



RECORD OF COMMUNITY CONSULTATION

Date: Monday November 23, 2022

Project No.: 20146

Time & Place: 6:30pm/Zoom

Project: 631-639 Rymal Road West

Subject: Community Consultation Questions and responses

1. Introduction & Presentation

Ashley Paton introduced the consultant team and developer, and, in tandem, with Marc Begin of KNMYH Architects gave a short presentation on the policy context and proposed development.

2. Questions Received via Zoom Q+A Function and Answered Live by Project Team During Meeting

1. I understand the design consideration, have there been further consideration given with the height of the building with the impact to the surrounding houses, especially houses with skylights. I am concerned about the overlooking privacy. If there is an impact, what will the builder be doing to support the surrounding impacted houses?
2. why is entrance to building on Upper paradise and not Rymal? Upper Paradise is already overwhelmed with cars.
3. This building will impact the traffic flow in the area there are 2200 kids at St thomas moore and upper paradise is crazy this building should not be built until rymal is widened
4. The traffic impact will be enormous. It takes 10-15 min some days to get from Eagleglen way onto Rymal road east bound. How do you plan to alleviate this with an added 165 plus vehicles in the morning rush..
5. The day care across the street concerned parents are concerned with peeping people looking and stalking their children at the day care
6. are these rental units or condos?
7. We live on the West side of the building on Upper Paradise. It appears that there is only one entrance. Listening it is clear that there is no privacy to anyone living on Upper Paradise and that neighbourhood. What about students walking to school? People walking around in the neighbourhood?
8. The property where this building is supposed to be built, currently, does not allow for a 12 storey building, correct?
9. Students do not walk to school anymore; their parents drive them and around 8:00 a.m. and 2:45 p.m. Upper Paradise and Rymal are essentially in gridlock as



parents drop off and pick up their students from St. Thomas More Secondary School. The addition of 165 units will create chaos. Please comment.

10. Are these rental units?
11. Is there a limit to number of units per hectare in this area? If so, what's the limit?
With the construction of this building, I understand it will go up to 424 units/h?
12. Will the surrounding streets become a parking lot for the workers on the building and the residents in the building who are in need of extra parking spots???
13. The precedent was set with the building at garth you need to understand that garth isn't as busy as half the block is a reservoir there was 15 accidents according to police last year alone
14. The area where this building is to be built, is currently for just 2 storey buildings, correct?
15. You are building this in a single home area. It will impact significantly the traffic and safety concerns with two high schools a day care centre and change the character of the neighborhood which is single residential on the south east and southwest. Years ago city council denied the building of 5 townhomes due to too much congestion. Why is it ok to allow this huge development now?
16. How will this building impact the value of our homes. We are very concerned with the impact this will have on our homes. How are you going to handle this. Also, how many homes to the east will be torn down.
17. Please provide our next steps for objection to this development?
18. Just an FYI there was 15 accidents last year alone at the intersection a kid got hit on his bike not tom long ago An Fyi we also have a petition going for this with 200 signatures already
19. Are you saying the city removed the limit of 200/units per hectare?
20. You are making assumptions of "people walking instead of taking the car", "they will be taking public transit", "not all cars will be leaving the building at the same time". Are these assumptions based on any type of data? If there is data supporting this, can you please provide it? Thanks
21. Please feel free to come and have a look at Upper Paradise during the hours of 7:00-9:15 am and from 2:00-5:00 pm to see the traffic for your selves- your the ones living here!
22. Previous development attempts have been denied and these properties have been vacant for years. Will the existing infrastructure (water, sewage and storm water, hydro etc.) support this density of development. Please comment.
23. with this make our taxes go up?
24. You can't compare the impact of property values in the GTA to a residential Hamilton area . Two different things and your comment is invalid and misleading
25. How many other surrounding home will be affected? Over the summer the homes to the east were up for sale. Will these houses be torn down ? They all also had no urban sprawl on their lawns.
26. Where do you think people who purchase a unit, and have two cars, are going to park their second vehicle if units only have one parking spot?



27. If the units per hectare are removed does this mean the building can be increased to 20 stories or higher. It makes sense for this developer to dramatically increase the units as their return on investment would increase
28. With the higher density being proposed, will there be more public parks, greenfield etc to allow these residents to roam? I don't think we can assume that they will stay on prem only.
29. Are their plans to increase the number of units?
30. is there any plans to widen Rymal heading to garner rd
31. This is not a question, but I'd like all of you to understand that we the residents DO NOT want this building because the impact will be negative to us all, regardless of your studies and assumptions and all the consulting that has been done. You do not live here.
32. Has the owner/ developer considered other areas? There is more vacant land further down Garth. This is not going to benefit any of us who have built our homes here.
33. There is a plan on building at upper james and stonec hurch west fifth and stonechurch and stonechurch and upper wellington the mountain is going to be a parking lot
34. For those of us close to the proposed site that have backyard pools how will you provide us with the privacy that is our right as a long time home owner.
35. Can you give the contact info of the city councilman in our area?
36. Has there been any consideration as to building a smaller building. 4-6 story?