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ZAC-14-002
UHOPA-14-001
25T-201401

Dear Sir/Madam:

Regarding the proposed Losani development at 1831 Rymal Road East:

1. I ask that until there is alternate drainage for water flowing from the east and through the ditches along Upper Mount Albion, you ensure the sinkhole is maintained in its current state while the home is still occupied so that water will drain efficiently and not collect on and possibly damage this property. Other neighbouring properties might also be impacted if the sinkhole is filled without compensating for the lost natural drainage, and erosion of Upper Mount Albion Road could occur where the stream flows from the east.
2. I know the issue of animals in the area has been considered, but I am mentioning it again due to the recent increase in sightings of large wildlife. In the last few weeks, we have seen deer almost daily; they often venture into the yard at night. Coyotes are also frequent visitors; three were in the yard one night and one even ventured onto the porch. If these animals manage to survive here, there is potential for conflict with traffic and with people who are not used to or accepting of them. The eco-corridor seems small and inadequate. How can a strip of land adjacent to a road and hundreds of residential units allow wildlife to thrive? How do the animals know where they are supposed to go? Will the corridor include enough vegetation to provide adequate cover? And if the intention is for animals to follow the corridor into the Conservation Area, won't they have to travel through the intersection of UMA and Street 'A' and then the Conservation Area parking lot (since the conservation area is entirely fenced in)? This isn't safe given the high volume of vehicles that will likely use that section of Upper Mount Albion.
3. While the issues of noise and dirt have been addressed, it is important to also consider the garbage that the construction site will generate. It seems that many construction projects in this area allow significant litter to blow off the sites onto surrounding properties. There should be a plan to ensure construction waste is managed, and not allowed to leave the site - but quickly cleaned up if it does, especially given the sensitive nature of neighbouring lands. In fact, this should be a stipulation of every construction project.

4. Finally, the staff report indicates that the development makes efficient use of existing infrastructure. In the case of existing local roadways, many are already very congested. Much of Stone Church Road is particularly bad, and most of Rymal is still only two lanes. The Upper Red Hill Valley Parkway will certainly make some difference to the flow of traffic, but it will not carry drivers directly to local amenities. And you cannot walk from the proposed development to Walmart or Lime Ridge Mall or even carry home many of the types of purchases people make at Home Depot or Petsmart, despite the close proximity of those stores. The view that future residents will turn to local public transit seems overly optimistic for many reasons, not the least of which is the appeal of Hamilton's housing market to Toronto commuters. People here prefer their cars and therefore the impact to local roads will likely be significant.

If Policy F.1.14.1.21 states that a plan of subdivision should be approved only if it does "not adversely impact upon the transportation system and the natural environment", I believe that there are still important factors to consider and modifications to be made.

Thank you very much.

Yours truly,

Joanne MacCharles