

Brad Clark Notes from Public Meeting Held March 28 @ 7-8:30pm
Rymal Road Community Church, 1967 Rymal Road East

Re: 1912 Rymal Road East

Issues and questions raised by residents to be addressed by proponent and staff

- 1) Residents concerned about loss of view from their homes and back yards
Action Item: Proponent committed to doing a presentation that would show actual viewpoints (google earth)
- 2) Loss of Privacy, concern about new residents seeing into the existing backyards
Action item: (same as 1)
- 3) Loss of trees, some mature trees will be removed
Action Item: Proponent to look at landscaping and addition of some more mature trees to add to noise and visual barriers, possible trees could be planted in buffer zone even before construction
- 4) Loss of sunshine
***No Action required:** Consultants demonstrated that the loss of sun is very limited visual aids were uses
- 5) Concerns about noise from Rymal
Action Item: Noise study and additional trees in buffer zone will help mitigate
- 6) Congestion from second to fletcher
***No Action required:** Widening of Rymal is the city's responsibility and is urgently needed
- 7) Cumulative traffic impacts from the new developments and future ones
***No Action required:** Proponent completed a traffic study that included some adjacent developments. City will look at a comprehensive traffic study separate from this application

- No action required refers only to developer

Schneider, Melanie

From: Glenn Wellings <glenn@wellingsplanning.ca>
Sent: February 7, 2020 3:35 PM
To: elena_leskova@mail.ru; lauratoll@yahoo.ca; jivkovic@cogeco.ca; loris@sbww.com; jxamin@cogeco.ca
Cc: Clark, Brad; Ribaric, Robert; Rybensky, Yvette; Schneider, Melanie; Fabac, Anita; 'Alex Arbab'; 'David Premi'; Petra Matar; mario (mario@adessodesigninc.ca); Robichaud, Steve
Subject: Follow-up - 1912 Rymal Road East
Attachments: 1912 Rymal - VIA (Final).pdf
Importance: High

Good afternoon Residents. I am Planning Consultant for Royal Living Development Group for their property located at 1912 Rymal Road East. You attended a Public Information Meeting back on March 28, 2019 at the Rymal Road Community Church to discuss the proposed redevelopment of the property. As a follow-up to that meeting, we have worked closely with City Planning staff on various mitigation measures to address concerns regarding compatibility. Based on the results of the attached Visual Impact Assessment prepared by the Project Architects (dpai), we are not recommending significant changes to the 5 storey built form. However, various design and landscape improvements have been recommended. These recommendations are summarized as follows:

- West facing balconies (oriented toward the existing residences) have been removed;
- Recessing of the roof-top terrace is provided to avoid overlook condition;
- Provision of a 1.8 metre high wood privacy fencing is included around the perimeter of the property with a 3.2 metre landscape strip with enhanced plant material along the west property line.
- Enhanced landscaping at the southwest corner of the property and along the south property line; and,
- Relocation of the molok garbage system on the west property line in favour of garbage collection system attached to the building (i.e. in combination with loading area). This frees up more room for landscaping along the west property line and moves the garbage containment further from the residential homes.

If you have any additional comments or wish to discuss further, **please let me know by the end of day on February 12th**. I can be contacted at (905) 681-1769, ext. 1. If you feel that a further meeting would be beneficial, I would be pleased to meet.

Glenn

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Schneider, Melanie

From: Glenn Wellings <glenn@wellingsplanning.ca>
Sent: February 9, 2020 10:12 AM
To: a
Cc: elena_leskova@mail.ru; lauratoll@yahoo.ca; jivkovic@cogeco.ca; jxamin@cogeco.ca; lorisgazzola70@gmail.com; Kelly JANSSENS; Clark, Brad; Ribaric, Robert; Rybensky, Yvette; Schneider, Melanie; Fabac, Anita; Alex Arbab; David Premi; Petra Matar; mario (mario@adessodesigninc.ca); Robichaud, Steve; Angelo Cutaia P. Eng.
Subject: Re: Follow-up - 1912 Rymal Road East

Thank you for your e-mail and highlighting your concerns. It appears the drainage issue is the result of the redevelopment of the adjacent daycare property. I have forwarded your concerns to our Project Engineer, Angelo Cutaia for his review. If there is anything we can do to remedy your existing drainage condition through the 1912 Rymal redevelopment, we would be happy to help. Leave it with us to further review.

Glenn

Sent from my iPad

On Feb 8, 2020, at 2:55 PM, U... wrote:

Good afternoon,
My name is U... and I own the property located at 91 Bocelli Cr which is Southwest of the development.
Unfortunately, I was not able to attend the Public Information meeting in March 2019.
Our property shares the fence with both properties on your site plan marked 1 & 2 and along 1910 Rymal property (daycare).
The West side of the development shares 50' of property line with the east side of my property. (southwest corner of 1912 Rymal)
I have a concern due to the standing water in both my back yard and the entire south side and southwest corner of 1912 Rymal's property (pictures attached).
This is a direct cause due to the extremely low elevation compared to the property located at 1910 Rymal, the elevation of the road (relatively high) and the elevation of the berms around the ponds (still lower than the road but higher than the back of the properties).
Both properties are landlocked and elevations are quite low preventing rainwater from properly draining or running off to prevent ponding.
1910 Rymal road was recently developed and was required to increase the elevation of its property which is approx.. 1m higher than the back of both my property and 1912 Rymal's property on the south side.
This can be seen in the attached survey we had performed and pictures.
This ponding creates the Potential for West Nile virus.
Ponding is present into July depending on the years rainfall.
We paid to have a full survey performed on our property which confirmed that increasing the elevation of our property on the Northeast side could be performed in a manner which would alleviate the ponding and still allows rainwater to run off into the Storm Ponds from all surrounding properties.
I would like to address this matter with the developer as it would be in the best interest of all parties.
We are willing to cover some of the costs to perform this work and may need access from the Rymal property before or during development to perform this work.

We also feel that the 3.2 meter landscape strip may not provide us with the privacy we may need during winter months.

Can a fence or wall higher than 1.2m be installed, (or something thereof) on the west side of the property as the development will have clear site into our back yard.

Can a contact from the City of Hamilton please give me a call to discuss our options.

Glenn, feel free in giving me a call early in the week.

I can be reached at 905-566-1111 or my office 905-566-1111.

With Best Regards,