

From: John Chappel

Sent: August 3, 2023 2:41 PM

To: clerk@hamilton.ca; Spadafora, Mike <Mike.Spadafora@hamilton.ca>

Subject: Zoning change at 631 and 639 Rymal Road West

Wanted to share some experiences and concerns regarding this proposed change.

1. For the 10 months that school is in, there is already extreme congestion and backup at Rymal and Upper Paradise intersection. I have been stuck at that corner, despite only being four cars back from stoplight, for 2 light changes just to turn right onto Rymal. This happens in the morning and also when school lets out. (St. Thomas More).

2. So 198 cars added to this congestion, with the only entry/exit planned on Upper Paradise, close to the intersection.

Imagine the backups on Upper Paradise with southbound traffic trying to turn left into this new building, these backups will impede traffic on both Upper Paradise and Rymal.

3. Rymal and Upper Paradise is the main exit from the existing neighborhood of approx. 1,000 homes. This will push most traffic south on Upper Paradise, onto DaVinci Blvd., Medici and Madonna Drive. All this just to get onto Garth St. Then this will funnel down to Rymal.

Extreme difficult access for emergency vehicles, Gargage trucks and snow plows. These roads all have vehicles parked on both sides of street, causing safety(visibility issues). Do yourselves a favour and drive thru the neighborhood to see for yourself.

Check the city website to view how many accidents have occurred at that intersection over the years. It will surprise you.

4. The previous owners sons (Sullivan family) had applied for permits to have 3 houses built on this site. They were refused, on the grounds that it would cause too much traffic congestion.

But building a 12 storey building with 198 cars is okay??? Where is the logic in this?

Please reconsider this builders application, will end up being a major cluster!

John and Christine Chappel

From: Alireza HEZARKHANI
Sent: August 4, 2023 7:58 AM
To: clerk@hamilton.ca
Subject: ZAC-22-028 file for 15-Aug-2023 meeting

Hello,

My name is Alireza Hezarkhani owner of ## 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 based on a mail dated on 28-Jul-2023; 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 nice picture, do you agree to replace this with a huge block in front of your house?!



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

-It is already a busy street(Upper paradise) 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 house to the parking) it is already **narrow** and would be too much **traffic** and noise and safety risk 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.

-Negative impact in our property pricing.

As you know we have enough negative impact by increasing the mortgage rates, this will damage the pricing of our property while building and after as it will be a crowd, noisy area for as new buyers. Do you buy a house in front of a 12 story with 500 people in it or you prefer a nice view and a quiet area?

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

Also based on the sent study reports on this project which was shared last year ,please see the concerns form experts which verifies aforementioned issues:

1-Increase in noise level.

Traffic data is based on 2014 ,9 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 available from the City of Hamilton Web Site. Please note that an average of 2% from 2016 to the year 2032 is forecasted in the 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

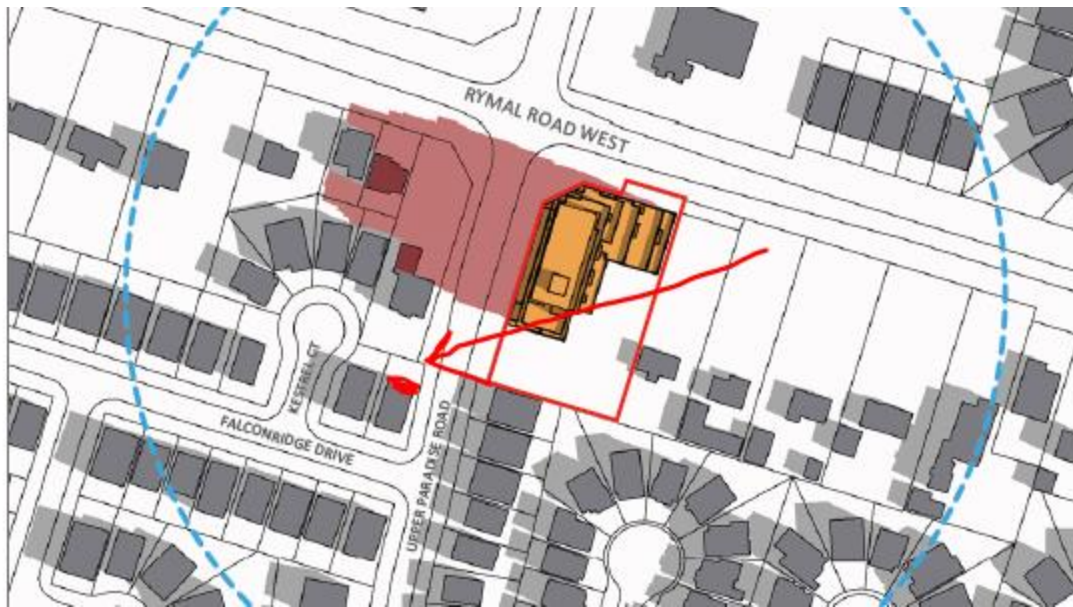
All receptor locations for the building, noise levels exceed the 55 dBA criteria outlined in Table 1 for indoor noise levels and outdoor amenity spaces OLA's (terraces) located on the specific floors. All terraces exceed the minimum 4m in depth and are deemed to be considered as outdoor amenity spaces and require a minimum 0.91m (3ft) safety railing equivalent, or higher.

In compliance with MOE guidelines, the noise barrier (safety railing) must have a minimum surface density of 20 kg/m² and be designed and constructed with no cracks or gaps. Any gap under the noise barrier that is necessary for drainage purposes must be minimized and must not distract from the acoustical performance.

Proposed for the building are standard size balconies, however as they are less than 4m in depth they are not considered an outdoor amenity space and as such, they will require no **noise mitigation** 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. Which happens at sunrise not Sunrise +1.5 hour!



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, traffic, 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.

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I hope by considering all these negative impacts the committee rejects the plan which has no benefit for the neighborhood. Please let us know the results.

Thanks.