

PUBLIC CONSULTATION SUMMARY REPORT

Applicant: UrbanSolutions Planning & Land Development Consultants Inc.
Date: August 20, 2026
Location: 1310 South Service Road, Hamilton
Owner: Forum Properties

RE: Official Plan Amendment and Zoning By-law Amendment Applications

In keeping with discussions held with City Planning staff and Ward 10 Councillor Jeff Beattie, UrbanSolutions Planning & Land Development Consultants Inc. (“UrbanSolutions”) has prepared the following Public Consultation Strategy Summary Report outlining the public engagement processes which will be undertaken following the submission of the subject applications to the City.

Primary Stakeholders

Primary stakeholders for the subject applications include the general public, adjacent landowners, businesses, community organizations, institutions, and other members of the community located within the surrounding area.

Neighbourhood Information Letter

In discussions with Ward 10 Councillor Jeff Beattie, it was determined that circulation of a Neighbourhood Information Letter providing an overview of the proposed development was sufficient to satisfy the City’s Public Consultation requirement for the subject applications. Accordingly, a Neighbourhood Information Letter will be circulated to 168 property and business owners within a 240.0-metre radius of the subject lands, as outlined on the Notice Circulation Map included as Appendix “A” of this Report.

Public Notice Sign

In addition to the aforementioned Neighbourhood Information Letter, UrbanSolutions will post a notification sign on the subject lands once the subject applications have been received and deemed complete by City Planning staff, in accordance with City guidelines. This sign will provide relevant information related to the purpose and intent of the subject applications, as well as information and participation procedures for the forthcoming statutory public meeting.

Microsite

UrbanSolutions will also prepare a microsite for the subject applications and provide a link to both the City Planner on file and Councillor Beattie's office. The microsite will provide a portal for members of the public to access the submitted reports, studies and supporting information that has been provided to the City. Updates on the project will also be posted on the site, as they occur.

Presentation at Statutory Public Meeting

UrbanSolutions representatives will be attending the statutory public meeting for the subject applications at a date and time to be determined by City Planning staff. During this meeting, UrbanSolutions representatives will deliver a presentation providing an overview of the subject applications and proposed development, and be available to answer any questions from members of the City's Planning Committee, City staff, and any members of the public in attendance.

Receiving and Responding to Public Comments

Members of the public will be encouraged to provide comments, ask questions, and provide feedback on the details of the proposed development throughout the application process. Contact information for the applicant's planning consultant (UrbanSolutions) will be provided on the posted Public Notice Sign, within the Neighbourhood Information Letter, and through any project-specific online resources. Interested stakeholders may submit comments by email, telephone, or written correspondence directly to UrbanSolutions. Comments may also be submitted to the assigned City of Hamilton Planner through the City's development review process. All comments received will be documented, reviewed by the project team, and provided to the City of Hamilton as part of the application review process.

Proposed Participants and Roles

Proposed participants in consultation and their roles include the following:

- **Applicant:** The role of the applicant (Forum Properties) and agent (UrbanSolutions) is to facilitate ongoing dialogue with interested members of the public and attend and facilitate the statutory public meeting for the proposed applications
- **City of Hamilton Staff:** The City's role in the application process is to review the proposal against applicable policy framework and further consult with the members of the public to answer questions.

- **Ward Councillor:** The role of the City Councillor is to provide input and represent the residents of their ward including providing neighbour concerns to City Staff and the applicant's attention. Councillor Beattie has been informed of the intent of development at the subject lands.
- **Surrounding Neighbours:** The members of the community have a valuable role in the development process to provide their input and through discussions have any questions or concerns addressed. If applicable any interested neighbourhood associations or groups are welcome to provide their input on the proposed development.
- **Consultants:** The various members of the project team who have compiled materials in support of the proposed applications. The project team members are available to answer questions and provide further justification as per their area of expertise.

Requested City Resources

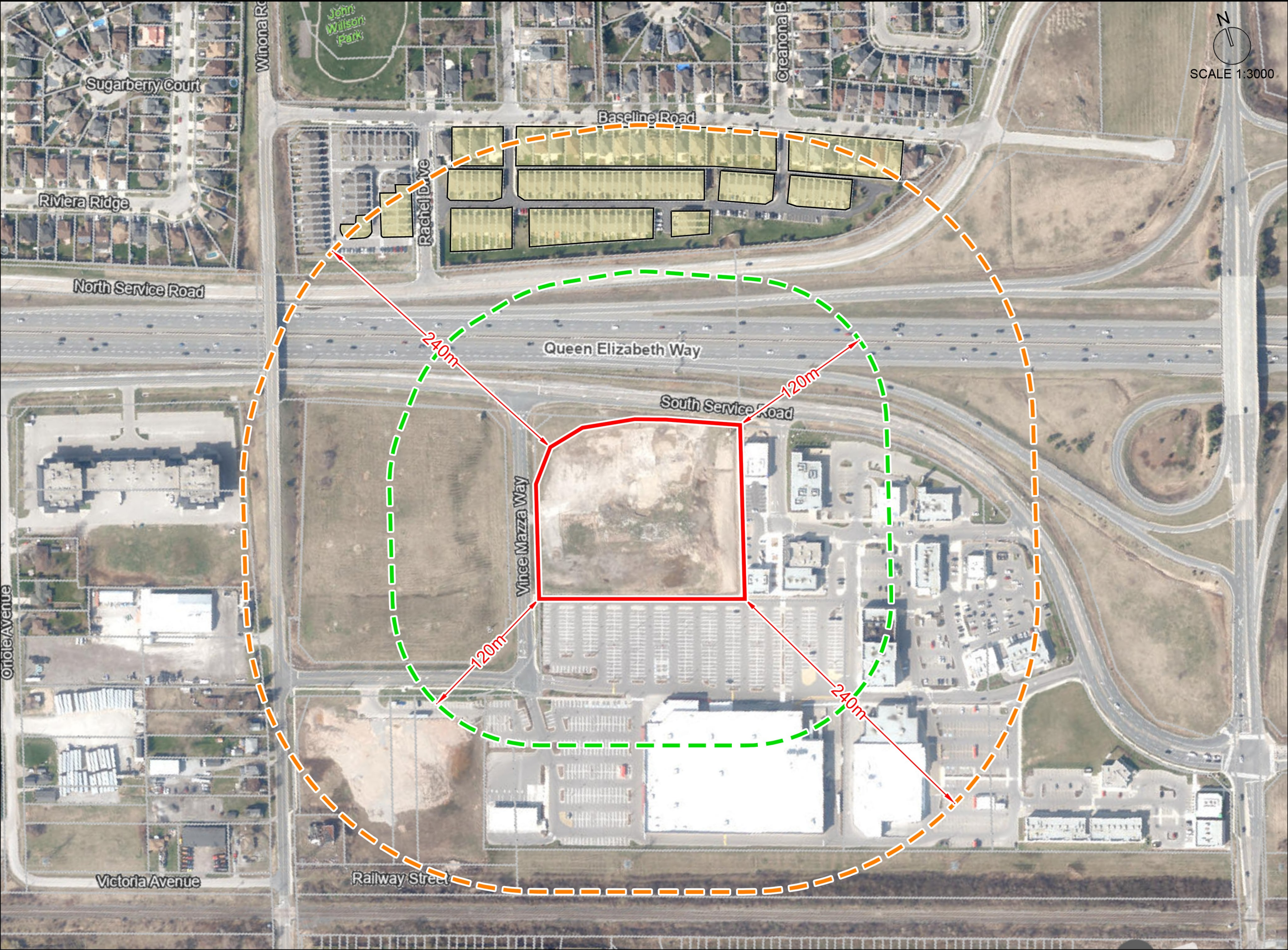
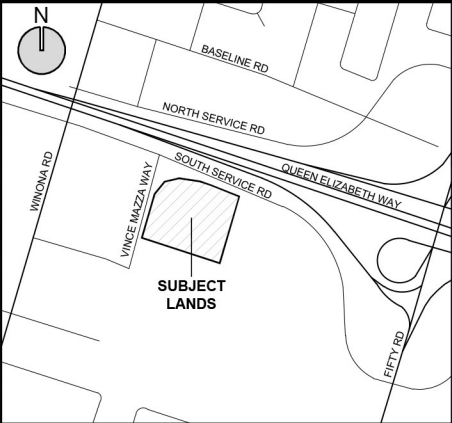
No additional resources are requested from the City of Hamilton at this time. The project team will work collaboratively with City staff to ensure all consultation requirements are satisfied and that information is made available to the public in accordance with the City's standard development review procedures. Should additional consultation measures or resources be identified through the review process, the applicant will coordinate with City staff to determine an appropriate approach.

Potential Issues

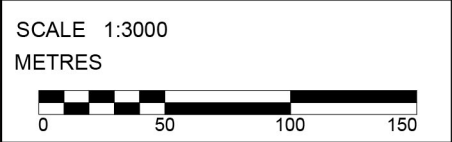
At the time of preparing this Public Consultation Strategy, no significant issues have been identified. The proposed development has been informed by a comprehensive suite of technical studies and supporting documentation, which collectively demonstrate that the proposal can be appropriately accommodated on the subject lands and is compatible with the surrounding urban context. Notwithstanding the above, it is recognized that members of the public may have questions or comments relating to matters such as building height and massing, density, traffic and transportation, parking, shadow impacts, servicing, urban design, construction considerations, and neighbourhood compatibility. These matters will be addressed through the supporting technical studies included within this submission package, as well as those contained within any future applications related to the proposal.

Appendix A

Neighbourhood Information Letter Notice Circulation Map



KEY MAP - N.T.S.



- LEGEND
- SUBJECT LANDS
 - 120 m CIRCULATION RADIUS AS PER PLANNING ACT
 - 240 m CIRCULATION RADIUS AS PER CITY OF HAMILTON
 - RESIDENTIAL DWELLINGS (114 UNITS)

NOT FOR CONSTRUCTION
ISSUED FOR REVIEW & COMMENTS ONLY

NOTES:
ALL DIMENSIONS SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.

DESIGN BY: S. ERICKSON	CHECKED BY: M. JOHNSTON
DRAWN BY: S. ERICKSON	DATE: MAY 12, 2026

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PROJECT:
1360 SOUTH SERVICE RD,
WINONA COSTCO
CITY OF HAMILTON

TITLE:
NOTICE CIRCULATION MAP

U/S FILE NUMBER: 543-26	SHEET NUMBER: 1
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