

May 29, 2019

James Van Rooi, City of Hamilton  
Planning and Economic Development Department  
Development Planning, Heritage and Design – Suburban Team  
71 Main Street West, 5<sup>th</sup> Floor, Hamilton, ON L8P 4Y5

File Name/Number: ZAC-19-031

Dear Sir/Madam,

in regard to the re-zoning of property 323 Rymal Road East, File Name/Number: ZAC-19-031 the home owners of [REDACTED] are submitting the following remarks:

- We are concerned that the builder will not follow the 3 storey proposed apartment building that is talked about in the re-zoning of 323 Rymal Road East. Another building near us on the corner of Rymal Road and Upper Wentworth exceeded the proposed number of stories with little or no community consultation or notice. Therefore, we want to be clear that we (barely) only support a maximum of 3 stories. No more. We want to kept apprised to any height requests prior to any building taking place on this property.
- We strongly suggest the placement of mature landscaping and the keeping of all mature trees as much as possible. Where the site plan indicates "Landscape Strip" it is strongly encouraged that tall trees and not short bushes or simply grass be placed there.
- We are very concerned with the addition of more traffic on Rymal Road. Already this area of Rymal Road is congested at peak times. This is particularly concerning with the YMCA and Skate Park being across the street. Already it is problematic to cross traffic in a car during rush hour to get into the subdivision we live (Barnstown).
- With the addition of more traffic the addition of a lighted crosswalk added on Rymal must be built. This crosswalk should be placed at Rymal Road and Republic Avenue to assist children and young people to cross the road safely. This is also needed for folks taking the bus.
- Even if Rymal Road is widened it will still be congested. It will also become even more unsafe to turn into our subdivision because there will be more lanes to cross. We are concerned about both pedestrian and vehicle safety with the addition of more vehicle traffic.
- We are also concerned that there will not be enough parking for the inhabitants and visitors of the apartment building. We are concerned that there will be people attempting to park on Republic Avenue. This road is often full of parked cars on either side of the street already. This makes it difficult for two-way traffic.

Sincerely,

[REDACTED]  
[REDACTED]  
[REDACTED]  
[REDACTED]

[REDACTED]

## Appendix "E" to Report PED20060

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Good morning;

I'm writing in response to the notice received for a zoning by-law amendment at 323 Rymal Road East.

I have a number of concerns with the request to change the zoning from Agricultural to Multiple Dwelling for the development of a three storey multiple dwelling consisting of 21 units and 26 parking spaces.

First, you'll notice in my attached photo that the property contains a large number of mature trees. These trees provide shelter and shade for our property, as well as for the many wildlife and birds. The trees also provide privacy and noise blocking for the busy Rymal Road directly behind our property.

Secondly, to erect a 3 story multiple dwelling directly behind our property will result in a huge decrease in our property value, in addition to loss of privacy, noise pollution and increased traffic in the area.

Rymal Road has one lane in each direction between Upper Wellington and Upper Wentworth. The additional traffic caused by a large multiple dwelling unit is going to cause more congestion in an already busy area.

The environmental impact, in terms of drainage and water run-off if the trees and landscaping are removed and a large parking lot and building are erected must also be taken into consideration. The sloping of the property towards our home may result in flooding to our property.

We strongly object to this change in zoning. Please let me know how we can be involved in future conversations regarding the development of 323 Rymal Road East.

I would prefer that my responses remain confidential.

My number is [REDACTED] and I can also be reached by email.

Sincerely,

[REDACTED]

Property Owners of [REDACTED] Street.

Please direct any further correspondence in writing to

[REDACTED]

Thanks

[REDACTED]

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**From:** [REDACTED]  
**Sent:** Monday, July 29, 2019 3:44 PM  
**To:** 'James.vanrooi@hamilton.ca'  
**Subject:** Objection

Hi James

I am writing you this email on behalf of [REDACTED], who is the owner of [REDACTED] road Hamilton Ontario. The purpose of this communication is to advise you of his objection to the proposed development of the adjacent property. [REDACTED] prepared to take the steps necessary to oppose the multi-story development as it is not suited to the area. Salvatore will be the property owner most significantly effected by these proposed changes. Please make us aware of anything further you may need to complete this objection.

Thanks

[REDACTED]

Respecting your privacy and preferences for electronic communications is important to us. If you would prefer not to receive emails from me, please reply with "UNSUBSCRIBE" in the subject line or body of the email. If you would also prefer not to receive emails from our firm, please cc: [unsubscribeRBCDominionSecurities@rbc.com](mailto:unsubscribeRBCDominionSecurities@rbc.com) in your reply. Please note that you will continue to receive messages related to transactions or services that we provide to you. To speak to us about how your preferences are managed, please email: [contactRBCDominionSecurities@rbc.com](mailto:contactRBCDominionSecurities@rbc.com).