



City of Hamilton

PLANNING COMMITTEE ADDENDUM

Meeting #: 24-008
Date: June 4, 2024
Time: 9:30 a.m.
Location: Council Chambers (Planning)
Hamilton City Hall
71 Main Street West

Lisa Kelsey, Legislative Coordinator (905) 546-2424 ext. 4605

	Pages
10. PUBLIC HEARINGS	
10.1 Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 1866 Rymal Road East, Glanbrook (PED24099) (Ward 9)	
*a. Added Written Submissions:	3
(i) Ahmed Ali	
(ii) Susan Duong	
(iii) Lisha Patel	
*b. Staff Presentation	9
10.2 Application for a Zoning By-law Amendment for Lands Located at 253 and 259 Limeridge Road West, Hamilton (PED24092) (Ward 8)	
*a. Staff Presentation	25
*Revised Appendices "B" and "F".	
15. PRIVATE AND CONFIDENTIAL	

*15.2 Appeals to the Ontario Land Tribunal for lands located at 17 Ewen Road and 1629, 1635, 1637 and 1655 Main Street West, Hamilton, respecting applications for an Official Plan Amendment (UHOPA-23-008 and UHOPA-20-027) and Zoning By-law Amendment (ZAC-23-020 and ZAC-20-042) (LS24011) (Ward 1)

Pursuant to Section 9.3, Sub-sections (e), (f) and (k) of the City's Procedural By-law 21-021, as amended; and, Section 239(2), Subsections (e), (f) and (k) of the Ontario Municipal Act, 2001, as amended, as the subject matter pertains to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and, a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

From: Ahmed Ali
Sent: May 29, 2024 11:43 AM
To: clerk@hamilton.ca
Subject: 1866 Ryaml Rd E, ZAC-24-006/UHOPA-24-002, comments/appeal

External Email: Use caution with links and attachments

Hello Sir/Madam,

I am Ahmed Ali, the owner of [REDACTED] I am writing this email to express my concerns and appeal to Masri O Architects' – clients of an undisclosed property owner – proposed development project for 1866 Rymal Rd. E. The owner is proposing an 8-story mixed-use building including a retirement home with 177 units, ground floor commercial units, a day nursery, and the rezoning of the property from C3 to C5.

I am writing this email in hopes that the City Council will not allow changes to be made to the property that deviates from the permitted uses or the regulations of the existing Zoning By-law.

My concerns are listed as follows:

1. A construction project of this size, height and duration of time may impose higher than normal safety risks to the students of Bishop Ryan Catholic Secondary School who are located across the street. In addition, many families who live in Freedom Townhouses – 1890 Rymal Rd. E – have young children who play within metres of this lot.
2. The construction of that huge building will take about 4 to 5 years to complete, which puts everyone living in the neighborhood at a safety risk which includes but not limited to,
 - o Heavy lifting equipment traffic including trucks, excavation equipment, tower crane, noise, etc.
 - o Fire hazard in a construction site which can spread rapidly to the townhomes back onto that project
 - o Falling of suspended loads on the units which back onto this project or pedestrians
 - o Tower crane collapse especially during a storm or high wind
3. The builder has confirmed (via Zoom meeting on January 19th, 2023) that there will be 180 units with approximately 60 parking spaces. This inconsistency in parking spaces to units may cause an increase in parking along Dakota Blvd which will inherently cause an increase in traffic and congestion at peak times such as school start and school dismissal. This could also cause a safety risk for residents of the retirement home who may be having medical emergencies in the building at peak school times.
4. Reducing the number of units to 177 is not presenting any solution to point #3. Dakota Blvd, Trinity Church intersections with Ryaml Rd E are busy at peak times such as school start and school dismissal. Adding an 8 storey building with a day nursery and commercial area will increase traffic congestion at this area and imposes students, residents, families and other people to high safety risk and increase the probability of road accidents.
5. The builder is proposing **55 parking spots** to cover **177 units**, a nursery, and commercial units. Assuming that 25% of the residents own cars, that means there are **45 parking lots** reserved for residents out of 55 spots. Adding to that, more parking lots are needed for .
 - o Staff, nurses, visitors coming to that retirement home on a daily basis
 - o Parents who drop off and pick up their kids from the nursery (**creating high traffic in that parking lot, poses high risk on children coming to that nursery**)

- Customers coming for the commercial space
 - Clear and smooth access for the emergency vehicles
6. An 8-story building in a small lot surrounded by townhomes within a few metres is an eye-sore. Many units which back onto this project will have all views of the surrounding area blocked.
 7. There is a high risk of decreased property value or interest from buyers for homes located along the edge or who back onto the 8-story building, because instead of having an open view to Rymal Rd, our units will be facing 29m brick wall.
 8. The privacy of residents on [REDACTED] who back onto the development will be lost. In addition, some units of the building may have a clear view into bedroom windows of some homes in the Freedom Townhouses development.

In summary, the proposed development from Masri O Architects and the undisclosed property owner is a disruption to the community. It is my opinion that an unnecessarily vast structure such as this causes more harm than good to local residents, specifically those who purchased a home in Freedom Townhouses [REDACTED]. I hope that the City Council will consider the interests of their citizens by denying the Zoning By-law amendment for this project by Masri O Architects. I hope you will review the application process and respectfully hear our concerns as residents of Hamilton City. I certainly appreciate you taking the time to read my email.

Sincerely,

Ahmed Ali

From: Susan D
Sent: May 29, 2024 11:29 AM
To: clerk@hamilton.ca
Subject: Comments for Property: 1866 Rymal Road East

External Email: Use caution with links and attachments

Dear City of Hamilton, Planning Committee,

I am writing to submit my comments ahead of the Public Meeting on June 4, 2024 at 9:30am, regarding the proposed amendment of the urban Hamilton Official Plan And Zoning By-law for the property adjacent to my home.

As a homeowner in the [REDACTED] survey, I have previously expressed my concerns in a letter to Mark Michniak in early April.

I urge the City to please protect this neighborhood and maintain it safe and family friendly area for little children and school kids to play, grow and live. When I purchased my home, I understood that 1866 Rymal Road will be a plaza, which make sense for this area. The intersection of Dakota Street and Rymal Road is already heavily congested, especially during Bishop Ryan High School bell times on Dakota Street. Dakota street is also filled with street parking at all hours of the day. The proposal to construct an eight-story retirement home with 177 units, a day nursery and ground floor commercial space will significantly exacerbate the situation, posing safety risks.

Moreover, there are plans to have two other C5 Zones on the other side of Rymal Road. The City should concentrate its energy and resources on lands and projects capable of supporting such development, rather than overburdening an area currently designated appropriately as a C3 Zone.

If this proposal proceeds, it will only benefit the developers at the expense of the community, resulting in a negative impact

on our daily lives. This would signal that the City prioritizes developers profits over the well-being and voices of the community.

Thank you for considering my concerns.

Sincerely,

Susan Duong

From: lisha patel

Sent: May 27, 2024 9:06 PM

To: Michniak, Mark <Mark.Michniak@hamilton.ca>

Cc: clerk@hamilton.ca

Subject: Opposition / Comments for public meeting for the property located at 1866 RYMAL RD E, (ZAC-24-006 & UHOPA-24-002)

Dear Mark / City Of Hamilton & Planning Committee.

I am writing to express my strong opposition to the proposed zoning change from C3 to C5 for the property located at 1866 RYMAL RD E. As a resident of this neighbourhood, I have significant concerns regarding the potential impact this change will have on our community.

1. Increased Traffic and Congestion:

Rymal Rd is a very busy street already and the proposed C5 zoning allows for more commercial use, which will inevitably lead to a substantial increase in traffic. Our current infrastructure is not designed to handle the high volume of vehicles that C5 zoning would attract. This could result in frequent traffic jams, longer commute times, and increased risk of accidents especially when this is right next to a school.

2. Noise and Environmental Pollution:

Businesses permitted under C5 zoning typically generate more noise and pollution than those under C3 zoning. This includes noise from increased traffic, deliveries, and commercial activities which would negatively affect the quality of life for residents.

3. Impact on Property Values:

The shift to C5 zoning could adversely affect property values in the area. Increased noise, traffic, and pollution can make the neighborhood less desirable, leading to a decline in property values. Homeowners who have invested in the community would see a decrease in their property's worth, impacting their financial stability especially right now. THIS IS ABSOLUTELY THE MOST IMPORTANT CONCERN.

4. Strain on Local Services:

An influx of new businesses and visitors would put additional strain on local services, including law enforcement, fire protection, and waste management. These services are already operating at their capacity, and an increased demand could lead to reduced efficiency and effectiveness.

5. Preservation of Community Character:

Our neighborhood has a unique character that is largely defined by its current zoning. The C3 zoning supports a mix of residential and light commercial uses, which fosters a close-knit community atmosphere. Changing to C5 zoning could disrupt this balance, introducing more commercial operations that are out of sync with the existing community vibe.

6. Lack of Public Consultation:

I feel that there has not been adequate consultation or transparency regarding this proposed change. Effective community planning should involve the voices of those who will be most affected. We urge the Zoning Board to ensure that all stakeholders have the opportunity to be heard before any decisions are made.

In conclusion, while we understand the need for development and economic growth, it is essential that such changes do not come at the expense of the well-being of existing residents. We respectfully request that the Zoning Board deny the request to change the zoning from C3 to C5 for the proposed property.

Thank you for your attention to this matter. I hope that the my concerns will be taken into consideration during your deliberations.

Sincerely,
Lisha Patel



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

June 4, 2024

PED24099 – (ZAC-24-006 & UHOPA-24-002)

Applications for an Official Plan Amendment and Zoning Bylaw Amendment for Lands Located at 1866 Rymal Road East, Hamilton.

Presented by: Mark Michniak

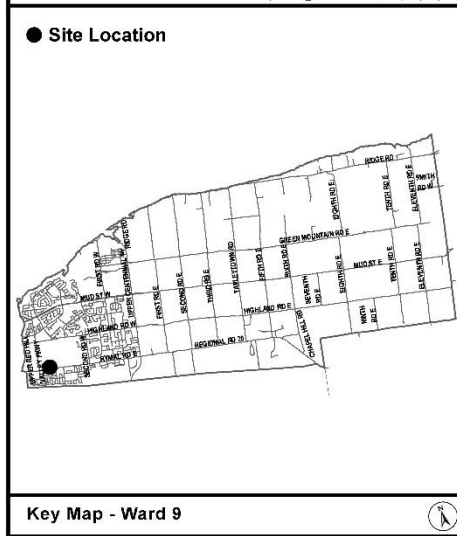
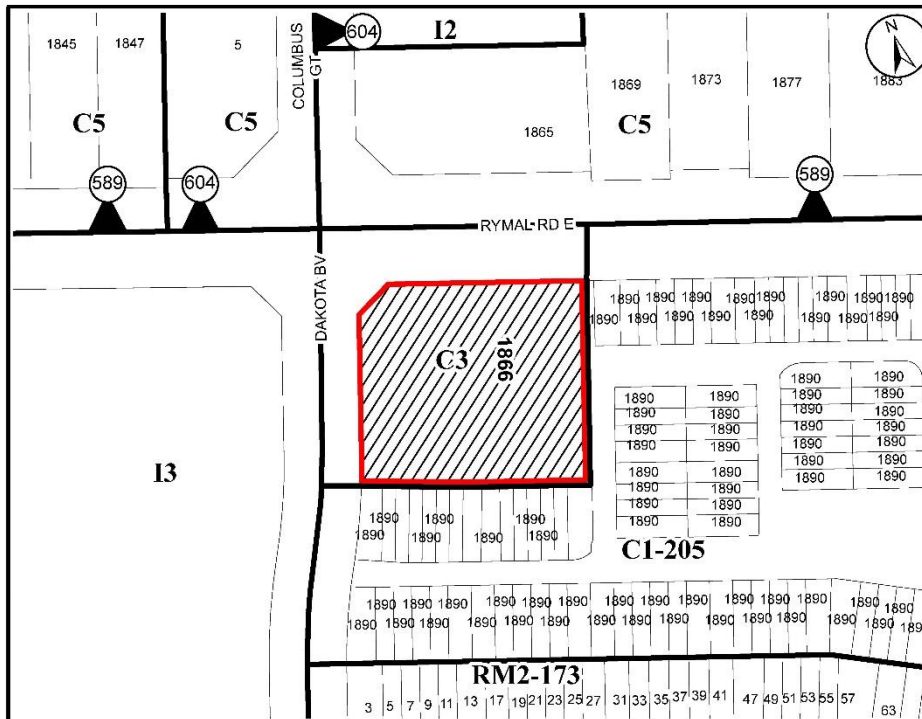


SUBJECT PROPERTY



1866 Rymal Road East, Hamilton





Location Map

Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number: ZAC-24-006 & UHOPA-24-002	Date: April 18, 2024
Appendix "A"	Scale: N.T.S.
Planner/Technician: MM/AL	

Subject Property
 1866 Rymal Road East

Change in Zoning from the Community Commercial (C3) Zone to the Mixed Use Medium Density (C5, 895, H175) Zone



Subject Lands



Eastern site boundary line



Adjacent development to the east



Southern site boundary line



Adjacent development to the south



Bishop Ryan Catholic Secondary School, located to the west



Lands located to the north



Rymal Road East looking east



Rymal Road East looking west



Dakota Boulevard looking north



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE



WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

June 4, 2024

PED24092 – (ZAC-23-014)

Application for a Zoning By-law Amendment for Lands Located at 253 and 259 Limeridge Road West, Hamilton.

Presented by: Mark Michniak

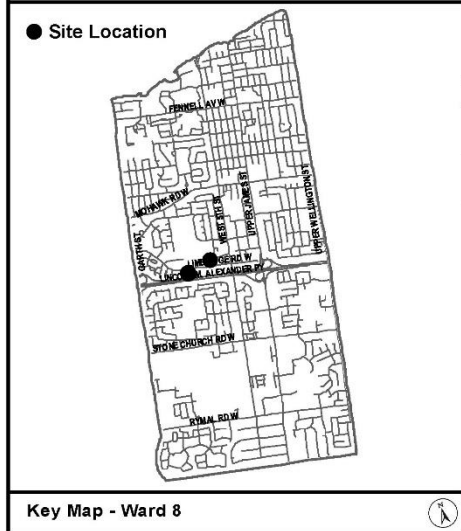
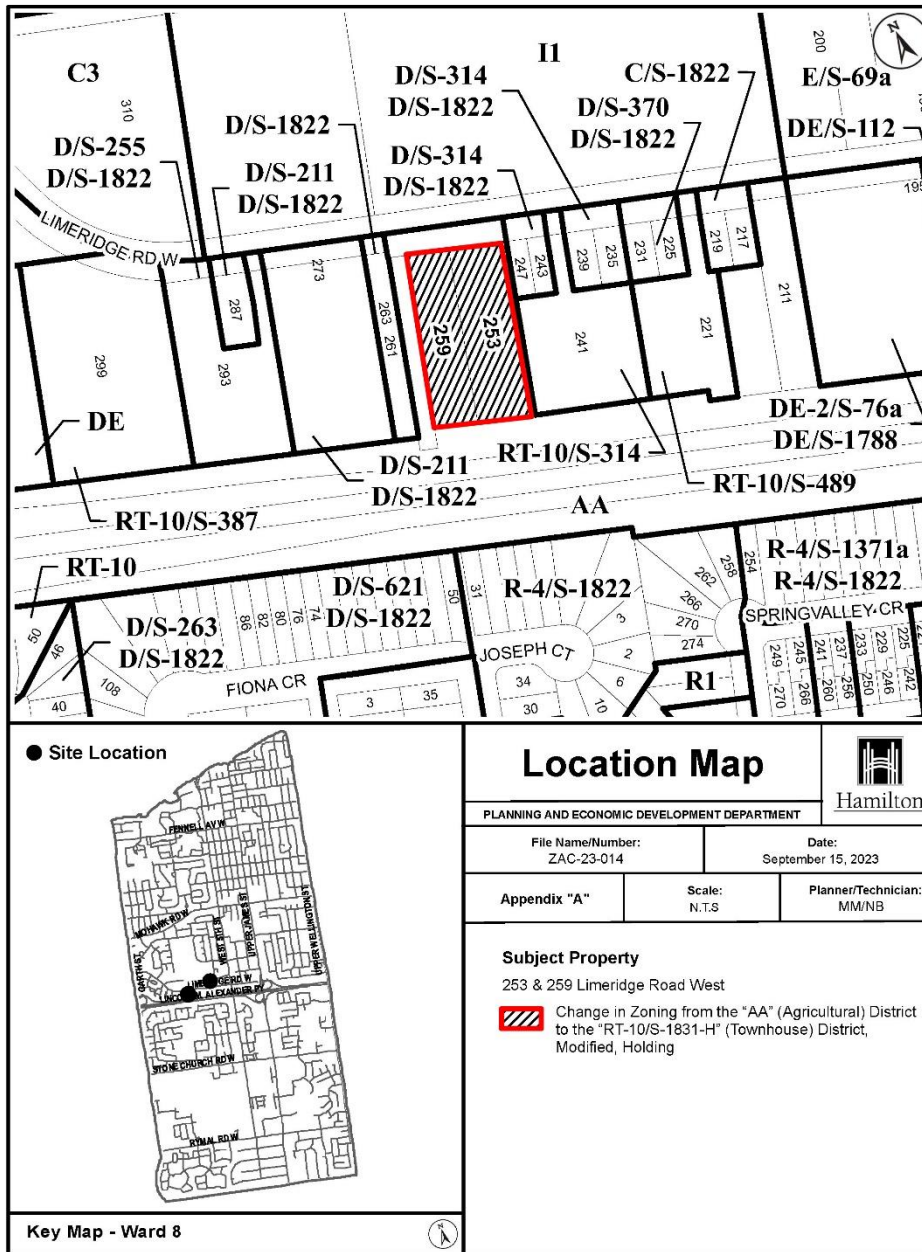


SUBJECT PROPERTY



253 & 259 Limeridge Road West, Hamilton





Location Map

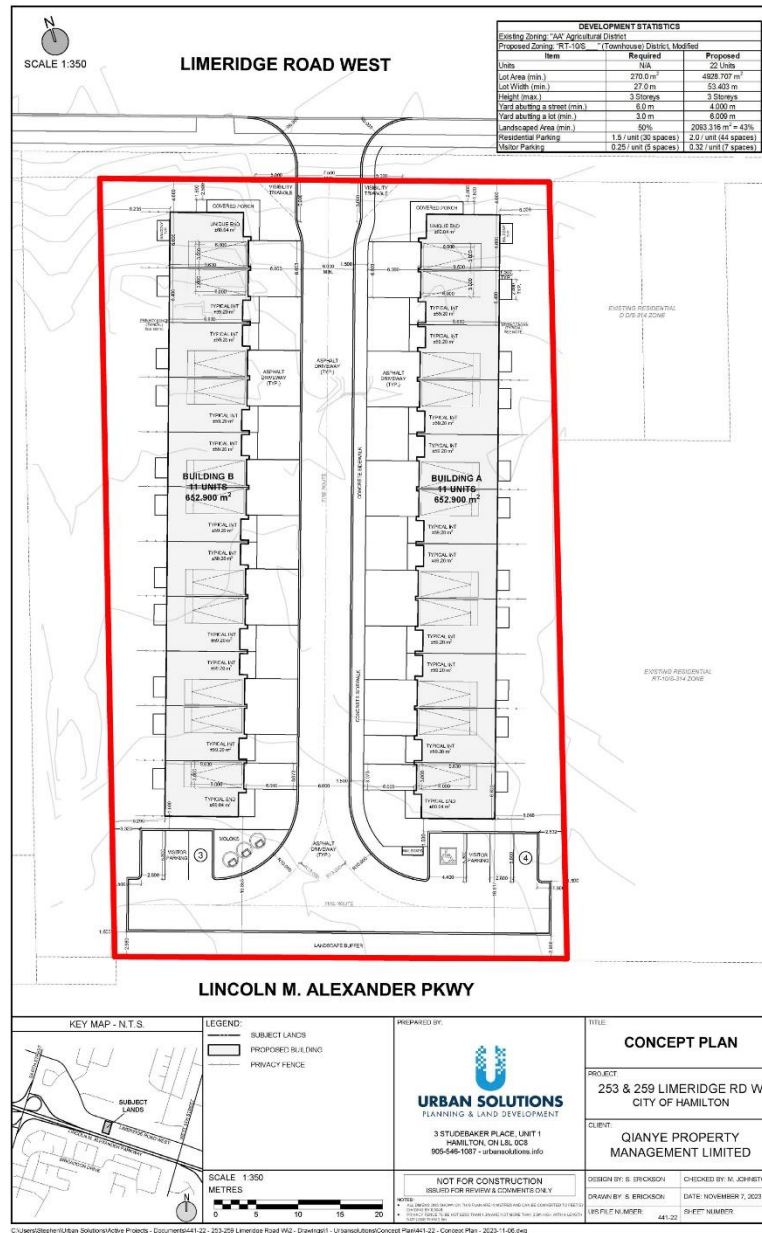
Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number: ZAC-23-014	Date: September 15, 2023
Appendix "A"	Scale: N.T.S
Planner/Technician: MM/NB	

Subject Property
 253 & 259 Limeridge Road West

Change in Zoning from the "AA" (Agricultural) District to the "RT-10/S-1831-H" (Townhouse) District, Modified, Holding





Subject Lands

Subject Lands – 253 Limeridge Road West



Subject Lands – 259 Limeridge Road West



Adjacent pathway to Lincoln M. Alexander Parkway to the west



Adjacent residential dwellings to the east



View to the north



Annunciation of Our Lord Catholic Elementary School located to the northeast



Limeridge Road West looking west



Limeridge Road West looking east



View of rear of subject site



Lincoln M. Alexander Parkway looking east



THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE