

**Tuesday, September 15th, 2009**  
**7:00 p.m.**  
**Council Chambers, Dundas Town Hall**

**The Dundas Community Council met.**

**There were Present:** Russ Powers, Councillor  
Larry Button  
Bob James  
Bill Kennedy, Environment  
Phyllis Kraemer, Business  
Fiorigio Minelli  
Stan Nowak, Heritage  
Jeff Saunders  
Libby Toews

**Regrets:** Carolyn Cornale  
Ted McMeekin, M.P.P.  
Keith Sharp, Sports & Recreation  
David Sweet, M.P.

**Also Present:** Craig Campbell, Dundas Star News  
Arlene VanderBeek, Councillor's Office

- 1. Remarks from the MP, MPP, School Trustees - None**
- 2. Previous Meeting Report**

The report from the June 17th, 2009 meeting was received as distributed and was moved by Jeff Saunders, seconded by Stan Nowak, to accept the minutes, as presented. Carried.

**3 Presentations and Discussions**

Shopper's Drug Mart – 135 King Street West, Dundas

- Presentation by Chris Stoyanovich, Director of Planning and Development for Shopper's Drug Mart in Toronto, along with Peter Kulkarni, Development Co-ordinator, Andrew Venturin, Project SArchitect and Caroline Floroff, Planning Consultant.
- Chris introduced the project and welcomed people to ask questions or make comments.

- Caroline spoke to the planning issues - there may be a 10 foot road widening requirement on King St. which could require variances. Application is being readied for submission to the City for circulation.
- Andrew talked about site development – site is located at King and Albert Streets on the NW corner (former RONA store). They have addressed setbacks and landscape buffer from the Residential zone to the North. Two parking lot exits – one on King and another on Albert. Have aligned the King street exit with John Street.
- Ground floor (18,000 sq. ft.) will be retail and a partial second storey will house medical offices. The partial upper floor will prevent shadowing on the residential properties to the North.
- Building design will include detailing to fit in with the existing streetscape – brick with accents and stucco, including cornice bands. The frontage will include extra glass to open it up. There was little public support for stucco treatments.
- Andrew noted that the location of the building took into consideration the residential ownership along the north boundary and would keep the parking activity in front of the store to create buffering.
- The landscaping along the buffer between the commercial and residential uses will be included as part of the site plan in the application.

Questions/Comments:

Libby Toews: Asked about the right-of-way behind the store and about the parking as well as hours of operation.

- The right-of-way will be left intact and the store will operate from 8 a.m. to 10 p.m., daily.

Colin Mercer: Lives behind the building. Appreciates the comments about increasing the height of the boundary fence. Concern, at the moment, is the landscaping. Security lighting is a concern.

- No traffic or loading behind the building – with solid plantings – to try to separate the commercial and parking functions from the residential. Height of fence, the planting and the amount of the planting. Security lighting – Chris assured him that they will work with the community and will add passive security lighting that will not interfere.
- Clr. Powers pointed out that the site plan process is public and he will hand deliver notifications, once the meeting date has been established.

Stew McFarlane – 130 Park: Concerned about mechanical equipment and noise, etc.

- Andrew stated that there will probably be equipment on both roofs – Chris said that the noise study will give Shopper’s Drug Mart directions about screenings and best location, etc.

Stew wanted to know if there were plans to reconstruct Albert St. to address drainage issues.

- The Councillor indicated that he has already spoken with staff and indicated that staff have committed to escalating the rebuild of Albert Street to be sure that it is co-ordinated with this project.

Stew asked about tree plantings – saplings?

- Chris – good sized tree plantings.

Fiorigio inquired about how many parking spaces are contemplated?

- 54.

Larry Button:

Comment – Suggested that they investigate whether Hamilton Police Department has an officer specialized in security and crime prevention through environmental design.

Question – Can the brick and stucco colours be selected to be complimentary with the rest of the buildings in the downtown area?

Julia Kamula - Resident on the southeast Corner of Park and Albert:

Albert is heavily trafficked – vehicular and pedestrian – wondering if the same principals will apply on Albert as well as on Park Street. Concerned about consideration being given to the issues of the proximity of the exit onto Albert St. and her garage, which faces Albert.

Bob James: Employment concern – Will the other stores close and then what happens to employees in the other Shopper’s Drug Mart stores?

- Chris – There has been some discussion about Governor’s Road store but no decision has been made. If necessary, staff will be kept, where possible. Bob also asked about finding Dr’s for the second floor medical offices. Chris responded that they have staff who will be actively pursuing interest in that area.

Colin Mercer’s wife – asked about people parking in the lot going to Winchester Arms, after hours.

A resident who lives beside Colin Mercer asked about the north west corner on the diagram.

- Andrew showed her that the area is landscaping and one parking space. Timeline? Chris responded that as soon as the planning process would allow, they will begin. If the planning process allows, he anticipates June of 2010 opening.

Stan: Referred to the height of the barrier wall along the north boundary. Chris – open to suggestions. Could lights be on the barrier rather than in the lot.

Stew McFarlane – a 20 foot wall would mean that the lights could be brighter.

Stan: Any thought to a rooftop garden ?

Darlyne Mills (Business Owner and BIA): Not enough parking at that end of town. BIA has worked very hard to get additional parking – how many parking meters will be lost? Also concerned about the possibility of having the parking lot patrolled. It may give a negative feel to downtown shopping.

Judy Boswell (BIA): Asked about BIA membership

- Chris: Would like to have this store be part of the BIA.

Phyllis Kraemer: Given the historical lighting in the downtown area, could the project's lighting reflect that?

- Chris: Possibly.

Carl Collins: Asked about access to the store. Could there be tactile markings on the sidewalk.

- Chris thanked Carl for his suggestion.

Clr. Powers thanked everyone for coming and the meeting recessed for the Chamber to empty.

#### **4. Updates on Business from Previous Report:**

1. Information requested at the previous meeting was provided to members.
2. Proposed and on-going projects in Dundas

- 17-1/2 Park St. E. – about to start excavating.
- 201 King St. East – Craig has done a good job of reporting on this project.....
- 234 York Road – no consultation or application has been made to the City yet, so will no longer appear in our updates until something is received.
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- York and Valley Road – The two Ministries are getting close to making a decision (natural Resources and Ministry of Housing)
- District – Valvasoris are working inside, have worked out their issues with the Conservation Authority.
- St. Joseph's Villa Project – Has made application for the construction of 2 ten-storey buildings – one on the upper plateau and one at the corner of Ogilvie and Governor's Road. The residents will be at the Planning and Development Committee next Tuesday.

Moved by Stan Nowak, seconded by Bob James, that:

That the City of Hamilton's Economic Development and Planning Committee be advised that the Dundas Community Council opposes the application by St. Joseph's Villa for approval to allow for the construction of two 10 storey multi-residential buildings on their property located on the southwest corner of Govenors' Road and Ogilvie Street.

Carried.

- 10 Bond Street (Loomis Root) – Proposal to demolish the existing buildings and redevelop the site for a 6-storey, 85 unit residential condominium building with 107 parking spaces. A re-zoning, site plan control and draft plan of sondominuym applications will be required. No application – have asked for a formal consultation.
- 2555 Creekside – 9 storey, 107 unit condo apt. building. OP and Zoning Amendment will be required – have asked for formal consultation.
- 133-135 King St. W. – Presentation tonight from Shopper's Drug Mart
- 23 – 25 King St. E. (Good times Fishing Club and another property) has asked for a formal pre-consultation
- Deluxe Restaurant: October 16<sup>th</sup> is the proposed opening date of the new restaurant at this location.

- Sydenham Restaurant – is moving along. Is attending to some structural issues.
- Carnegie Gallery will be reported on by Libby in her report.
- Dundas Post Office – New distribution Centre in Ancaster has opened and the Dundas and Ancaster Post Offices are in the process of demcomissioning. About the end of September, there will be a formal process to sell the building.

## **5. Correspondance**

- None

## **6. Information/Discussion Items:**

- Dundas Transportation Study has been completed and has been circulated, internally. Public consultation will be taking place in a month or so.
- Community Council – The Governance Committee will consider staff report on the 24<sup>th</sup> of September.

## **7. Community Reports from Members**

### **(a) Arts and Culture – Libby Toewes**

- Carnegie is in a holding pattern. Waiting for grant notification.
- Shows are on: Opening was well attended and good shows for next month.
- DVSA – school begins next week and they are collecting for their estate auction.
- Beyond the Valley Tour (Oct 17 and 18)
- Dundas Studio Tour (Oct 3 and 4)

### **(b) Business – Phyllis Kraemer – None**

- Market is underway and has been a huge success.
- New eyeglass place opened on King St. East
- New tattoo parlour has opened on King St. East
- The British Shop has moved to the Collins and
- The Evoke store has relocated to the old Buck and Bargoons location
- Evoke will also open a coffee shop next to his shop.
- Holly Dolly has added a walkway and gate through the alley beside her store.
- Maverick has moved into the old Holly Dolly location – Similar clothing to Evoke.

- Stoney Creek Choppers moved back to Stoney Creek because he is too busy at his other location.
- New second hand baby store in the west end of town.
- This week is Wellness Week in the BIA. On Friday, Adventure Attic's 25 person canoe will be taking trips at Princess Point (people will have to paddle). Ballot in the brochure will give you a chance for a \$500 shopping spree. Also, the Big Band that used to play at Buskerfest, was moved to the senior's events in wellness week.

**(c) Environment – Bill Kennedy –**

- Heritage Tree Hunt ends today – now the group will investigate the nominated trees to narrow the selection down so the judges have a short list from which to work.
- Spencer Creek trail near Canadian Tire is in disrepair: Russ pointed out that that portion of the trail is the responsibility of the HCA.

**(d) Heritage – Stan Nowak - Report Attached**

**(e) Sports and Recreation – Keith Sharp – None (Keith on vacation)**

**8. Other Issues/Questions:**

- **Stan asked about the discontinuation of the book sale at the Dundas Public Library. Russ will get a report from Ken Roberts.**

**8. Upcoming Meetings/Events**

Next meeting is scheduled for Wednesday, October 21<sup>st</sup>, 2009.

- 9. Adjournment at 9:10 p.m. by Bob James and seconded by Phyllis Kraemer.**

**Respectfully Submitted,**

**Russ Powers  
Councillor**