

Loiacono, Johnpaul

From: [REDACTED]
Sent: Tuesday, May 31, 2022 8:30 AM
To: Vrooman, Tim
Subject: Re: Quoting ZAC-22-028/UHOPA-22-015

Good morning,
Thanks for having access to the studies, I am not an expert to understand all the aspects, but what I understand is as follow as I had mentioned before:

1-Increase in noise level.

Traffic data is based on 2014 ,8 years ago! now it is already busy.This should be updated otherwise the report is not valid.

Unfortunately, the AADT 2014 is the most recent traffic data on the Web Site. Please note that an average of 2% from Stamson traffic noise sheets.

Noise level for outdoor is out of acceptance criteria and report has actions for the new building!!what about us? This is not acceptable.

4.0 RECOMMENDATIONS - NOISE CONTROL

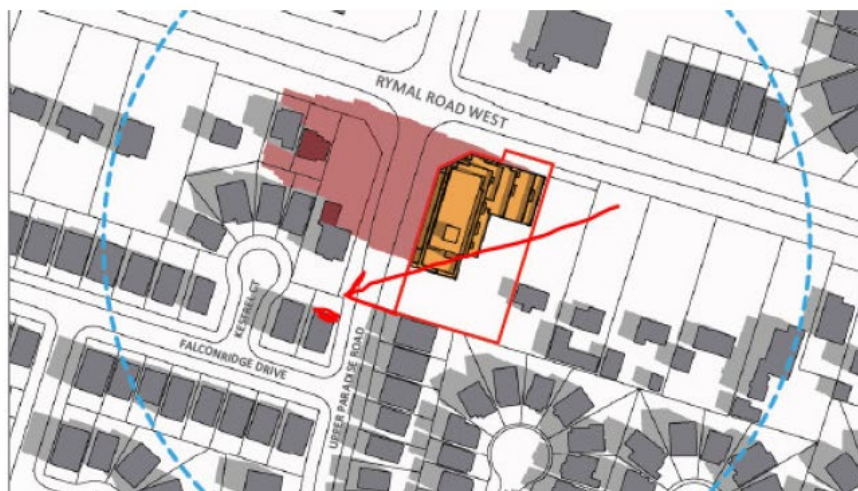
4.1 OUTDOOR LIVING AREAS

All receptor locations for the building, noise levels for indoor noise levels and outdoor amenity spaces. All terraces exceed the minimum 4m in depth and all spaces and require a minimum 0.91m (3ft) safety railing.

In compliance with MOE guidelines, the noise barrier surface density of 20 kg/m² and be designed and under the noise barrier that is necessary for drainage to prevent water from the acoustical performance.

Proposed for the building are standard size balconies, they are not considered an outdoor amenity space and no measures.

2-Shadow, the study shows sunrise +1.5 hour, not sure what happens for or neighbor who is in front of the building, but as I have highlighted ours the room will have sun just while sunrise and this has not been considered. If you see the angle there would not be any sun light in the morning for our room.



3-Traffic:

As mentioned before upper paradise rd does not have capacity to have 198 cars entering and exiting in the morning and afternoon also for turn left to Rymal, there is no mitigation plan and report is saying that:

This will cause safety risk, noise and pollution for the neighborhood.

- **Background Traffic:** The following critical movements are noted:
- Eastbound left-turn: The queue is forecast to exceed the current available storage length during the AM and PM peak hours;
 - Southbound left-turn: Poor level of service is noted during the AM peak hour. The queue is forecast to exceed the current available storage length and may block the Sunbeam Drive intersection during the AM and PM peak hours; and



- Southbound shared through-right: Poor level of service is forecast during the PM peak hour.

The existing TWLTL can accommodate the additional storage requirements for the eastbound and southbound left-turn movements.

- **Total Traffic:** The study area intersections are forecast to operate with similar levels of service as the background traffic conditions with the inclusion of site generated traffic. Minor increases in delay in queue length are forecast with the addition of site generated traffic volumes. No additional critical movements are noted at the study area intersections over background conditions.

The site driveway approach to Upper Paradise Road is forecast to operate with delays in the LOS A to B range with a v/c of less than 0.10.

The queueing of vehicles on the Upper Paradise Road approach to Rymal Road West may spill back to the site driveway intersection during the AM peak hour. The forecast 95th percentile queue length for the northbound through/right-turn movement is estimated to be approximately 65 m. The average queue length is estimated to be approximately 43 m.

Shifting the site driveway south is not possible give the site's limited frontage to Upper Paradise Road. Relocating the site driveway to Rymal Road West is not recommended as Rymal Road West is a higher order road (major arterial) and the site's limited frontage of approximately 38 m on Rymal Road West would position the driveway closer to the signalized intersection.

Yesterday afternoon I noticed a sign of city of Hamilton in the area and a mini loader to do some jobs!!are you starting this awful project without public input and final decision without any action?!!

Can you please clarify what is happening there? Again we expect the city to stop this project as studies show the concerns and there is no mitigation plan as it is not possible so you can not just ignore and build it!

Thanks.

On Monday, May 30, 2022, 09:26:52 AM EDT, Vrooman, Tim <tim.vrooman@hamilton.ca> wrote:

Thank you for following up and for your address. Reports, studies and plans submitted with the application are available for download at the following link: <https://cityshare.hamilton.ca/s/HnioziCrMeNyd5K>. Please note that this link will expire after June 13, 2022, so please save the documents to your local device if you wish to have continued access.

Take care,

E. Tim Vrooman BES RPP MCIP

Senior Planner, Development Planning – Suburban

Planning and Economic Development

Planning, City of Hamilton

(905) 546-2424 Ext.5277



From: [REDACTED]
Sent: Friday, May 27, 2022 7:50 AM
To: Vrooman, Tim <Tim.Vrooman@hamilton.ca>
Subject: Re: Quoting ZAC-22-028/UHOPA-22-015

Hello,

Thanks for your acknowledgment, please send me a copy of those studies and also let me know the final results, again it is crystal clear that replacing a high rise to our nice view green area and blocking our view and having 500 people in that area will make noise, risk of accident, traffic, pollution and it is against sustainability. Not sure what are those studies but this is a common sense.

Hopefully you consider our concerns(I talked to our neighbors and have the same concern which will be communicated) and reject the plan to keep our neighborhood quite and safe.

Mailing address:

[REDACTED]

Thanks and have nice weekend.

On Tuesday, May 24, 2022, 05:34:00 PM EDT, Vrooman, Tim <tim.vrooman@hamilton.ca> wrote:

Hello,

This email is to acknowledge receipt of your email below, in which you've provided concerns regarding the Official Plan Amendment and Zoning By-law Amendment Applications (File Nos. UHOPA-22-015 / ZAC-22-028) for lands located at 631 and 639 Rymal Road West.

As part of the submitted applications, the applicant submitted a Shadow Study, Environmental Noise Impact Study, and Transportation Impact Assessment, among several other studies, which are being reviewed by City staff through the review of the applications. If you wish to receive copies of these materials for review, please let me know.

Your concerns will be included and discussed in the staff report, which will be brought forward to a public meeting to be held by the Planning Committee of City Council. This statutory public meeting has not yet been scheduled for these applications. Further, no decisions are made on the applications until after the public meeting is closed. If you wish to be provided with any future notices or decisions on these applications, please provide me with your complete mailing address. Once the meeting is scheduled you will be notified and provided with a copy of the staff report.

Should you have any questions, please do not hesitate to contact me.

Take care,

E. Tim Vrooman BES RPP MCIP

Senior Planner, Development Planning – Suburban

Planning and Economic Development

Planning, City of Hamilton

(905) 546-2424 Ext.5277



Information respecting these applications is being collected under the authority of the Planning Act, R.S.O. 1990, c.P.13. All comments and opinions submitted to the City of Hamilton on this matter, including the name, address and contact information of persons submitting comments and/or opinions, will become part of the public record and will be made available to the Applicant and the general public and will appear on the City's website unless you expressly request within your communication that the City remove your personal information.

From: [REDACTED]
Sent: Tuesday, May 24, 2022 9:57 AM
To: Vrooman, Tim <Tim.Vrooman@hamilton.ca>
Subject: Quoting ZAC-22-028/UHOPA-22-015

Hello,

My name is Alireza Hezarkhani owner of 1218 upper paradise road, thanks for letting us know about the 12 story high rise plan and having the opportunity for public to have their opinions, I **strongly disagree** with the plan because of the followings:

-Our nice view of a green space and having sun and light will be gone ,look at the picture:



This is against sustainability and no green area and more pollution we also will no longer have sun in the morning, will be **shade** and even **windy**. It will affect also our **privacy** by having view to our home/backyard.

-It is already a busy street and will be much more **noisier** and more **condense** with almost **500 people in a building** (165 units by average of 3 people)

-The traffic in upper paradise for **195 cars parking**(entrance in front of our home to the parking) it is already **narrow** and would be too much **traffic** and noise for our quite neighborhood.

-Around 700 m away at Garth and Rymal road there is another high rise building ,the **infrastructure is not ready** to have another one also 5 line street narrows to 3 line street at Garner which will cause huge traffic.

-It will negatively impact our house value.

I would recommend to have such high rise building at Garner and Glancaster as there is **no home** around the building.

Thanks again to have our opinion,please let us know the result .I hope you consider all our concerns and reject the plan.

Loiacono, Johnpaul

From: [REDACTED]
Sent: Thursday, May 19, 2022 8:41 AM
To: Vrooman, Tim
Subject: ZAC-22-028 / UHOPA-22-015

Hello Mr. Vrooman,

We recently received notice that applications to develop a 12 storey building on the corner of Upper Paradise and Rymal Road. As residents on Upper Paradise (south of Rymal) this is the main intersection that we utilize. The infrastructure in this area is already lacking as can be seen every school day morning with the backlog of cars and buses going through this intersection. Adding the residents of a 12 storey building will turn an inconvenience into chaos. Our child goes to St. Thomas More and everyone knows that this school is already ridiculously over populated because of the way the boundaries are cut. Adding more multi-dwelling options in this tight corridor is just irresponsible and only benefiting the big builders of this city. They get richer while we are left with the ensuing chaos for the rest of our lives. This is an irresponsible decision by this city which unfortunately doesn't surprise us.

Sincerely,

[REDACTED]

Loiacono, Johnpaul

From: [REDACTED]
Sent: Wednesday, May 18, 2022 10:07 AM
To: Vrooman, Tim
Subject: ZAC-22-028/UHOPA 22-015

Tim Vrooman

Regarding the sign posted at Upper Paradise and Rymal Rd for zoning amendment to permit a 12 storey, 165 unit multiple dwelling.

Concerns -

Why when an amendment application was put forth in previous years to allow for 3 homes to be added to the 'subject lands' it was rejected due to 'too much traffic', yet 165 units will not be adding too much traffic?

This is a congested area at several times during the day - perhaps someone from the city should study this area - sit there and note the traffic light cycles you must wait through to travel north on Upper Paradise in the morning (7:45-8:45am), the backup that occurs due to flow of vehicles heading to work and to St Thomas More High School..

There are a high number of accidents that already occur at that corner, although not as high as areas on Upper James etc, accidents create a bottle neck for our subdivision, this is a one lane access each way with no room for expansion, adding further potential of accidents by putting this 165 unit building at that corner. The Pinnacle building at Garth and Rymal has access to both Rymal and Garth, Pinnacle shows as having 98 units, this proposed building would have 68% higher density! This proposed building will only have access to Upper Paradise (per this sign).

Can you please address these concerns?

Can you please advise as to when this zoning amendment meeting is to occur as
TO BE ANNOUNCED does not offer much info.

Concerned Property Owners

[REDACTED]

Loiacono, Johnpaul

From: [REDACTED]
Sent: Thursday, May 26, 2022 9:53 AM
To: Vrooman, Tim
Subject: Files:UHOPA-22-015 ZAC-22-028

Please consider this my request to be notified of the decision of the City of Hamilton on the Official Plan Amendment and the proposed Zoning By-Law Amendment. My intention is to provide objections to the amendments. I feel this proposed development is too large and not appropriate for this area of the city that is already underserved for roads, schools and community services.

I feel this development will also have a very negative affect on my property value and will cause me to have to sell my property.

Please advise if there are any other requirements that I need to be aware of in order to be allowed to comment on this matter.

Regards,

[REDACTED]

Loiacono, Johnpaul

From: [REDACTED]
Sent: Tuesday, May 31, 2022 4:25 PM
To: Vrooman, Tim
Subject: File No#UHOPA-22-015



Planning and Economic Department
Development Planning
File HUOPA -22-015
ZAC-22-028
Folder:2022 118402 00 PLAN (1116571)

ATT:E Tim Vrooman City of Hamilton

Dear Mr Vrooman

I am writing this letter in response to the proposed amendment and zoning to allow for a 12 story apartment dwelling at the corner of Rymal and Upper Paradise.

This proposed building development is not appropriate for our established neighborhood. I moved to the neighborhood with the understanding that development had already been established with no concerns of future development , perhaps townhouses or semi-detached as that's appropriate for the space however a 12-story apartment building is not appropriate for our neighborhood.

We already content to constant accidents at the intersection, traffic back flow from the high school, traffic backup flow from Rymal Road in both directions, increased school foot traffic, break ins with respect to our vehicles to name a few. Trying to fit a 12 story apartment building into a well-established neighborhood asking current homeowners to accept an overflow of cars due to the lack of parking that is going to happen when you have that many units that will not have enough visitor spaces or support multi car units, the increased amount of traffic and activity when you're trying to support 164 units in a small contained space, the houses that are closest to the building will have their privacy invaded as the top floor will have direct view into the backyards as the fence will do absolutely nothing and the increased noise of 160+ occupied units Garbage collection will be a nightmare, letting our younger children walk to the store alone will be an issue as we cannot track the coming and going of many many people.

Families who have to get their children to school will need even more time to be on time, those of us that work outside the home will have to ensure during the construction phase to give ourselves a lot more time to muddle through the construction to get to our destination. The noise will be awful when working from home, and just because that will be done in a year or two then we are left with a significant amount of more people all trying to navigate to get places in a small congested area.

Please do not force people to consider moving and endure more financial burden as a result. The land has been vacant for a long time and we are happy to support townhomes as originally thought or even semis. There is plenty of other

Loiacono, Johnpaul

From: [REDACTED]
Sent: Thursday, June 2, 2022 11:37 AM
To: Vrooman, Tim
Subject: File # UHOPA-22-015 & ZAC-22-028

Hi there,

I am a resident close to the proposed land located at 631 and 639 Rymal Road West (ward 14) for the plan amendment and zoning by-law application and I wish to be notified of the decision of the proposed official plan amendment and the proposed zoning by-law amendment.

[REDACTED]

[REDACTED]

Loiacono, Johnpaul

From: [REDACTED]
Sent: Friday, September 2, 2022 2:51 PM
To: Vrooman, Tim
Subject: RE: [EXT] RE: 631 and 639 Rymal Road West Condo Development

Hi Tim,

Thanks for responding.

I know some of our neighbours received a notice so we could have missed it. There was a different sign there previously so probably didn't notice when it was replaced.

If you could put me on the mailing list for any further discussions that would be great. My address is:

[REDACTED]

Thanks again.

[REDACTED]

From: Vrooman, Tim <Tim.Vrooman@hamilton.ca>
Sent: Thursday, September 1, 2022 5:44 PM
To: [REDACTED]
Subject: [EXT] RE: 631 and 639 Rymal Road West Condo Development

CAUTION: This email originated from outside of the organization. Do not click links or open attachments unless you are expecting this email and know the contents are safe. If you believe this email may be phishing or malicious, please use the Report Phish button.

[REDACTED]

This email is to acknowledge receipt of your email below, in which you've provided concerns regarding the Official Plan Amendment and Zoning By-law Amendment Applications (File Nos. UHOPA-22-015 / ZAC-22-028) for lands located at 631 and 639 Rymal Road West.

These applications are currently under review by City staff and external agencies. The [Design Review Panel](#) meeting of August 11, 2022, to which the link to the video below is from, is a voluntary technical panel providing expert and impartial design advice and guidance to Planning Division staff as part of the review of development applications.

In accordance with the provisions of the *Planning Act* and the Council Approved Public Participation Policy, Notice of Complete Application and Preliminary Circulation was sent to 80 property owners within 120 m of the subject lands on May 13, 2022, and the Public Notice Sign was posted on the property on May 10, 2022. To date, the applicant has not yet confirmed the scheduling of a possible Community Consultation Open House Meeting.

Your concerns will be included and discussed in the staff report, which will be brought forward to a public meeting to be held by the Planning Committee of City Council. This statutory public meeting has not yet been scheduled for these applications. Further, no decisions are made on the applications until after the public meeting is closed. If you wish to be provided with any future notices or decisions on these applications, please provide me with your complete mailing address. Once the meeting is scheduled you will be notified and provided with a copy of the staff report.

Should you have any questions, please do not hesitate to contact me.

Take care,

E. Tim Vrooman BES RPP MCIP

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From [REDACTED]
[REDACTED] Vrooman@hamilton.ca>
Subject: 631 and 639 Rymal Road West Condo Development

Hello,

I am a resident of the Carpenter neighborhood which will be directly affected by the development of 631 and 639 Rymal Road West as well as have children that attend the Catholic elementary and high schools in the immediate area.

I came across the attached video which leads me to believe that the project is progressing despite the sincere concerns of the community. As you can imagine building a 12 story, 200 unit condo on a very small, constricted site, forcing additional traffic on to an intersection in serious need of improvement is extremely infuriating. I am an engineer working on projects in the city of Toronto and I cannot believe that the city of Hamilton has such a differing view on municipal planning that its happy to compromise the safety and well-being of its existing residents for the purpose of obtaining quick and easy new tax revenue.

Can you please advise who we can approach about our concerns? Communication to the community has been virtually silent....there has been a rezoning sign on the property for 10 years....so I was shocked when I found this video.

<https://www.youtube.com/watch?v=02iFPvRzfH0>

Thanks.

[REDACTED]

Loiacono, Johnpaul

From: [REDACTED]
Sent: Wednesday, June 1, 2022 7:47 PM
To: Vrooman, Tim
Subject: Object to developing

I'm writing to voice my objection to the proposed 12 story building at the corner of upper paradise and rymal. The area doesn't support this building with a daycare across the street, 2 high school in the area traffic is already backed up with a student being hit last week and not to mention the property value decrease. There has been 15 accidents last year alone and more townhouses being built just down on Garner road and a new building at Garth and the one building built in saint Elizabeth village the area is so congested.

Thank you for not considering an apartment building in my backyard on Falconridge.

Robyn Davis

Sent from my iPhone

June 21, 2022.

Legislative Coordinator,
Planning Committee, city of Hamilton,
71 Main Street West, 1st floor,
Hamilton, Ontario, L8P 4Y5

RE: file UHOPA- 22-15, ZAC-22-028

Dear Sir/Madam:

The proposed building is not in character with this Carpenter area as this zone is single family homes.

The traffic flow which is already high will be substantially increased. With the entrance to the parking area off Upper paradise it will create potential traffic jams and impede the accessibility to the rest of this neighborhood.

A building this high will create a wind tunnel effect as well as block the sunlight during certain times depending on your family home.

There is a day care center across the street. The traffic flow from this development will potentially increase children safety issues. There are two high schools close by and many of the students come to the convenience stores across from the day care center. Another potential safety issue.

There are other areas that are more suited to high rise development such as the north west corner of Sherman Ave and Mohawk Road where the Walmart store sits empty or the southwest corner of Rymal Road and Glancaster Road.

With the addition of so many apartments will fire safety, police and ambulance need to be increased for this area?

We do not support this proposal.

Sincerely,

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