the UWSLG, efforts to consult with the public and stakeholders has been ongoing for some time. This includes polling, informal public information sessions as well as numerous meetings with Councillors, City Staff and other stakeholders. This report provides a summary of those meetings and summarizes the feedback collected. Given the relevance of the historical public consultation to the development of the Secondary Plan, it has been included within this summary for the purpose of enriching the Secondary Plan with a more substantial understanding of the public sentiment towards the development of the lands.

More recently, a consultation program has been advanced, over the summer and fall of 2023. These events were well attended and allowed for a deep pool in which to draw from to understand the concerns and desires of the public. Furthermore, this consultation was conducted during the preparation of technical studies which allowed for the presentation of more recent technical analysis of the UWS Study Area. These events, including details on notification, the events, and the collected feedback have been detailed within this report.

## **1.1 BACKGROUND**

The UWSLG is advancing a Secondary Plan in support of the achievement of a complete community for a portion of the lands generally bound by Twenty Road West to the north, Upper James Street to the east, Dickenson Road West to the south, and Glancaster Road to the west (UWS Study Area). The limits of the UWS Secondary Plan generally include lands currently designated "Urban Expansion Area – Neighbourhood" (identified as Twenty Road West 1 and Twenty Road West 2, as per OPA No.167), "Urban Expansion Area – Employment Area" (identified as within Twenty Road West 1, as per OPA No.167), delineated and designated natural heritage features and some lands within the Airport Employment Growth District (AEGD) Secondary Plan that are located between the Urban Expansion Areas and the NEF 30 contour as illustrated within Figure 12 of the Airport Hamilton Master Plan (2006) (UWS Secondary Plan). The UWS Secondary Plan is approximately 283 hectares (700 acres) in area and the UWS Study Area is approximately 388 hectares (960 acres) (Figure 1).



Figure 1: Upper West Side Secondary Plan Context Map (Corbett Land Strategies Inc.)

The UWS Secondary Plan has been prepared comprehensively to address the holdings of participating and non-participating landowners to ensure the development of a fully integrated and functional community. The intent of the Secondary Plan is to deliver a community supported by a range of residential forms and types, the mixing of uses, employment, enhanced natural heritage, and community infrastructure, all of which are planned to be achieved within existing or planned transportation and servicing infrastructure.

This privately initiated Secondary Plan is the result of years of planning and technical support which has been advanced by the UWSLG for the purposes of establishing urban uses which can co-exist with the existing residential found on the north of Twenty Road West and the planned employment of the AEGD. The advancement of the Secondary Plan is intended to accommodate the City's growth needs for projected populations to the planning horizon of 2051. As such, this new greenfield area requires consultation to ensure it is informed by the thoughts and concerns of interested and affected stakeholders.

## **1.2 ROLES**

As set out above, the UWSLG retained TMPGI as the lead engagement consultant. TMPGI has been retained to ensure an objective, third-party led process. Their retention has occurred on the premise of ensuring a consultation strategy that features a variety of consultation types and which facilitates the collection of diverse and informative feedback. As the land use planning consultations on the UWS Secondary Plan, CLS has held roles in leading certain public consultation events completed to date. CLS has also provided administrative support to TMPGI on the events more recently completed. The roles of TMPGI and CLS are expanded upon in the sections below.

### **1.2.1 The Monarch Park Group**

The Monarch Park Group Inc. (TMPGI) is a boutique consulting firm that focuses on stakeholder engagement and strategic planning. TMPGI provides complex meeting designs to meet rarely straightforward challenges. Each session is specially designed to suit the individual needs of the client organization. The TMPGI offers a range of virtual options to enable geographically dispersed stakeholder groups, and members of the public to engage effectively.

Every facilitator who works with TMPGI has achieved the credential of Certified Professional Facilitator through the International Association of Facilitators and operates according to its Code of Ethics. TMPGI only provides expert facilitators or professionals who have or are being actively mentored by senior facilitators in anticipation of credentialing as a Certified Professional Facilitator.

Karyn Dumble is our Principal Consultant. Karyn is an award-winning Certified Professional Facilitator (CPF), and a well-respected facilitator of stakeholder engagement and public consultation. Karyn was brought on by the UWSLG to act as the lead engagement consultant and prepared a consultation strategy to support the UWS Secondary Planning process.

She has focused her career on bringing people together to create strong teams and strong communities. Karyn crafts facilitation designs from the straightforward to the complex, and often works with groups who are experiencing tension related to change. Clients regularly comment on her calmness during sessions where participants present strong emotions.

Karyn has specialized training in Advanced Alternative Dispute Resolution, Public Participation (IAP2) and in engaging with Indigenous Peoples. She maintains membership in two professional organizations: The International Association of Facilitators (IAF) and the International Association for Public Participation (IAP2 Canada). She is a long-time Evaluator for the IAF Facilitation Impact Awards.

### **1.2.2 Corbett Land Strategies Inc.**

Prior to retaining TMPGI, CLS has been tasked on several occasions with leading certain public consultation events. These have primarily included the informal virtual open houses completed prior to 2022. CLS attempted to conduct these events objectively including conducting the notification of the meetings in keeping with the standards of the planning act.

In addition to providing land use planning consulting services, CLS assisted TMPGI on the administrative elements of the public consultation strategy. In this regard, CLS was tasked with conducting notification, as further elaborated below, as well as preparing supporting materials including presentation slides, visual materials and others. CLS is also responsible for preparing this Public Consultation Summary which includes cataloguing the information and feedback collected through these events.

### **1.3 APPROACH**

TMPGI created the public engagement plan for UWS with two principles in mind; meeting people where they are and bringing authenticity to every encounter. Based on TMPGI's experience in community development, community and stakeholder engagement, particularly as it relates to vulnerable populations, knowledge of intersectionality has been applied to ensure listening first to learn about people's experiences, what they bring to the conversation, and from where potential concerns may stem. The UWS Public Engagement plan is premised on acting with integrity, remaining neutral, building spaces where people can experience equity in contributing their insights, and wisdom. Key items that have been considered through this strategy include:

- Community preference for residential uses;
- Interface with existing communities to the north of Twenty Road West and planned employment of the AEGD;
- Transportation issues throughout UWS Study Area and external to the area; and,
- Off-site stormwater management impacts from UWS Secondary Plan.

The UWS public consultation process has been prepared to be a community-integrated process shaped by input from the public and key stakeholders.



## **1.4 COMPONENTS**

This Public Consultation Summary includes several components which together form the basis of the report. They include:

- Detailing of historical consultation events;
- Detailing of consultation events, conducted in support of the UWS Secondary Plan;
- Analysis and summarization of key findings and gaps;
- Provision of recommendations for inclusion as policy within the UWS Secondary Plan

## **2.0 HISTORICAL EVENTS**

### **2.1 NAVIGATOR RESEARCH**

#### **2.1.1 Focus Groups**

Navigator Ltd. was retained by UWSLG to conduct research on several critical topics to Hamilton residents. The research involved the completion of focus groups as well as general polling. The focus groups were completed in order to:

- Ascertain the public views and preferences regarding development in Hamilton
- Assess responses to understand public views on development; and,
- Gauge participants understanding on housing and development from language provided.

Navigator conducted a total of four focus groups in Hamilton. Each group was two hours in length and included 7 to 10 participants selected from across the city. Across the four groups, a total of 34 participants attended. The focus groups included the following:

- Group 1 – Hamiltonians 40+
- Group 2 – Hamiltonians ages 22 to 39
- Group 3 – Men looking to move / change their place of residence within Hamilton
- Group 4 – Women looking to move / change their place of residence within Hamilton

The results of the research provided several key findings including:

- All participants believe that Hamilton is experiencing a serious housing issue;
- The public understands concepts of supply and demand and were able to speak to factors contributing to the lack of affordable housing in Hamilton including 'renovictions/gentrification' and increasing property values;
- Homeowners acknowledged increase in their own property values but agreed that a housing crisis is affecting their own homeownership decisions (i.e. upgrading, downsizing);
- Participants advise that government should get involved in land development by encouraging building affordable homes.
- Participants identified that future growth areas should include the following:
- Future communities should create complete communities including not just homes, but also parks, schools, community space, restaurants, shopping and business;
- Future communities should include affordable housing and that residential communities should offer a mix of housing options at a range of prices; and,
- Future communities should be ideally suited for transit expansion.
- Participants indicated that development should not occur on agricultural land, if other areas exist;

The focus groups also included specific discussion on the proposed development of Upper West Side. Participants were presented with a hand-out, listing a total of 13 statements about

the proposed development. From the list, they were asked to select five messages they felt to be the most convincing reasons for approving the development. The results were as follows:

- Tier 1:
  - The proposed plan will create an entire neighbourhood, including not just homes, but also parks, schools, community space, restaurants, shopping and business.
  - The development will include affordable housing. Residential areas will offer a mix of housing options at a range of prices.
  - The location is ideally suited to act as a future hub for transit expansion, so residents will have access to transit.
- Tier 2:
  - Ideally located adjacent to the John C Munro Hamilton International airport, on-route to Hamilton Downtown, it is a clear site for a new community. With the combined geographic and transportation advantages of the region, its potential for investors and new residents is clear.
  - There are not enough homes for people who want to live in Hamilton. The shortage of homes is driving up prices. This project will allow us to meet the demand for affordable housing.
  - Projects like this are key to the local economy, attracting businesses (such as hotels, high-tech) and creating well-paying jobs.
- Tier 3:
  - The project proposes developing land within Hamilton that is currently sitting vacant. It just makes sense to support in-fill rather than permit urban sprawl by building outwards into non-urban areas and agricultural land.
  - The project will be done in a sustainable manner, respecting the city's environmental standards. It will include storm water management ponds, and a natural heritage system.
  - The land is unfit for agricultural purposes, and therefore can only be used for urban development.
  - The Upper West Side Landowners group is comprised of long-time Hamilton residents and business owners –people who understand first-hand the needs of Hamilton.
  - The Upper West Side Landowners group is comprised of successful companies with expertise and experience in land development, including Starward Homes, Spallacci & Sons Limited, Oxford Road Developments, Lynmount Developments Inc, The Parente Group, Twenty Road Developments Inc, and Liv Communities.
  - The municipal government has been ineffective in moving this project forward. They need to show some accountability to Hamiltonians and approve the project.
  - The project will meet all provincial and municipal standards.

### **2.1.2 Online Survey**

Navigator conducted an online survey among Hamilton residents 18 years of age and older between March 13 and 19, 2020. The survey had 800 participants. Ultimately, the survey found that Hamiltonians identified that housing and affordability are key issues in Hamilton and residents like the idea of housing development projects.

Among all of the issues listed, housing is cited as the number one issue in Hamilton. Nearly half of voters stated that they don't own a home and 73 per cent said it was due to affordability. When asked specific questions about housing developments, participants said that affordability and the notion of "community" were the most relevant means to engage voters.

The key findings and summaries of the results of Navigator's focus groups and online survey have been compiled in Appendix A – Navigator Ltd. Key Findings From Focus Groups and Online Polling.

## **2.2 PAST EVENTS**

### **2.2.1 Informal Public Consultation Meeting – January 16th, 2018**

UWSLG held an Informal Public Consultation meeting on January 16th, 2018 with residents and land owners from the surrounding area. The meeting was held to provide further information to residents and maintain transparency regarding the intentions and efforts of UWSLG. Attendees were presented with the proposal, major components, and estimated timelines on the project from that time. The meeting also involved retrieving and recording contact information and receiving questions and comments from those that were in attendance. It was advised that further meetings would be undertaken and that participants would be notified once scheduled.

### **2.2.2 Informal Public Consultation Meeting – November 19th, 2020**

UWSLG held an informal public consultation meeting on November 19th, 2020, with residents and area landowners, to provide an update on progress and anticipated next steps. Notification of the meeting involved the hand delivery of printing invitations to the homes of residents surrounding the subject lands, including the retirement community found to the north of the study area. In attendance was approximately 80-100 people, approximately 1 week before the meeting.

Leading up to the meeting, email communication was received from interested residents, either because of their inability to attend the meeting or to get their comments on record. The received comments have been summarized into the following themes:

- Support for the use of residential uses on the subject lands with;
- Opposition against employment uses, particularly abutting Twenty Road West;
- Concern for employment impacts on existing residential along Twenty Road West and Glancaster Road;
- The need for improvements to Twenty Road West, regardless of use;

- Planning the community within proximity to the existing hydro corridor along Twenty Road West; and,
- Concern for impacts on existing stormwater management facilities within retirement communities.

The meeting included a presentation aimed at informing attendees on the use of the subject lands for residential purposes. The meeting also provided further information on the group's participation and efforts on the City's Municipal Comprehensive Review. Furthermore, discussion on the potential use of the lands for employment uses occurred to present potential impacts for the participants consideration.

During the meeting, the available chat room included discussion on the following topics:

- Definition of infill;
- Airport operations as a cargo jet base of operations instead of a passenger-oriented service destination;
- Timelines;
- Concerns with traffic on Garth Street and Twenty Road West
- Community metrics;
- Desire for more adult lifestyle communities;
- Need for recreation infrastructure including trails and parks;
- Ownership of road infrastructure, traffic types and amounts;
- Need for buffer from employment within AEGD;

Following the presentation, a question-and-answer period occurred which featured a discussion between the UWS team and participants on the above noted themes and topics. Following that, answers/responses to a "Frequently Asked Questions" were circulated to interested participants and posted on the project website.

### **2.2.3 Informal Public Consultation Meeting – May 5<sup>th</sup>, 2022**

On May 5<sup>th</sup>, 2022, the UWSLG held a virtual informal public information meeting, to present an update on recent efforts and participation on the City's Municipal Comprehensive Review. In attendance at the meeting was approximately 50 people. This meeting was a continuation from the meeting held on November 19<sup>th</sup>, 2020. During the meeting, questions and comments were raised on the following topics/themes:

- Further information on the City's response to proposed community;
- Use of whitebelt lands as a buffer from AEGD;
- Questions on how to participate in the City's MCR;
- Noise impacts from proximity to airport;
- Timing for development;

#### **2.2.4 Formal Consultation – April 26, 2023**

On April 26, 2023, the UWSLG held a formal consultation meeting with City Staff. This meeting is a requirement of the Planning Act and the City of Hamilton as part of a future Secondary Plan application. The meeting resulted in city staff from multiple departments providing feedback and direction on the requirements of an application for a Secondary Plan. In attendance were several landowners as well as several consultants from the UWSLG project team. Following the meeting, a formal document was provided to the UWSLG, which set out the submission requirements for a Secondary Plan Official Plan Amendment, should an application be advanced.

### **3.0 SECONDARY PLAN ENGAGEMENT**

As indicated above, TMPGI was retained to conduct a public consultation program with the goal of collected feedback and comments necessary to inform the preparation of a Secondary Plan. This program including the advancement of several events includes the following:

- Virtual Public Meeting – September 12<sup>th</sup>, 2023
- Community Liaison Group Meeting – September 25<sup>th</sup>, 2023
- In-person Public Open House – October 18<sup>th</sup>, 2023

#### **3.1 VIRTUAL PUBLIC MEETING – SEPTEMBER 12, 2023**

The UWSLG convened a virtual public meeting on September 12<sup>th</sup>, 2023, in support of the Secondary Plan process. The intent of the meeting was to provide a background on works currently underway and to detail some of the existing conditions and constraints being assessed as part of the Secondary Plan. The purpose of the meeting was to inform the residents of the Secondary Plan, the long-term planning goals for the area, and give interested participants the opportunity to ask questions and provide thoughts on the development of the subject lands. The meeting was intended to be the first in a series of meetings and engagements with residents in support of the Secondary Plan process.

##### **3.1.1 Notification**

Notification of the meeting occurred in accordance with City of Hamilton Public Notice requirements, through multiple means including the following:

- Email notification to Councillors, City Staff and Agencies. Separate invitations were sent to First Nations including Six Nations, Mississauga's of the Credit and Haudenosaunee Development Institute.
- Hard-copy distribution of meeting invitation to the doors of all residents within 240m of the subject lands. Approximately 100 invitations were circulated.
- Virtual circulation of meeting invitation from existing interested party list. List currently includes approximately 50 people.
- Newspaper notification in the Hamilton Spectator in the week prior to the meeting. Notices were included within the Hamilton Spectator on Tuesday, August 29<sup>th</sup>, 2023 (digitally), Saturday, September 2<sup>nd</sup>, 2023 (in print) and Tuesday, September 5<sup>th</sup>, 2023 (in-print).

##### **3.1.2 What Occurred**

137 people registered for this 2.0-hour session held on Zoom Webinar, with 98 unique visitors attending. 89 questions or comments were submitted during the public meeting and an additional 57 questions or comments were submitted through the registration process. The public meeting included a presentation which featured direction on the contents of the meeting by various panel members who presented information on the following:

- That the meeting was to be recorded and that the results will be used to inform the Secondary Plan currently being prepared;
- Details on what a Secondary Plan and a general timeline of the process is being advanced by the UWSLG;
- Details on the elements of the public engagement strategy;
- Details on the UWS Secondary Plan area as well as the UWS Study Area;
- Details on the Purpose, Vision and Principles of the Secondary Plan;
- Details on Guiding Documents, Policies and demographic requirements;
- Details on plan considerations pertaining to existing conditions including on the following disciplines:
  - Urban Design;
  - Agriculture;
  - Transportation and Traffic;
  - Cultural Heritage;
  - Archaeological;
  - Natural Heritage;
  - Drainage;
  - Stormwater Management; and,
  - Financial Impact
- Details on next steps and opportunities to request further information or participate further in the Secondary Planning process.

The professional facilitator from TMPGI, Karyn Dumble, moderated the Q&A portion of the meeting. All questions submitted during the meeting were asked of the presenters. One question came in just as we were closing the meeting and remained unanswered. Two comments were received at the end of the meeting with positive feedback on the engagement itself.

1. Thank you for this presentation, very informative.
2. Not a question but a compliment: well done all!

During the meeting, the ability to submit questions and comments was made available to participants. In addition, multiple polls were conducted during this virtual meeting. The polls were framed around topics of active transportation, residential density, types of community features, and an open-ended response to capture additional desired features.

### **3.1.3 Outcomes and Feedback Collection**

As indicated, several polls were conducted during the meeting on several topics, and which requested votes or participation. The questions and responses/participation are summarized in Table 1.



**Table 1: Summary of Outcomes and Feedback from Public Open House**

Question	Options	% of Votes
What land uses would you like to see on these lands? (Multiple choices permitted)	Low density (e.g single-family homes)	45%
	Medium density (e.g. townhouses, low rise apartments/condo buildings)	39%
	High density (e.g. apartment/condo buildings subject to airport height restrictions)	5%
	Mixed-use (e.g. live/work)	35%
What community features will be needed on these lands? (Multiple choices permitted.)	Affordable housing (costs less than 30% of gross income)	47%
	Seniors' housing	56%
	Community or Supportive housing	34%
	Schools	50%
	Community Park	85%
What is your preferred [active transportation] option for Twenty Road West? (Single choice permitted.)	Community Centre	60%
	On-Road Bike Lanes, plus sidewalks	19%
	Boulevard Bike Lanes, plus sidewalks	41%
	Multi-Use Pathway	22%
	No Bike Lanes (Sidewalks and no bike lanes)	19%

When asked “what other community features are needed?”, respondents provided the following assortment of answers:

- Stores Recreation Centre
- Bicycle/Walking Paths Trees, Trees, And More Trees!!!
- Parks
- Doctor's Offices
- Some Retail Stores
- How About Shopping, Grocery, Pharmacy,
- Urgent Care
- Leave Land So Wildlife Won't Be Impacted.
- Schools, Hospitals, Community Centers
- Fitness Station Circuits
- Bus Routes
- Church, Senior Center
- You Did Not Provide a None of the Above Options
- Small Plaza
- Grocery Store, Bus Route Service
- No People.
- Commercial Development Only - No Residential! No Option in Question for That.

- Pickleball Courts/Basketball Courts
- Don't Build on the Greenbelt
- Walking Trails
- Grocery Store
- Walking Trails, Off leash Dog Park
- Medical Supports
- Grocery Stores
- Convenience Store - Small Grocery
- Public Transportation
- Multi Use Trails with Connectivity to Other Trails
- Bike Pathways to Navigate from Glanaster to Upper James
- Open Greenspace
- Parks, Small Shopping Plaza, Bakery, Grocery Stores, Coffee Shops Etc.
- Bus Station (LRT Linked)
- Parks/Playgrounds
- No Development. Save The Green Belt and Stop Sprawl
- Large Green Space, Disc Golf Bike Trails, Tennis / Pickle Ball Courts, Basketball Court(S)
- Unsure At This Time
- Interpretative Nature Walks/Areas
- Maintenance Of Current Land Use Without Additional Building. Would Be Nice If You Allowed Free Choice Options on the Other Polls.
- Shopping Plaza, Corner Store, Restaurant.

As mentioned, during the meeting a chatroom was made available to participants to submit questions and comments. Through the question-and-answer portion of the meeting, these questions and comments were responded to by the panelists participating on behalf of the UWSLG. In summary, the questions and comments raised have been grouped into the following:

- Project timeline;
- Impact to adjacent property (i.e. property values, land uses, noise, wells);
- Impact to Twenty Road West and resulting improvements to road infrastructure;
- Impact on retirement communities to the north of Twenty Road West. particularly on stormwater management infrastructure;
- Noise implications;
- Impacts to operations of the airport;
- Need to include affordable housing within community;
- Infrastructure requirements to support future community;
- Widening of Twenty Road West;
- Concern for protection of existing natural heritage and ecological conditions on subject lands;
- Concerns with accommodating growth needs outside of the urban boundary.

Response to the above as well as other questions were summarized within a response table, which was uploaded to the project website. Please refer to Appendix B – September 12<sup>th</sup> 2023 Virtual Public Meeting Materials for a compilation of meeting notification (mail-out, newspaper, email), presentation, attendance list as well as post-meeting information shared on the project website.

### **3.2 COMMUNITY LIAISON GROUP**

In accordance with the City's Secondary Plan Guidelines, the formation of a Community Liaison Group (CLG) is required to support the public consultation process. The CLG is noted to act as a 'sounding board' and provide input to the project team completing a Secondary Plan. These groups offer an important method of engagement as a result of the knowledge and experience the residents possess which can lead to a more informed process and better decision making. The CLG provides an opportunity to identify opportunities, issues and constraints, share knowledge of an area, review the project teams work and provide input at key milestones throughout the study.

A CLG was formed in support of the UWS Secondary Plan and was coordinated by TMPGI. The CLG consisted of 6-12 persons, originating from a wide range of backgrounds including residents, industry professionals and representatives of the business community, landowners, workers, and/or local resident associations. Application to participate in the CLG is required and necessitated the provision of some background information on the interested participant.

The roles and responsibilities of all CLG members are to participate in discussions, provide input and ideas from their perspective and listen to other points of view. Additional responsibilities are as follows:

- Project Team:
  - Organize, coordinate, attend and facilitate regularly scheduled meetings (on an as needed basis).
  - Record and distribute meeting minutes to all members.
  - Identify the Project Manager who will be the liaison person to coordinate communications between the city staff liaison person, community members and other stakeholders.
- Professional Facilitator:
  - Confirm the agenda.
  - Plan processes to ensure all agenda items can be discussed in a productive manner.
  - Facilitate the meetings, making sure each member is offered an opportunity to contribute.
  - De-escalate discussions, if necessary.
- CLG
  - Attend CLG meetings and participate in discussions for at least 6 months monthly;
  - Become informed about the projects planning status, background, applicable Secondary plan policies and Guidelines that must be met in accordance with the City's policies;

- Be prepared and informed for meetings by reviewing any materials provided in advance;
- Relay any input received to the broader community;
- Bring a community perspective to the discussion, complains or issues raised by the public, offer opportunities and identify threats;
- Help the CLG operate effectively by contributing constructively and openly discussing ideas and opportunities;
- To not use social media as a means of slander, harm or disruptions to the group's progress. The appointed member will be trusted to provide honest feedback and generate meaningful discussions to find alternative solutions. Any member seen as actively trying to sabotage the project's outcome or alter the group's focus to out-of-scope concerns or to impose one's own personal agenda will be removed from the group.

The UWS CLG was initiated through the polling activities that took place during the September 12th virtual public meeting. During this meeting, TMPGI requested participants consider putting their name forward for the upcoming Community Liaison Group. 16 individuals indicated their interest, who were all invited to submit information about their interest, their approach to maintaining clear and productive communication in a group where diverse perspectives exist, and their willingness to commit to monthly meetings. From the 16 interested individuals, six submitted applications providing information on the following:

- What is your name?
- Why are you interested in being a member of the CLG?
- It is very important that we build a group that communicates productively. It's not about agreeing with everyone all the time. We want a range of perspectives. Tell us how you keep a conversation.
- We're planning for an initial commitment of six months. We anticipate no more than one meeting a month, held virtually, lasting about 90 minutes. Can you commit to this?
- What else should we know about you that would help us make our decision?

The individuals who submitted information on the above, were selected to participate in the CLG and represent components of the following:

1. CLG Member #1 – Resident of Twenty Place Retirement Community, Chair of Storm-water Management Committee
2. CLG Member #2 – Local resident, formerly worked in public service.
3. CLG Member #3 – Local resident, volunteer experience working in similar capacity on local growth projects.
4. CLG Member #4 – Local resident, long-time resident of the area and familiar with existing natural open space and wildlife, owner/operator of nearby plumbing company, has young family.

5. CLG Member #5 – Resident of Twenty Place Retirement Community, current director of condominium corporation for Twenty Place, formerly worked as stockbroker and logistics/accounting manager.
6. CLG Member #6 – Resident of Garth Trails Retirement Community, formerly worked within middle and upper management in consulting firm.

### **3.2.1 September 25, 2023**

The first Community Liaison Group meeting took place on September 25, 2023. In addition to the resident CLG members, the meeting was attended by Karyn Dumble of TMPGI, representatives of CLS, and representatives of the landowners. The agenda of the meeting consisted of the following:

1. Introductions
2. Project Recap
3. CLG Terms of Reference
4. Resident Key Concerns
5. Future Meetings
6. Next Meetings

Minutes of the meeting were conducted. At the project recap portion of the meeting, CLS provided a project background and update and advised that the following meeting will be attended by other consultants from the UWS project team, including the civil engineer consultant. At this time, there were discussions seeking clarification on former development applications as well as how the Secondary Plan fit within these processes.

The draft Terms of Reference was presented and reviewed amongst the CLG members. Everong advised that they were in agreement with the Terms of Reference.

The CLG members advised that their key concerns included the following:

- Existing site conditions including dumping materials on the study area;
- Servicing/stormwater management, particularly with stormwater flowing unmanaged to the Upper James Street and Twenty Road West outlets.
- Drainage implications on stormwater management facilities of retirement communities to the north of Twenty Road West.
- Pedestrian safety and traffic calming measures.
- Preference for single family homes along Twenty Road West, rather than higher density.
- Improvements to transit.
- Construction management and phasing.
- Impact of secondary plan on airport operations.

The group determined that future meetings could occur on the same day, once a month but would be better timed to occur at 6pm to 7:30pm. Further, that the next meeting would be held on October 23rd.

As an outcome of the September 25<sup>th</sup>, 2023, CLG meeting, a questionnaire was circulated to obtain further information pertaining to the specific issues of the group. This assignment was tasked to members to be prepared and submitted to TMPGI one week prior to the following meeting. The questionnaire requested feedback/comments on the following questions:

1. What are your expectations for your participation in the Community Liaison Group?
2. What is your primary concern/interest in the development of the subject lands (i.e. stormwater management)?
3. Do you have proposed solutions to the raised issue(s)?
4. What additional information do you want to see or hear about in upcoming meetings?
5. Are there community amenities/benefits you would like to see in a future community?
6. Other comments?

Although not all members were able to submit responses, several of the members advised the following:

- Expectation is that they be given the opportunity to work with planners and developers to provide positive and constructive input towards a successful new community development, recognizing the varied (and possible conflicting) parameters that will comprise the positive addition to the community and City;
- As an owner/resident of Twenty Place retirement community, concerns for property and more than adequate stormwater management systems, major upgrades to Twenty Road West including curbs, sidewalks and separated bicycle lanes. Looking forward to the presentation of the Secondary Plan at a future meeting.
- Although cannot offer specific solutions, can contribute to formation of a solution through ability and interest in understanding the many issues impacting community.
- Requested additional information and requested community amenities/benefits will be provided following the presentation of additional information at the next meeting.

Please see Appendix C – Community Liaison Group Meeting Materials for materials associated with the September 25, 2023, CLG meeting including, CLG Terms of Reference, CLG Meeting Agenda, CLG Meeting Minutes.

### **3.2.2 Future CLG Meetings**

The intention of the CLG was to convene monthly meetings with the volunteer group, however, a pause, following the inaugural meeting, occurred prior to holding the October 23<sup>rd</sup> CLG meeting. The pause in the meetings is intended to be short lived, as the CLG meetings are hoped to reconvene following the submission of the Secondary Plan application. These future meetings will allow for the provision of regular updates to the members of the CLG over the course of the application being processed by the City.

### **3.3 IN-PERSON PUBLIC WORKSHOP – OCTOBER 18, 2023**

An in-person public workshop/open house was convened on October 18<sup>th</sup>, 2023, as part of the ongoing public consultation being completed in support of the UWS Secondary Plan. The intent of the meeting was to continue to expand upon the information shared at the September 12<sup>th</sup> virtual public meeting, to include updates to technical studies and indicate how this work is being integrated within the community plans. Additionally, the in-person nature of the meeting encourages a greater level of interaction amongst attendees particularly as feedback was collected at different stations set up on the various themes of the project.

#### **3.3.1 Notification**

Notification of the meeting occurred in accordance with City of Hamilton Public Notice requirements, through multiple means including the following:

- Email notification to Councillors, City Staff and Agencies. Separate invitations were sent to First Nations including Six Nations, Mississauga’s of the Credit and Haudenosaunee Development Institute.
- Hard-copy distribution of meeting invitation to the doors of all residents within 240m of the subject lands. Approximately 100 invitations were circulated.
- Virtual circulation of meeting invitation from existing interested party list. List currently includes approximately 50 people.
- Newspaper notification in the Hamilton Spectator in the week prior to the meeting. Notices were included within the Tuesday and Saturday editions of the Hamilton Spectator.

#### **3.3.2 What Occurred**

Our first in-person session was designed to provide more opportunities for input from individuals than a typical town hall-style public meeting. It was attended by approximately 50 people and a sign-in sheet was set up at the entrance to identify who was in attendance.

TMPGI created 10 stations, each with a different focus, each set up to support participation from individuals of all ages and abilities (Table 2). The set-up of the event included attendees visiting stations (Figure 2) set out to inform attendees on certain “issues”. The stations were supported by graphics relevant to that topic and as well as were attended by the associated Project Team Consultant. At each station attendees were asked to comment or reflect on a particular question related to the theme of the station. The following table summarises the issue/topic of the station, the question presented to the attendees as well as a description of the visuals and the representative attending the station from the project team:

**Table 2: Public Open House Station Content Summary**

<b>Station</b>	<b>Issue/Topic</b>	<b>Question</b>	<b>Visual</b>	<b>UWS Project Team Consultant</b>
<b>1</b>	Stormwater Management, Servicing	Which SWM pond(s) are you most interested with?	Map of area with SWM ponds numbered.	Civil Engineer (Urbantech)
<b>2</b>	Natural Heritage (Existing)	Which elements of the existing natural heritage system are you most concerned with?	Map of area with elements of existing natural heritage system highlighted and numbered.	Ecologist (NRSI)
<b>3</b>	Natural Heritage (Proposed)	Of the proposed natural heritage system, which elements do you feel most supportive of?	Map of proposed natural heritage system.	Ecologist (NRSI)
<b>4</b>	Transportation Network	The road network follows the City's Airport Employment Growth District (AEGD Transportation Master Plan). Do you have any comments or concerns with the proposed network?	Map of proposed road network.  Flipchart for comments.	Transportation Engineer (RJB)
<b>5</b>	Transportation Network	As a local resident or interested Hamiltonian, what type of non-automobile transportation options should be provided?		
<b>6</b>	Affordable Housing	How supportive are you of including affordable housing options in this project?	Housing Continuum Graphic,	Land Use Planner, CLS
<b>7</b>	Affordable Housing	Where would you like to see opportunities for affordable housing?	Definition of Affordable Housing.	
<b>8</b>	Land Use	Which option do you prefer? Why?	Three Land Use Options	Land Use Planner, CLS
<b>9</b>	Community Amenities	Are there uses other than housing you would like to see within the neighbourhood (corner stores, community		



Station	Issue/Topic	Question	Visual	UWS Project Team Consultant
		spaces)? Where do you want to locate parks?		



Figure 2: Photographs of Public Open House Stations

Several of the stations included Feedback Frames, as seen in the below photos. This method of gathering responses from attendees, assists with avoiding group think and visual bias. People were generally engaged in responding to the questions at the Feedback Frames. Items like the inclusion of public transit and affordable housing options scored very strongly in favour, while items like e-scooter share and bike share did not receive support. Please refer to Appendix D – October 18<sup>th</sup> 2023 In-Person Public Meeting Materials for further details.

### 3.3.3 Outcomes and Feedback Collection

Through the meeting, comments and feedback was received at each station. The following tables illustrate the information collected from those who attended the meeting. In addition, the Feedback Frames resulted in metrics contained within Table 3.

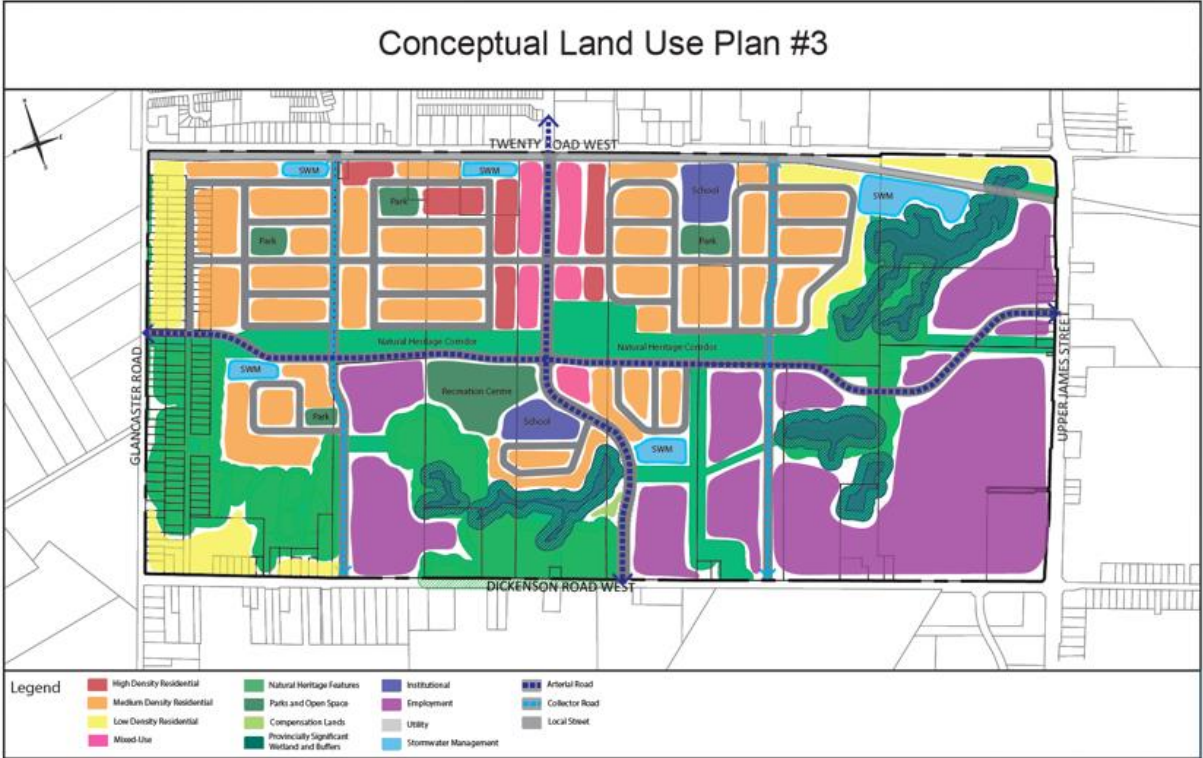
Table 3: Outcomes and Feedback Written On Open House Stations

Station	Question	Comments Received	Marked Up Visual
1 - Stormwater Management, Servicing	Which SWM pond(s) are you most interested with?	<ul style="list-style-type: none"> <li>Villages of Glancaster dry pond almost crested 2023</li> <li>Twenty Place Pond 1 – avoid dry bed</li> </ul>	
2 - Natural Heritage (Existing)	Which elements of the existing natural heritage system are you most concerned with?	<ul style="list-style-type: none"> <li>All elements of <u>nature</u> trees, animals, birds, plant life will be destroyed with development.               <ul style="list-style-type: none"> <li>Agree!!!</li> <li>✓✓✓✓✓</li> </ul> </li> <li>This is the last thing Hamilton needs. If the developers cared, they would focus on the inner city that desperately needs redevelopment.               <ul style="list-style-type: none"> <li>✓✓✓✓</li> </ul> </li> <li>This entire plan was voted "NO" by every city councillor, this plan will NEVER happen.</li> </ul>	

Station	Question	Comments Received	Marked Up Visual
3 - Natural Heritage (Proposed)	Of the proposed natural heritage system, which elements do you feel most supportive of?	<ul style="list-style-type: none"> <li>This proposal is woefully inadequate. It does not address the ecological corridors, Hamilton's biodiversity plan and destroys massive parts of the headwaters/wetlands. ✓✓</li> <li>Traffic patterns and flows through the area.</li> </ul> <p>Pollution and services. ✓</p>	
4 - Transportation Network	The road network follows the City's Airport Employment Growth District (AEGD Transportation Master Plan). Do you have any comments or concerns with the proposed network?	<ul style="list-style-type: none"> <li>Alignment of 20 Place Blvd. with proposed collector 6E Rd. with stop-light.</li> <li>Access from Garth Trail to Twenty Rd., traffic control at Garth &amp; Abbotsford.</li> <li>Road safety, traffic volume and speed. Bike Lanes.</li> <li>No bike lanes – they are not used.</li> </ul>	

Station	Question	Comments Received	Marked Up Visual
5 - Transportation Network	As a local resident or interested Hamiltonian, what type of non-automobile transportation options should be provided?	<ul style="list-style-type: none"> <li>• A "development" only places more pressure on car-centric transportation which is the opposite of what we need to do to stop climate change.</li> <li>• 20 Road is too narrow for bike lanes/scooters.</li> <li>• 20 Road needs to be widened.</li> </ul>	
6 - Affordable Housing	How supportive are you of including affordable housing options in this project?	See Following Feedback Frame Summary	

Station	Question	Comments Received	Marked Up Visual
8 - Land Use	Which option do you prefer? Why?	See Following Feedback Frame Summary	<p>Conceptual Land Use Plan #1</p> <p>Conceptual Land Use Plan #2</p> <p>UPPER WEST SIDE CORBETT LAND STRATEGIES INC.</p>

Station	Question	Comments Received	Marked Up Visual
			 <p>The map, titled 'Conceptual Land Use Plan #3', shows a neighborhood layout bounded by Glancaster Road to the west, Upper James Street to the east, Twenty Road West to the north, and Dickenson Road West to the south. The map is color-coded according to a legend: High-Density Residential (red), Medium-Density Residential (orange), Low-Density Residential (yellow), and Mixed Use (pink). It also includes green spaces (Parks and Open Space, Wetland and Buffers), institutional areas (School, Recreation Centre), employment zones (purple), and various road types (Arterial, Collector, Local). Stormwater Management (SWM) areas are marked with blue lines. A north arrow is located in the top left corner of the map area.</p>
9 - Community Amenities	Are there uses other than housing you would like to see within the neighbourhood (corner stores, community spaces)? Where do you want to locate parks?	See Following Feedback Frame Summary	

Statement	Comments	Strong Agreement	Agreement	Neutral	Disagreement	Strong Disagreement	Not Sure	Score	Signatures	Total Tokens	Tokens/ Signatures
		5	4	3	2	1	0	(mean)			
Should e-scooter share be included as a non-automobile transportation option?		1	3	0	2	10	1	1.82	17	17	1.00
Should bike share be included as a non-automobile transportation option?		3	2	4	3	5	0	2.71	17	17	1.00
Should bike lanes be included as a non-automobile transportation option?		7	4	2	2	3	0	3.56	18	18	1.00
Should public transit (i.e. buses) be included as a non-automobile transportation option?		11	7	0	1	1	0	4.30	20	20	1.00
How supportive are you of including affordable housing options in this project?	Must be very affordable for new homeowners.	12	5	2	0	6	1	3.54	26	26	1.00
Option #1	Pros: No comments Cons: School by hydro corridor Replace school with median, move 1 block south or all the way to the corridor	6	2	1	3	3	0	3.33	13	15	1.15
Option #2	Pros: School next to rec. Park and school on Twenty Rd. Cons: No park on Twenty Rd W Move school closer to NH corridor	7	3	1	2	4	0	3.41	14	17	1.21
Option #3	Not enough information to decide. Pros: School next to rec centre cons: Swap school one block down	3	1	0	4	5	0	2.46	11	13	1.18

### **3.4 MEETINGS WITH STAKEHOLDERS**

The UWSLG recognizes the importance of involving key stakeholders in the advancement of this project. The UWSLG have acted upon this goal by conducting meetings with the following groups.

#### **3.4.1 City Council**

Over the life of the project, the UWSLG and its consultants have convened meetings with City Councillors to present the merits of the proposed development and provide any clarification needed on the intentions of the proposed development. The UWSLG will continue to meet with the City Council to demonstrate the importance of integrating the comments of elected local officials into the proposed development.

#### **3.4.2 City Planning Staff**

As demonstrated above, it is crucial for the project's success that City staff from all departments be involved in this project. As the subject lands are in proximity to the AEGD, it is understood that there are numerous critical connections which need to be thoroughly investigated to ensure the success of the Secondary Plan. As such, the UWSLG project team has undergone extensive consultation with City Staff as part of the Secondary Plan and prior to this process. All meetings have been convened to provide further information on key assumptions and ensure that City Staff are active members of this project. A list of previous meetings can be provided if deemed necessary.

#### **3.4.3 Secondary Plan Terms of Reference**

In accordance with the City of Hamilton's Guidelines on Secondary Plans, privately initiated Secondary Plans require Terms of Reference's be prepared which set out the way in which the Secondary Plan will be advanced. The UWSLG submitted a Terms of Reference to the City of Hamilton on August 3, 2023. The Terms of Reference provided further information on the study area, background, project administration, policy framework, public engagement as well as details on the project scope and phasing. On October 13th, 2023, the City provided comments on the Terms of Reference.

#### **3.4.4 Indigenous Consultation**

As part of the Secondary Plan process and Environmental Assessment, consultation is required with indigenous groups particularly where the subject lands falls within traditional territory. These groups include the following:

- Mississauga's of the Credit First Nation
- Haudenosaunee Development Institute
- Six Nations of the Grand River
- Huron Wendat Nation



Although notification of the public engagement events conducted in support of the Secondary Plan have been sent separately to the above First Nations, it is understood that this is the first step of many to engage and consult with First Nations. On this basis, Jeremiah Pariag, of HDR Architecture Associates Inc. has been retained to facilitate the consultation with the above first nations. Jeremiah is an Engagement and Facilitation Lead with experience working with the above First Nations.

HDR's scope includes the following items:

- Project Management (including reach out, meeting scheduling, internal coordination and responding to comments);
- Presentations to and with first nations;
- Engagement with First Nations as it pertains to archaeological works;
- Preparation of indigenous consultation summary and next steps report.

It is anticipated that this work will occur throughout the processing of the Secondary Plan applications and beyond.

### **3.4.5 School Boards**

Given the proposed residential nature of the UWS Secondary Plan, consultations and communications with the various school boards are necessary to identify school needs and development requirements. As part of the formal consultation process, comments from the Hamilton-Wentworth Catholic District School Board and Hamilton-Wentworth District School Board were received, setting out the needs and capacities for the surrounding areas for both boards.

As part of the Secondary Plan technical studies preparation, meetings with both boards occurred over the summer and fall months including May 30th, 2023 (HWDCB), October 16th, 2023 (HWDSB, HWDCSB). During these meetings, staff conveyed their expectations and shared information on operation needs and capacities, to be considered as part of the ongoing Secondary Plan. Please note, additional meetings will need to be convened with other school boards including with the French Board to identify if the future community warrants the need for additional school locations.

## **3.5 WEBSITE AND PROJECT EMAIL**

A project website has been created as a central hub for information on the project. It has been prepared to provide direction to users on information pertaining to the subject lands, elements of the envisioned community, promotional materials, details on the landowner group. The project website has also been relied upon to convey information on the various processes currently underway including any of the public consultation events, Integrated Environmental Assessments as well as the UWS Secondary Plan. In general, the website provides the following information to users:

- General description of the project;
- Ability to receive updates on the project;
- Information on the landowner group;
- Video with further information on the project;
- Key information of the future community;
- Facts about the project;
- Latest updates and semi-regular media releases;
- Opportunities for community support;
- List of key documents; and,
- Specific section for Integrated EA (updates, key documents, timelines etc.).

In support of the project, a dedicated email address has been established to receive feedback from interested parties as well as communicate new or additional information.

## 4.0 WHAT WE HEARD

### 4.1 CHALLENGES AND CONCERNS

Throughout the completion of the engagement, several important challenges and concerns were identified which may have impact on the feedback collected. These include the following:

#### 4.1.1 Virtual and In-person Meetings

As experienced by most development approvals held over the course of the COVID-19 pandemic, the ability to consult was limited to virtual meetings. While these events ensure some level of engagement occurred, interaction and the ability to meaningfully contribute comments and feedback was limited. Although warranted during those unprecedented times, virtual meetings also provided an added benefit for being able to be organized quickly and with some convivence. Particularly for the events conducted during COVID-19, the ability for the public to provide input was somewhat limited. However, given the level of important that the UWSLG placed on consulting with their neighbours, numerous events were conducted to ensure regular correspondence and updates occurred. Furthermore, many of the events occurred without a statutory requirement or planning application necessitating their occurrence.

Several of the public meetings, including the meeting held on October 18<sup>th</sup>, 2023, were in-person. While the benefit of an in-person meeting typically allows for a deeper dialogue on concerns or comments, there are limitations to ensuring 100% accessibility. In the case of the in-person event held on October 18<sup>th</sup>, 2023, the timing of the meeting was held in the evening after work hours, at a facility within proximity to the UWS Study Area. As a significant portion of the interested attendees and stakeholders in the project originate from the retirement communities located to the north of Twenty Road, this timing and location was ideal. However, for younger households, particularly those with children, the ability to attend the meeting may have been difficult.

In both cases however these challenges are common for public consultation on land use projects. Furthermore, the way the noted consultation occurred followed best practices, as recommended by the groups lead consultation consultants, TMPGI.

#### 4.1.2 Community Liaison Group

The Community Liaison Group was intended to provide a diverse range of voices from the immediate geographic area. Opportunities to join the group occurred through the virtual open house, held on September 25, 2023. This event was well attended and was the ideal vehicle to solicit interested parties. Additional requests to reach prospective members were sent to Planning Staff as well as the local Councillor.

Following that event, 16 interested participants advised their willingness to participate. However, as the application process requested the provision of additional information from interested parties, this reduced the list to six people. Furthermore, the remaining interested parties predominantly represented the retirement communities to the north of Twenty Road West (i.e. Twenty Place, Garth Trails and Villages of Glancaster). Generally, all members who showed

interested, providing the additional information and attended the CLG meeting were able to participate.

Although the input from these participants was found to be extremely valuable, it resulted in a bit of a disparity in the input collected. Through the meetings (as well as through the other engagement events), themes of stormwater management and drainage impact on the adjacent retirement communities were identified as the critical areas concern and were desired by these participants to be addressed through the Secondary Plan process. Although this issue is a critical item to be resolved, the level of priority placed upon it by all attendees and stakeholders may not be the same.

The volunteers of the CLG, who's willingness to take time out of their schedules to apply to participate and ultimately attend meetings, and whom were predominantly residents of the retirement communities, were essential in ensuring that legitimate feedback could be collected. That being said, had more interested participants, particularly those representing the broader diversity that can be found in the area, were to have applied and then be selected for the group, it may have led to even greater comments and feedback collected. This includes participants from local business, first nations, people of colour and a more diverse range of ages and household types.

## **4.2 PARTICIPANT PRIORITIES**

Through the virtual public meeting, the initial CLG meeting and the vetting process that took place to determine its members, and the in-person workshop that was held, three points persisted:

1. Residents are very concerned about stormwater management.
2. People who live nearby are concerned that these lands could end up being employment lands and bring industry or warehousing to their community.
3. There is little desire for sprawling "million-dollar mansions" to be built on these lands.

## **4.3 ENVISIONED COMMUNITY: WHAT WORKS**

As demonstrated above, a considerable amount of the feedback received through the various events indicates that the overall goal of the Secondary Plan, which to achieve a complete community with residential uses, is preferred. As such, the UWS Secondary Plan can be generally maintained as it achieves this direction.

When feedback was collected relating to growth management and land use, it was observed that majority of residents wished for the UWS Secondary Plan to be residential over employment but that it be done so in manner which minimizes impacts to the planned function of the airport and surrounding employment lands. Given that the envisioned Secondary Plan is advancing a residential community which is supported by elements which aim to mitigate impacts onto the airport and surrounding employment, this is achieved.

When asked about natural heritage, sustainability and servicing it was generally advised that at a minimum the natural heritage system should be enhanced to protect its function and ensure off-

site impacts are reduced to as great an extent as possible. Residents generally sought to ensure the future community is climate resilient and establishes development standards which are sustainable for the environment, society and the economy. Residents also conveyed a critical need to ensure infrastructure improvements occur based on existing capacities or planned improvements and that the unnecessary expansion of infrastructure is not preferred. As the UWSLG has retained several consultants to assess and enhance the natural heritage system, establish sustainable development policies and create an infrastructure which avoids the unnecessary expansion of infrastructure, this is anticipated to be achieved as the work of the consultants will be reflected within the policies of the Secondary Plan.

#### **4.4 ENVISIONED COMMUNITY: WHAT COULD BE IMPROVED**

Throughout the engagement, comments and feedback collected indicated that there was an overall preference to ensure the protection of the John C. Munro Airport. Although, and as noted above, residential is preferred, residents generally advised that it should not be done in a manner which would impact the operations of the airport nor the emerging employment surrounding. This general comment suggests that the ultimate land use plan should be improved to include features which mitigate the airport and employment lands from impact. Furthermore, that policies be implemented which require land use compatibility standards be included within the Secondary Plan.

When asked questions about which components or elements of the UWS Secondary Plan are most important, the feedback collected suggests that improvements to the stormwater management systems of the retirement community to the north, the protection and enhancement of the natural heritage system, the provision of additional commercial uses and the provision of mix and range of residential types and forms was identified to be most important. Through this, the Secondary Plan should be improved to ensure that the drainage and stormwater management conditions of off-site but affected properties is prioritized.

## 5.0 CONCLUSIONS AND RECOMMENDATIONS

Throughout the course of the various public consultation events, several critical themes and topics have emerged which should be integrated within the policies of the final Secondary Plan. These elements are the result of extensive public feedback which has the benefit of being conducted over several years. The following is set out to assist in informing the eventual policies of the Secondary Plan:

- Based on the comments received from residents, there is a strong desire to have residential land uses located within the UWS Secondary Plan. Residents overwhelmingly identified that including residential within this area would be most compatible for the existing residential on the north side of Twenty Road West. Furthermore, that the inclusion of residential would also be supportive of achieving housing near planned employment. Based on this feedback it is recommended that the UWS Secondary Plan maintain the predominant land use of residential uses.
- Throughout the engagements conducted, comments indicated a strong desire to include a diverse and wide range of residential types and forms. This includes comments identifying desire to have family-accommodating dwelling units for both low density (i.e. single-detached) and medium to high density (i.e. townhouses, 2–3-bedroom apartment) dwelling types. It was advised that this Secondary Plan should be supportive of a wide variety of household sizes and types to accommodate housing for those entering the market, those needing assistance in finding housing as well as those looking to downsize. Furthermore, comments identified an overwhelming need to establish affordable housing opportunities. Based on these comments, land use policies should be established which ensure that a variety of residential dwelling types and sizes can be accommodated across the UWS Secondary Plan area. Furthermore, that additional housing policies be established which promote the inclusion of affordable housing opportunities including purpose built rental apartments.
- There are numerous events which have included feedback on the need for improved access to food stores for the area. Although not specific in the size or location, it is generally felt that the broader area would benefit from a supermarket, grocery store or other food retailer somewhere within the UWS Study Area. Policies should therefore be included within the Secondary Plan which allow for the incorporation of a food store, particularly within areas in proximity to the existing neighbourhoods to the north of Twenty Road West.
- Over the course of the consultation, consistent correspondence has been received on the need to address current stormwater management and drainage conditions of the retirement communities located to the north of Twenty Road West. The scale of this type of comment, results from most of the participants in all events calling these communities home. Furthermore, it was regularly advised that the retirement

communities are financially responsible to manage and maintain this infrastructure. Therefore, the comments generally desire that any future community needs to confirm, at a minimum, that it will not further negatively impact the existing stormwater infrastructure. Rather, policy and technical consideration should be established (where possible) which allows for improved conditions for these communities. This may occur through the incorporation of specific policy which directs that new infrastructure be established to address this issue or the establishment of plans which illustrate improved post-development conditions. Furthermore, it may be appropriate that policy be established which requires that future development approvals be required to achieve minimum post-development conditions.

**APPENDIX A – NAVIGATOR LTD. KEY FINDINGS FROM FOCUS GROUPS AND ONLINE POLLING**



**APPENDIX B – SEPTEMBER 12<sup>TH</sup> 2023 VIRTUAL PUBLIC MEETING  
MATERIALS**

## **APPENDIX C – COMMUNITY LIAISON GROUP MEETING MATERIALS**

**APPENDIX D – OCTOBER 18<sup>TH</sup> 2023 IN-PERSON PUBLIC MEETING  
MATERIALS**