

	INCL. In Webinar	QUESTION	CONSULTANT(S)	RESPONSE
QUESTIONS RECEIVED PRIOR TO NOVEMBER 24th NEIGHBOURHOOD WEBINAR				
1.	✓	Currently, this is a gated community. With that amount of new builds and people, are there going to be more entrances to handle the massive amount of traffic?	PTSL	A Transportation Impact Study has been completed for St. Elizabeth Village and submitted to the City of Hamilton for review and comment. Based on the traffic analysis the two existing accesses are forecast to accommodate the anticipated future site traffic when residents can access the internal gates within the site. Having said that, road improvements have been identified at the two existing accesses. This includes a westbound left turn lane on Yates Gate at Garth Street, as well as signal timing modifications and a northbound left turn lane on Bishop Ryan Way at Rymal Road. Zest's requests for additional access to the site were not supported by traffic studies and staff. Upgrades to the existing roadways within the Village will be undertaken at Zest's sole expense.
2.	✓	With the increase in population densification, are there any new entrances planned for the St. Elizabeth Mills property ingress and regress?	PTSL	
3.	✓	How will you accommodate the increase in traffic with only 2 exits? It seems the original village will be buried in back of all this new construction which will make it more difficult for us to come and go with ease.	PTSL	
4.	✓	How long are all these new builds going to take?	ZEST	There is no date set for Planning Committee and Council. When one is scheduled, and approval is granted, tied to this approval would be conditions to clear relating to the Draft Plan of Subdivision to create the two streets and four blocks through registration of that plan. That timeline could be a year. There are also Site Plan applications required for the Blocks. This process could take 9 to 12 months, though may occur concurrently with the Draft Plan. Unable to foresee delays, development could be 2 to 3 years out. As this is the creation of approximately 1,200 units, and 4,500 square meters of commercial space it is also dependent on the market. Timing of Planning Committee should be next year. As for the additional steps required as referenced in the hatching of the arrow, I can commit that we will update our website, and provide information to Councilor Danko and Resident Services when a new milestone is hit, i.e.: Registration of Draft Plan, Site Plan application submitted etc.
5.	✓	What is the timeline for Construction, and the staging of the plan?	ZEST	
6.	✓	How long will this development take to complete?	ZEST	
7.	✓	What is the anticipated construction period (how long will the property be under construction)?	ZEST	
8.	✓	What is the construction time line?	ZEST	
9.	✓	How long will this development take to complete?	ZEST	
10.	✓	When do you foresee this new development commencing?	ZEST	
11.	✓	What is the predicted time frame to start demolition and construction on the phase directly adjacent to Westlawn Drive?	ZEST	
12.	✓	How long is the anticipated construction for the phase adjacent to Westlawn Drive?	ZEST	
13.	✓	Can the townhouses adjacent to Westlawn Drive be built first to shield residents from dust, noise and vibration?	ZEST	
14.		What happened to the quaint plans for a Market Square, fashioned after small town Ontario Town Centres as original pitched to new and prospective home owners?	ZEST	Please see a separate presentation provided within the Village on the week Nov 16th. . The proposal continues to provide a quaint feel through building articulation and layout, and open space/meeting space incorporation. Majority of the parking is proposed underground. The previous concepts proposed a higher number of residential units and a higher number of commercial floor space.

15.		Could Tony please update the "Redevelopment Overview"-April, 2016 giving us new timelines, changes, etc.?	ZEST		Please see a separate presentation provided within the Village on the week Nov 16th..Timing of submission was delayed based on the requirements for detailed design work relating to the final version of the proposal.
16.		What confidence do we have that these plans will move forward when Zest can't seem to complete basic upgrades like "Hardie Board" siding on existing units, as promised to new owners for over 3 years now?	ZEST		Please see a separate presentation provided within the Village on the week Nov 16th.. Millions of dollars have already been spent. ZEST has every intent of proceeding. The owners are committed to completing this project. While COVID has slowed down progress on Hardie Board installation it is Zest's intent to complete the Hardie Board work within 2-3 years.
17.		Will the plans for so many new high-rise units on the property drag down property values of the current Garden Units?	ZEST		Please see a separate presentation provided within the Village on the week Nov 16th.With more amenities and the addition of the Village Square, it is expected that market values will continue to increase
18.		Will maintenance fees for current residences be increased to support the project?	ZEST		Please see a separate presentation provided within the Village on the week Nov 16th.The intention is that the increases to the number of residential units will ensure that the monthly fees for existing residents can be maintained at affordable levels while sill ensuring that upgrades and ongoing work at St. Elizabeth can continue.
19.		Has Construction Funding been secured by Zest for the project to proceed?	ZEST		Please see a separate presentation provided within the Village on the week Nov 16th. We have lenders that have expressed interest and do not anticipate funding problems.
20.	✓	In the overall schedule for the masterplan, at what stage are the infill garden homes scheduled to be constructed? Will these add in units be at the front end of the project or part of the second phase?	ZEST	GSP	Please see a separate presentation provided within the Village on the week Nov 16th.There are no infill garden homes proposed with this application.
21.		Rymal Road and Garth Street were just re-done by the City of Hamilton. Can the City infrastructure handle the new proposed densification on the property, or is the area in for more sewer, water, gas, hydro, telecom, and street construction and on-going traffic disruption?	AECOM	PTSL	Please see a separate presentation provided within the Village on the week Nov 16th. A review of the existing sanitary sewer and water supply infrastructure and the proposed infrastructure upgrades has been completed for the St. Elizabeth Village. The report has been submitted to the City of Hamilton for review and comment. Once City comments are received, the project team will have a better understanding of the impacts to the City's infrastructure. Guidelines were provided to the City regarding potential new development when external infrastructure was designed and constructed. A Transportation Impact Study has been completed for St. Elizabeth Village and submitted to the City of Hamilton for review and comment. Road improvements along Rymal Road and Garth Street have been identified within the study.
22.	✓	What are the plans for noise, dust, vibration mitigation to neighbouring properties along Westlawn Drive?	AECOM		Efforts will be taken to ensure off-site construction impacts are mitigated appropriately. A Construction Management Plan must be prepared to the satisfaction of the City of Hamilton to ensure work is conducted in a way that does not negatively affect the ability of neighbouring residents to enjoy their properties. Construction operations will adhere to the City's noise by-law. Dust will be mitigated with water trucks, and or calcium flakes. If significant vibrations are expected, vibration monitoring may be used, and included as a provisional contract item. Ongoing review of dust/noise/vibration will be conducted at the time of construction and, if required, modifications to work will be employed.
23.	✓	What is the plan to control dust, noise and vibration from disturbing Westlawn Drive residents	AECOM		
24.	✓	Will pre-construction condition assessments be taken of houses along the Westlawn property line in order to compensate homeowners for damage caused by vibration? I.e. Cracks to walls and foundations.	AECOM		
25.	✓	It has been well documented in the local paper that St. Elizabeth Mills residents have been inconvenienced and have lost the enjoyment of their yards while your first condo building is being built. What does Zest propose to do to ensure that does not happen to Westlawn residents?	AECOM	ZEST	
26.		Will Zest consider compensation to residents of Westlawn for the dust and dirt that will fill our pools and coat our windows and patio furniture?	AECOM	ZEST	

27.		The MSAi website is under construction and makes the firm look like a very small firm. Can MSAi come to the meeting and show that they are a credible Architectural firm? How many employees? Annual Revenue / (EBITDA) - Earnings before Interest, taxes and Depreciation?	MSAi		Introductions of firms will be provided at beginning of PPP. When a consultant speaks they may expand on their firm. No financial data will be discussed.
28.	✓	When is the meeting scheduled with the Planning Committee?	GSP		There is no date set for Planning Committee. The Planning Committee date will be scheduled following receipt of staff and agency comments, receipt of the information from the public/information meeting and submission and review of revisions as required. The City typically has a 3-month requirement on setting the date from when they are able to write a Staff Report. Therefore, this will not be scheduled in the first quarter of 2021. We are hopeful for the second quarter.
29.	✓	What are the structures adjacent to the north end of Westlawn Drive?	GSP	MSAi	These are covered parking spaces, carports. As a result of the Formal Consultation with the City, when we presented the concept, initially these were not proposed. The City asked for additional buffering to the existing residential to the east from the parking lot. What is now proposed are the one storey carports with surrounding landscaping to provide a visual and noise buffers to the parking lot.
30.	✓	How many dwelling units in block 1?	GSP	MSAi	There area 866 dwelling units in Block 1.
31.	✓	How many parking spaces in block 1?	GSP	MSAi	There are 690 parking spaces provided in Block 1.
32.	✓	Is the parking in block 1 going to be? (a) at grade level; (b) underground garage; (c) or both?	GSP	MSAi	Block 1 parking is provided at grade and underground.
33.	✓	7. Has the Niagara Escarpment Commission (NEC) approved the following changes to the site of the tributary of Twenty Mike Creek and a series of lakes: (a) revising the pond design /layout; (b) revising the vegetative protection zones; (c) removal of many mature trees?	GSP	NRSI	The Site is outside of the Niagara Escarpment Commission planning area. The Site is within the Niagara Peninsula Conservation Authority (NPCA) regulated area, surrounding the SWM Ponds. The application has been circulated to the NPCA and the NPCA is commenting on the proposal. The proposed alterations to the ponds in the St. Elizabeth Mills property are focused on enhancing the stormwater function and improving fish habitat. These alterations will provide a net benefit to the system. Discussions with the City and NPCA are ongoing, and this report will form part of the impact discussion for the Core Areas. The proposed pond retrofitting and overall stormwater management strategy for future development within the St. Elizabeth Mills community may have implications for these online pond features, and the 17 online ponds will be subject to the regulations identified within O.Reg 155/06. Prior to site alterations the necessary permit applications must be filed with the NPCA and permissions acquired.
34.	✓	Will the trees along the property line between St. Elizabeth Mills and Westlawn residents be preserved? Will additional trees be planted?	GSP	NRSI	Tree Preservation Plans will be required at the detailed design stage, outlining anticipated impacts to existing trees. All efforts will be made to incorporate existing mature trees into the development plans. Any removals required will be compensated for as required by the City of Hamilton.
35.	✓	Can an 8-foot sold fence be built along the property line with Westlawn Drive to address privacy and construction inconvenience?	GSP		The intention is to provide landscaping in this area to provide a buffer and provide fencing as a visual barrier also. A fence height of 8 feet is permitted as a maximum height in the City's zoning by-law. This detail will occur at the Site Plan stage with the creation of a Landscape Plan.
36.	✓	Has a sun shade modeling study been done on the impact of block 1 on the shadows on Rymal Road West and Garth Street?	GSP		A sun shade modeling study was not required for the initial submission, though will be provided in the resubmission package for Building B.
37.	✓	What is the height (storeys) of each of the 8-9 towers proposed in block 1?	GSP	MSAi	Block 1 consists of four mid rise and one low rise apartment buildings and have the following proposed heights: Building A: 10 storeys

					Building B: 8 and 12 storeys Building C: 10 storeys Building D: 6 and 8 storeys Building E: 4 storeys
38.		Can single story townhouses be considered adjacent to Westlawn drive to help maintain a level of privacy that will be lost with two story townhouses?		MSAi	Site grading, adequate setbacks, fencing, and landscaping will be utilized to ensure privacy is maintained for the units on Westlawn Drive. Zest will definitely consider privacy needs of the adjacent homeowners and will fully consult with all stakeholders at the time of detailed submissions.
39.	✓	Does the height (storeys) of the towers in block 1 include the mechanical equipment or is the mechanical equipment in addition?	GSP	MSAi	No, height, measured in storeys, does not include mechanical equipment.
40.	✓	Are the towers in block 1: (a) condos for sale; (b) apartments for lease; (c) combination of condos and apartments?	ZEST		The tenure has not been established at this time so I am unable to provide more detail on ownership of these residential units but the expectation of tenure will be market driven
41.	✓	Are any of the dwelling units deemed affordable units? What %?	ZEST		The application has not been submitted under the review of the affordable definition within the Urban Hamilton Official Plan.
42.	✓	Does the existing water and sewer infrastructure in the area have the capacity to service an additional 1400 dwelling units?	AECOM		The existing water supply system within St. Elizabeth Village has sufficient capacity under normal operating conditions for existing and future demands. However, additional connection points are required to the City's water supply system to ensure adequate fire flow. four external connections to the City's system are proposed, (1) Rymal road, (1) Garth Street, and (2) from Christopher Drive. Further two internal links are recommended, one between Gates Lane and Arch Deacon Clark Trail, and one between Father Biro Trail and MSGR Henkey Terrace. A static hydraulic model of the existing sanitary sewer network was completed under existing and proposed conditions. The system appears to have sufficient theoretical capacity for both scenarios. A flow monitoring program has been recommended to confirm the existing flow and to calibrate the model. Any upgrades required, if any, will be at the sole expense of the new development and will benefit the existing residents by replacing aging infrastructure at no cost to them.
43.	✓	Most houses on Westlawn Drive have yards that slope to the west and south. What will be done to preserve drainage to the backs of these properties?	AECOM		Existing outlets and major overland flow routes must be preserved. A lot line swale will be provided where necessary to convey drainage to existing outlets. This level of detail will be done at the detailed stage of design. Drainage patterns of adjacent properties will be maintained by the proposed development.
44.	✓	Will there be demolition of any existing buildings?	GSP		With this proposal, at this level (OPA/ZBA/DPS) there will not be any demolition of existing buildings. If approved, at the Site Plan stage, the existing 2-storey dining room and auditorium of the St. Elizabeth Retirement Residence will be demolished to allow for the construction of an addition to accommodate more beds as well as an indoor swimming pool. The existing buildings on Blocks 1 and 2 (office and residential) will be demolished to allow for the construction of this proposal and the barn will be demolished at the northeast corner. The existing single-family dwelling at 301 Rymal Road (on Bishop Redding Trail) has been approved for demolition. The Garden Homes located at 32-36 Bishop Redding Trail will be maintained.
45.	✓	What are the proposed setbacks to the Westlawn lots? Is there enhanced/mature landscaping proposed and will it be maintained?	GSP	MSAi	The northern Westlawn lots have a setback varying between 3.98m (13ft) and 5.21m (56ft) from lot line to the one storey covered parking areas. These were designed in this fashion to provide a visual and noise buffer from the Westlawn lots to the parking lot. Within the setback, landscaping treatment will be provided – details to be confirmed at the site plan stage. The southern Westlawn lots have a setback varying between 8.03m (26.3ft)

					and 9.05m (29.7ft) from lot line to building which is a consistent setback to the setback that exists between existing dwellings and mutual lot line. A landscape strip will also be provided along the rear of the new dwellings.
46.	✓	What is the proposed height of the S1 units (back to back units), will there be balconies on the buildings and what is the ultimate finished grade?	GSP	MSAi	Proposed heights of the S units (back to backs) is 3 ½ storeys and 14.67m in height. Balconies will be provided for the upper units. The lower units will have terraces at grade or ½ below grade. Finished grades will vary to suit the existing site slopes. The average grade along Street C is shown at 227.4
47.	✓	Has there been any resolution regarding the City of Hamilton request for easements for access and maintenance of the ponds? Does Zest intend to try and keep responsibility for the maintenance or is it expected that this responsibility will transfer to the City as the plan moves forward?	ZEST		The City has an easement over the ponds.
48.	✓	Since the sedimentary testing and the water quality testing both indicate that the ponds are in severe need of maintenance, and that one of the conclusions was that " watershed scale solutions are necessary to eliminate the exceedances", what schedule is envisioned for the dredging of the ponds and other remedial measures relating to runoff into the ponds that is causing the excess contaminants?	AECOM	ZEST	The City is responsible for all issues related to ponds 1, 2, 3, 12 and 16, as well as the inlet culvert on Garth Street (the "Inlet Ponds"). The City is also responsible for dredging and rehabilitating or replacing culverts for ponds 4, 5, 6, 7, 8, 9, 10, 11, 13, 14, 15, and 17 (the "Linear Ponds System"). The Owner will be responsible for the future/ongoing maintenance of the Linear Pond System once existing deficiencies are addressed. The Owner is responsible for any improvements above and beyond what was identified in the original 2015 St. Elizabeth Stormwater Management Report prepared by AECOM. Proposed revisions or regrading to the extent of pond features to support the proposed redevelopment will be the responsibility of the developer.
49.	✓	I notice the existing and familiar Village Centre Building will be gone. All the current entities obviously will need to be relocated. Does the "E" building represent this or are we looking towards the "Town Centre" when built, on the east side of the Village to take this role on? If so, many residents here, haven't the mobility to transit easily from one side of the village to the far side, and at risk of higher public traffic to use the services as they do now.	GSP	ZEST	No, the "E" building is a low rise (4 storey) residential apartment building. All retail/office uses will be located within the Village Square quadrant at the NE corner of St. Elizabeth Mills or at a suitable alternate location within the Village.
50.		ELF from hydro utilization is all around us. Higher KVA transmission lines, usually overhead, have been a contentious issue over the years, but few understand or know of their possible hazards. Underground high voltage lines are considered less threat, but still could pose a problem both as radio frequency interference or ELF to human condition. I see there is a 13000 VAC line from the underground substation at the corner of Sister Varga and the driveway extending into the Upper Mill Pond (UMP) construction site. This 3 phase line will be stepped down to a lower working voltage of 600 VAC. What assurances can be given to residents whose units are within a close proximity to the higher voltage line terminus that harmful emissions won't affect their quality of life?	ZEST		The electrical plans will be created by professional consultants who are required to adhere to industry standards. The utility company prepares the design in accordance with industry standards. The installation and maintenance is also required to be up to industry standard and will be reviewed in detail by the relevant electrical authorities
51.		Given there will be at least two underground substations (Transformers/possible switch gear isolation) should there be a catastrophic failure, will the power outage affect just UMP or other garden home residents on nearby streets?	ZEST		
52.	✓	Security (or lack thereof) has been a sore spot for residents since the ZEST administrators have opted out of human security (both at access gates and roving) to the less than effective gates and access pad call boxes. Given the future plan calls for development and housing of non seniors within the property holdings, one must sit down and ask what will improve when the gates themselves sometimes won't open, or when they do, they remain open. Often they	ZEST		A new gate system will be established, adding new gates where required/specified. They will be serviced as needed. New security gates and cameras will be added. If required, pedestrian gates and fencing will be added. We are going to improve our entire gate system as part of the new development.

		are sheared off after being hit by both less than focused resident and delivery vehicles alike. After looking over the Master Plan, there doesn't seem to be any planning to return to human security but retain the gate concept. What assurances can be given to residents that anything beyond what is written here will be a positive change?			
53.	✓	The gates we have in our community now are not working all the time. Most days the out gate is up allowing anyone to enter or exit. How will you keep this new larger denser area secure?	ZEST		
54.	✓	How will you make it comfortable for the existing owners to navigate all the construction especially when we will have to go through it to exit onto Rymal or Garth?	ZEST		Through the building permit process, the Developer must prepare a Construction Management Plan to the satisfaction of the City of Hamilton. Part of this plan will be ensuring construction activities do not impact the ability of residents and visitors to travel by vehicle. As was completed as part of the ongoing development of Upper Mill Pond, specific construction access points can be created to mitigate impacts on the existing community.
55.	✓	(Question relayed by phone call) Why are you hosting a webinar? Why not in person?	GSP		The Ontario government has restricted gatherings due to Covid-19. On this basis, we have proceeded with a virtual information meeting. The Village has also provided a 4-page document to residents within the Village and has provided a video power point presentation solely for the Village residents the week before the Webinar. As always, individual conversations over the phone, video call, or emails are welcome.
56.	✓	What will happen to the mature trees?	NRSI	GSP	The following plans and reports have been prepared by NRSI: Preliminary Tree Protection Plan, Ecological Characterization Report and Natural Environment Technical Report. If mature trees are within the required works area, they will be removed during the proper timing windows. Works will be completed to try and save trees where feasible, and a planting plan will be prepared to compensate the removal of trees.
57.	✓	How many units will this new construction create?	GSP		The proposal will create 1,195 units.
58.	✓	Will the green area beside 42 Bishop Reding be affected by the new development?	GSP		This application deals with the northwest area and north east area of lands fronting Rymal Road West. The lands within the northeast area deal with lands fronting the east side of Bishop Ryan Way, and does not extend eastward along Bishop Reding Trail.
59.	✓	What is stopping the pond water from draining off to the pre 2019 level? Will the water level continue to rise and to what effect on the pond's flora and fauna? If the ponds are an integral part of the extensive underground water system present in this are has the water in that system also risen and to what effect on present and future building foundations?	AECOM	NRSI	Planned maintenance by the City of Hamilton will address culvert deficiencies which are potentially contributing to increased water levels. A key component of the proposed development and intended upgrades to the pond system is increased water quality, which will contribute to improved environments for flora and fauna when compared to the existing condition.
QUESTIONS RECEIVED LIVE DURING NOVEMBER 24th NEIGHBOURHOOD WEBINAR					
60.		With the major increase in residential units, what impact will this have on monthly fees?	ZEST		This question was addressed in the resident specific presentation. The intention is that the increases to the number of residential units will ensure that the monthly fees for existing residents can be maintained at affordable levels while still ensuring that upgrades and ongoing work at St. Elizabeth can continue.
61.		Once the village centre is completed with the many shops that are open to not only residents but to anyone from outside, how are you going to address the noise? We have friends who live close to the big box stores and the noise is high volume after hours	GSP	MSAi	Noise Report will be required for stationary – appropriate noise levels. The square has been designed to be internal to maintain the sounds within the areas – element of planning. Intent is not attract big box stores. UHOP and Zoning would not permit large commercial uses. It is the intent of Zest to attract smaller specialty retailers that will bring a small-town feel to the Square while providing necessary products and services to our residents and the surrounding community.

62.		What exactly are you going to do with the ponds and why chop down these classic trees?	NRSI	ZEST	Tree preservation plan is preliminary and may change with detailed design. We strived to retain the classic trees, but they may have had to be removed for the pond redesign. If recommended for removal they will have to be compensated through a restoration plan. The ponds are also operating as SWM Ponds, and will need areas for maintenance which would require tree removal.
63.		Where will have ladies lunch for 499???	ZEST		It is the intent of Zest to maintain and improve capacity and gathering areas for all residents within the Trillium and new buildings. These improvements will be paid by new development and help maintain affordable CAM fees by replacing / renovating aging infrastructure.
64.		Does this new development eliminate the cottages in St Elizabeth Village?	ZEST		Garden homes are not being removed through this application.
65.		How will coffee hours and lunches be handled if the numbers of residents are much larger?	ZEST		It is the intent of Zest to maintain and improve capacity and gathering areas for all residents within the Trillium and new buildings. These improvements will be paid by new development and help maintain affordable CAM fees by replacing / renovating aging infrastructure.
66.		With the new highrise at Garth and Rymal there has been an increase in non residents walking their dogs, Jogging and riding through the gated part of the village now. How will this be addressed in the future.	ZEST		There is a possibility of adding a gate extension for side walk use which will help restrict pedestrian access only to those with FOB access.
67.		There seems to be significant attention tended to the "Stormwater Ponds". Do you have an overlay to depict the change in the ponds?	AECOM		The current and proposed pond layout can be reviewed within the presentation. For convenience of assessment, an overlay will be prepared by AECOM and posted to the GSP website, illustrating the existing condition and proposed revisions.
68.		Will all the trees around the ponds that are to be reconfigured being removed	NRSI	ZEST	Where feasible, mature trees will be maintained and incorporated into plans for redevelopment. Where trees are required for removal, appropriate compensation will be provided in accordance with policies from the City of Hamilton.
69.		How will you keep other people from walking in village	ZEST		Some gates exist. With the addition of the development the whole gate system will be improved as there have been some concerns with security. The gates are currently over the driveway portion not over the sidewalk portion. This could be contemplated in the future.
70.		Some of the ponds will be reconfigured. Will all the ponds be dredged?	AECOM	ZEST	Yes, the City has an easement over all of the ponds with the City and the City is responsible for dredging 4 of the ponds and replacing the culverts. Zest will be responsible for the ongoing maintenance.
71.		Will the cluster buildings at Garth and Rymal be a part of St. Elizabeth Village? If not, how will they be separated from the Village?	ZEST		A series of gates have been proposed to ensure physical separation from the proposed development phases which will be publicly accessible and the remaining community of St. Elizabeth Village.
72.		What about older residents walking from parking lots to events, stores etc. What would the distance be? Thank you	MSAi		In the cluster there are convenience parking spaces closer to each entrance for immediate drop off purposes. In the retail area we placed the parking closer to the back of the area. The retail is approx. 60 feet deep. Parking is no farther than 60 to 70 feet from the square or grocery store. For seniors we want to make sure there are accessible pathways, smooth pathways for safety. Character is promoting more walkability. Parking is in a controlled area for those with accessible needs.
73.		Traffic safety in existing area is a concern. Some are very narrow in places. What plans for this safety internal area concern.	Paradigm	ZEST	In terms of traffic safety, internally, we do not anticipate the new development will travel throughout the existing site except Bishop Tonnas Way. Design and re-construction of roadways will consider traffic calming measures.
74.		There is 1 new pool opening in the summer closing the old one, new pool is smaller than present pool, same size as a backyard pool. With all the new residents my dreams of swimming	ZEST		Pool being built as part of Upper Mill Pond will be for the sole use of UMP and SEV residents. The provision of additional pools will be reviewed.

		are sliding away.Pool is not meeting needs of aquatic exercises now yet they say are services will not be lessened. How will this promise be kept?			
75.		Will the existing owners and life leasees in the few units adjacent to Rymal Road be relocated or be left as is? If they are to be relocated, where will they go? If they will be able to stay in their home will there be contractors working on their units at all? IE new exterior siding, utility connections, etc? What about when they widen the entrance on rymal, how will that impact the home owner immediately adjacent to this area?	ZEST		In general, units between the cluster and village will remain. The widening of the ROW width for Rymal road does not seem to impact these buildings.
76.		Can the Q and A, along with this recorded presentation be emailed to the participants of this meeting?	GSP	ZEST	A link to the presentation will be posted on the GSP website. The presentation will also be made available through Resident Services.
77.		How are going to keep the geese of the Greens? The mess they leave behind distracts from using the greens	NRSI	ZEST	With the ponds being reconfigured the hope is that they would be better suited to not attract geese, as they are currently lower quality. Control of the geese population is currently handled by resident services and the new development should not affect this population.
78.		Will we see a off leash area for our dogs.	ZEST		Determination of specific programming for open space areas will be conducted at the detailed design stage.
79.		Mr DiFrusco; Are all of the apartment buildings stark white, please?? Could there be some other colours?	MSAi		Yes, every building will be designed from scratch and will blend together, but each will have a character. A theme of pallet materials, rich and varied. The proposed buildings were all white in colour for presentation purposes only.
80.		Cardinal Midzensky and Bishop Ryan Are already really busy, with failures to stop crossing Bishop Ryan from either direction and the Stop (supposed stop) at Bishop Ryan and Cardinal Midzensky . It's the only way out of the entire lower area south of Cardinal Midzensky. The New townhouses will increase the hazard	Paradigm		Conditions of existing stop signs and pavement markings were not included within the scope of the assessment work completed to date. Concerns with respect to traffic conditions within the existing community have been forwarded to Resident Services. Proposed gating will ensure adequate separation between the proposed development and the existing community, ensuring traffic conditions are not negatively affected by the proposal.
81.		Is there any provision in the plan for chargers for electric vehicles	ZEST	GSP/MSAi	With Upper Mill Pond charging stations were included. This is not a requirement by the City. It is a market driven item, and preparing for them is important and will continue to be provided as required
82.		Will there still be units available for family to rent when visiting us? Currently, there are two units by the presentation centre.	ZEST		No determination has yet been made with respect to the inclusion of rentable units for families. This request has been forwarded to Resident Services but it is anticipated that additional rental units will be added within the new development
83.		Will the wildlife such as cormorants, ducks,herons,fish etc....be left alone? Will dredging affect them?	NRSI	ZEST	A key component of the proposed development and intended upgrades to the pond system is increased water quality, which will contribute to improved environments for flora and fauna when compared to the existing condition. Conditions which support cormorants, ducks, herons, and fish will be improved by the proposed redevelopment.
84.		Will there be a pool by the Villa. Villa is the retirement home, further, what is the location, south side, north side, west, east. We live east on Nolan, and are concerned about the set back to our unit	ZEST		There is a pool planned for the Retirement home addition, which can be viewed on the Master Concept Plan. The planned extension of the Villa (SERR) will be setback approximately 8.53m from the rear yards of the units on Nolan, and will be designed to ensure maintained compatibility with the existing community. The location of the pool is conceptual only at this stage and will be fully discussed with adjacent homeowners during the design process.
85.		Will the recording be provided those who are not residents of St Elizabeth	GSP		The recording of the webinar will be provided by YouTube link through the GSPGroup.ca website, under Active Projects, St. Elizabeth Mills.
86.		Will the apartments be rented or sold? Wil they be available to only 55 YEARS AND OVER?	GSP	ZEST	Tenure of the apartments outside the gated section has not been determined. Inside the gates (169 unit) will be marketed towards 55+.
87.		You didn't answer whether rec available to non residents	ZEST		Open space and amenity features included in the proposal for the Cluster and Village Square phases will be accessible to non-residents. Internal amenities, such as the ongoing development of a health and wellness centre at Upper Mill Pond, will be accessible only to residents.

88.		Has car exhaust been considered from the Rymal Rd structures on the houses on Westlawn	ZEST	MSAi/GSP	Through detailed design and City review, the design will include an assessment of potential impacts to units on Westlawn from the proposed parking strategy.
89.		How is it possible to avoid all the construction that will be ongoing for many years when our only exits are right by the new construction	Paradigm	ZEST	City will require a construction management plan and associated review of access points. The City must be satisfied before the commencement of construction. Development will be phased and not everything will be built at once.
90.		Are ponds going to be moved	AECOM		The limits of the ponds will be shifted/removed. We have included a link on the GSP website with the overlay of the current and proposed pond layout.
91.		Has the city approved all these plans and heights	GSP		The City has not approved the plans and heights. The City has deemed the application complete and is reviewing. We are now asking for feedback. Nothing is final and comments will be taken into consideration.
92.		You have these drawing and plans but no directive as to where the woodshop is to be located	ZEST		Zest is committed to relocating the woodshop. Further consultation will be held on location as the design and approval progress.
93.		Can you please address the timelines for the phases with approvals, constructions starts and completion?	GSP		See Question #4-12
94.		Where will the current maintenance (lawns, snow removal and building exterior maintenance) structures be relocated.	ZEST		The proposal will necessitate securing a new location for maintenance infrastructure. Considerations for an appropriate location are ongoing.
95.		Tearing down the current Village Centre Building (The Triangle one where the offices are located) and will these offices etc be relocated to the Town centre?	GSP		Current commercial uses will be removed from the Cluster Phase area and building will be demolished. Those types of uses will be asked to be permitted on the east side for a more mixed use area
96.		What is the "E" Building on the Master Plan (In other words, what is its purpose?)	MSAi		It is the 4 storey building, residential boutique building.
97.		There is an abundance of trees indicated on the master plan. Are they a mix of both hardwood and softwood specis AND, will they be planted based on their expected height and slow growth over the years? End of my questions	NRSI		New trees planted as part of the proposed development will be native species, planted in accordance with City policies and recommended species mix from a certified arborist. All trees will be planted based on their expected height and anticipated growth.
98.		Lots of talk about shadows, but was there any consideration given to wind (especially winter months snow carrying) being channeled through breaks between the 12/10/8 floor height buildings on the northern perimeter of the site?	MSAi	GSP	A wind study was not required for this application to be deemed complete by the City. At this stage it has only been thought about in general terms, and if required can be studies further. There are ways to mitigate.
99.		Multistory buildings with shallow roof design CAN be conducive to ice and snow falling on people walking past. Lots of videos on internet with this happening. What design safe guards are in place as development goes on?	MSAi		One of the reasons we pull back the upper floors is to avoid the sloped roof to fall on the ground. Where we do have steeper sloopes adjacent to public areas we incorporate snow guards. There is a safe way to design and will be part of the design package.
100.		Thank you one and all. Great presentation and Q and A. Well done			
QUESTIONS RECEIVED BY EMAIL FOLLOWING NOVEMBER 24th NEIGHBOURHOOD WEBINAR					
101.		My question was regarding traffic Internal to the village that is already at the corner of Cardinal Midzensky and Bishop Ryan Way. It is an All Way Stop. Please research a traffic study at this corner a little more closely. It could be a future problem.	Paradigm	Zest	See Question #80 Concerns over traffic conditions within the existing community have been forwarded to Resident Services.
102.		My concern, a pool the size I had in my yard for added individuals . We run 5 days a week 3 classes an AM 8 people in each with a wait list. More can't stretch in pool now. New pool is smaller. I want our coffee hrs lunches etc to continue as that is how isolation is overcome and physical exercise obtained - why we moved here	Zest		An additional pool facility will be proposed as part of the development of St. Elizabeth Retirement Residence, providing a second option for existing residents looking to swim. Both the pool under current construction at Upper Mill Pond and the newly proposed facility at the Retirement Residence will only be accessible to Village Residents.
103.		With the new block at the corner of Rymal and Garth, those high rise buildings, will they be part of the gated community or available to the general public? Will they be 55 plus age requirement?	Zest		A series of gates have been proposed to ensure physical separation from the proposed development phases which will be publicly accessible (which includes the Cluster Phase at Rymal and Garth) and the remaining

					community of St. Elizabeth Village. The proposal continues to provide a quaint feel through building articulation and layout, and open space/meeting space incorporation. The proposed alterations to the ponds in the St. Elizabeth Mills property are focused on enhancing the stormwater function and improving fish habitat. These alterations will provide a net benefit to the system.
104.		Another thought from last evening about the centre square, we assume this will be open to us as well as the general public, please correct me if we are wrong, but why would the general public want to come to our centre to shop when they have a plethora of shopping stores on Upper James just two blocks away?		GSP	<p>All proposed commercial space in the proposal will be sized appropriately to accommodate local demand.</p> <p>Demand for retail in this location has been informed by a Retail Market Study, ensuring that existing shopping opportunities, including those on Upper James, are taken into consideration when determining the size of commercial uses that is appropriate for St. Elizabeth.</p> <p>The viability of commercial tenants needs to include the ability to be utilized by those outside the community also.</p>
105.		We very much enjoyed the informative webinar last night. I'd love to look at it again, so can you tell me where I can find it now?		GSP	A link to the presentation will be posted on the GSP website.
106.		Our main concern is the green space behind us in the presentation on channel 91 it says that no old building will be removed but on the layout plan it shows that the Bungalow and the 3 garden homes on Bishop Redding Trail will be replaced with 8 new homes, which is correct. Please find out for us because it would be very close to us. Thank you and best regards.		ZEST	<p>GSP</p> <p>The current high-level concept plan illustrates bungalow units atop the existing garden homes located at 32-36 Bishop Redding Trail. These are shown incorrectly, as these units are not part of our development application.</p> <p>The intention is to replace the existing single-family dwelling at 301 Rymal with bungalow townhouses which front onto Bishop Redding Trail. Existing Garden Home Units on Bishop Redding Trail, specifically 32-36 Bishop Redding Trail, will be maintained.</p> <p>This will be addressed on the next iteration of the development plan and subsequently made available to residents for review.</p>