

**Summary of Public Comments Received**

<b>Comment Received</b>	<b>Staff Response</b>
Height and that the development should not impact existing adjacent residential properties.	<p>The applicant took the comments and concerns raised at the open house and modified the proposal to include both three storey townhouses along Rymal Road East and two storey townhouses internal to the subject lands and abutting existing residential properties.</p> <p>The proposal complies with the policies of the Urban Hamilton Official Plan relating to built form, scale, intensity and character of the area given the location of the subject lands along a major arterial road.</p>

**From:**  
**To:** [Fiorino, Michael](#)  
**Subject:** Proposed Development Rymal Rd E (File #: ZAC-23-036)  
**Date:** Monday, August 14, 2023 4:53:09 PM  
**Attachments:** [1890 Rymal Rd Plans.pdf](#)

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Hello Michael,  
Hope all is well.

Regarding the proposed development at 1898 and 1900 Rymal Rd E, I would like to bring to your attention the following notes:

- Notices from Weston Consulting were delivered with minimum clarity and were not easy to understand the exact location of the subject property in relation to our location. Also, many neighbors (including myself) did not receive the notice and were informed of this by our neighbor.
- During the planning phase for the development at 1890 Rymal Rd which is adjacent to the existing residential properties, Branthaven (the builder responsible) proposed building 2 storey townhomes for all areas of the development which faced/backed onto existing townhomes on Hannon Cres, and detached homes on Enclave Pl and Bocelli Cres.
- For the portion of the development which was adjacent to the future development as well as the portion adjacent to Rymal Rd E, Branthaven built 3 storey townhomes.
- In total, the development included under 200 two storey and 3 storey townhome units.

The reason for this 2/3 storey placement from Branthaven was to ensure there was minimum impact to existing residential properties. Special emphasis was placed on minimizing potential negative impact in regard to sunlight/heat, privacy, resale value and noise disturbances.

Given the current socioeconomic circumstances, there is an irrefutable shortage of supply of residential properties. That being said, 18 units can still be built as proposed, however I ask that consideration be given to the impact to the existing residential communities that the proposal will have and in doing so, alter the plan to allow only 2 story homes be built in all areas of the development which face/back onto existing townhome communities. Doing so will be respectful of existing communities who have paid premiums for the private nature of the property. Alternatively, to consider the environment, Weston can propose to develop the subject property to accommodate a community park/playground for surrounding neighborhoods to enjoy together.

In summary, as residents of 1890 Rymal Rd E who will be impacted by the proposal to build on the subject property, we herewith request for the proposed townhouse development to be amended such that fair consideration be given to the impact to the existing adjacent residential communities by altering the plan to have only 2 storey homes built in all areas of the development which face/back onto existing adjacent townhome communities. I have also enclosed some supporting documentation with regard to the subject and adjacent properties for your review and consideration.

Thank you.  
*Warm Regards,*



## Notice of Public Consultation Meeting – Proposed Development

**When:** Thursday April 27, 2023 at 7:00pm-8:00pm (In-person only)

**Where:** Valley Park Community Centre, 970 Paramount Drive, Stoney Creek, ON L8J 1L8

**Why:** To seek resident feedback regarding a proposed townhouse development at 1898 and 1900 Rymal Road East.

*This Notice is being provided to residents within 200 metres of the subject property (1898 and 1900 Rymal Road East).*

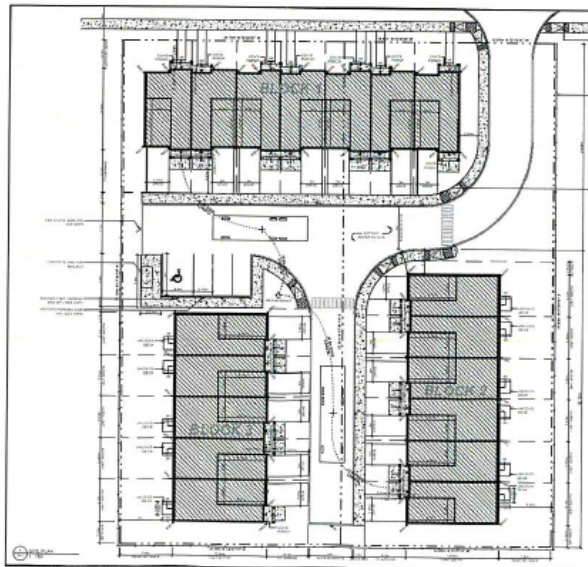
The purpose of the meeting is to provide you with information regarding the proposed townhouse development at 1898 and 1900 Rymal Road East and to provide a forum for residents to express their views. We encourage you to attend this meeting as your opinions would provide us with valuable input for the proposed development. A Complete Application Submission has not yet been submitted to the City for review.

### Proposed Development

The proposed development includes 18 three-storey townhouses with individual garages and driveways. The townhouses will be accessed via an internal private road, connecting to Rymal Road East.

- Applicant: 1900 Holdco Inc. c/o Weston Consulting
- Type of Development and Units: 18 Residential Townhouses
- Height: 3 Storeys (12.5 metres)
- Parking spaces: Two parking per unit, plus four Visitor Parking spaces

Proposed Site Plan



There is no requirement to RSVP or register for this in-person meeting. For any questions or comments, please feel free to reach out to the Planning Consultant for the agent (Weston Consulting c/o Kayly Robbins, [krobbins@westonconsulting.com](mailto:krobbins@westonconsulting.com)).





[Property Report](#)

**1890 Rymal Road East., Binbrook,**  
PART BLOCK 112, PLAN 62M1050 DESIGNATED AS ...  
[Property Report](#)

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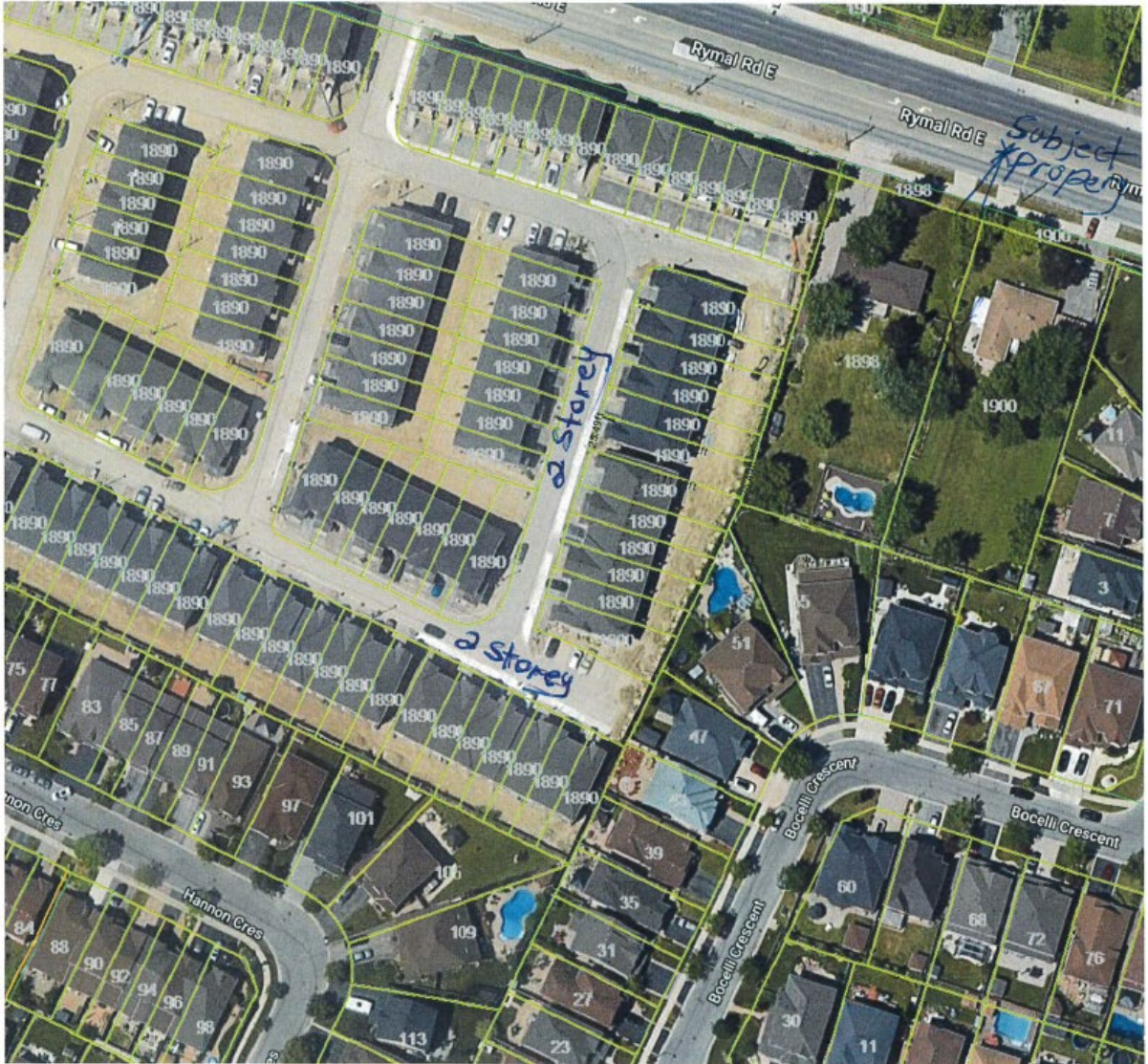
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Assessment Property  
Information

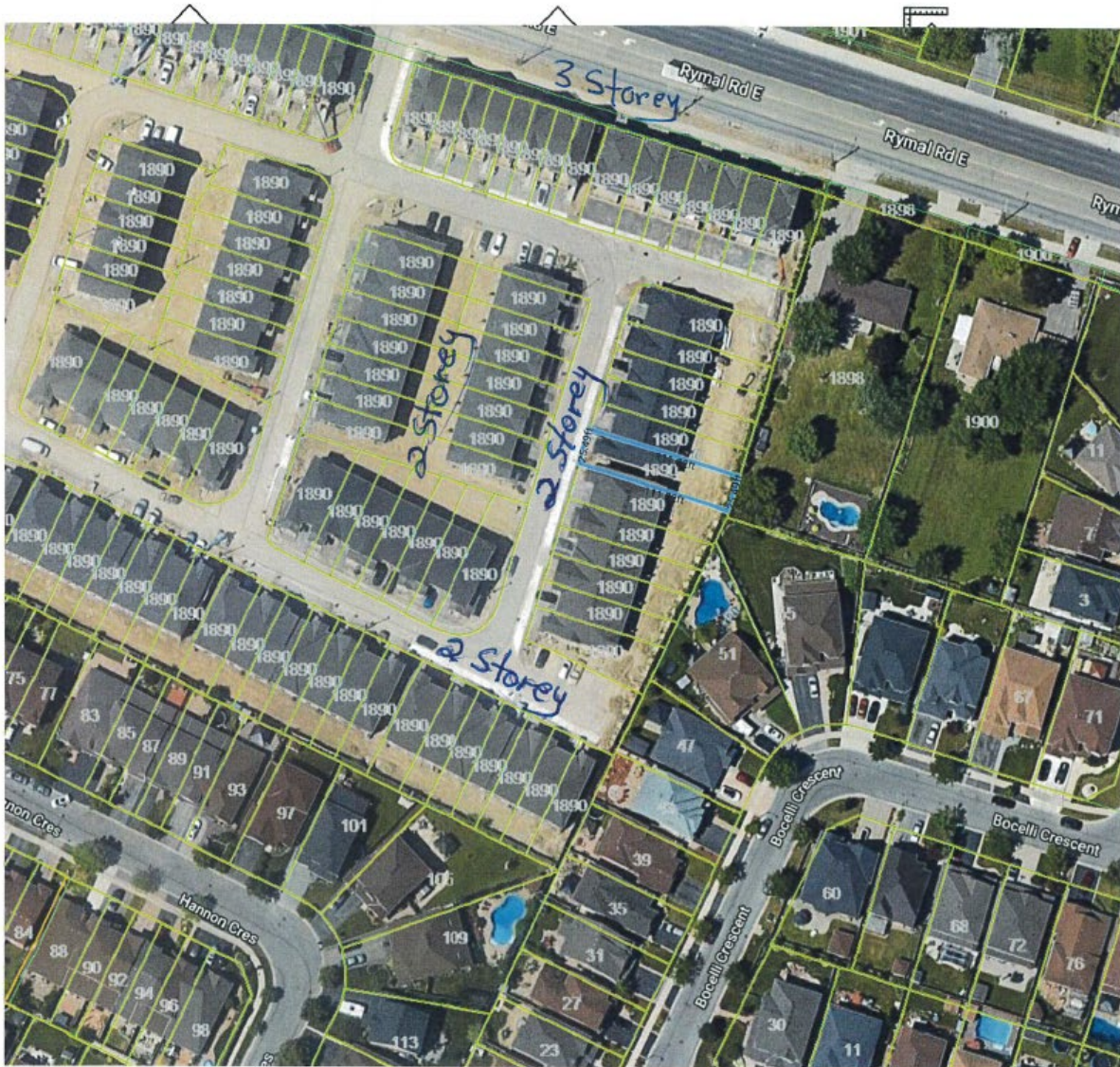
Property Address:  
1890 RYMAL RD E UNIT 21 HANNON ON LORIPD  
Unit Number:  
21  
Municipality:  
HANNON  
Property Type:  
RESIDENTIAL





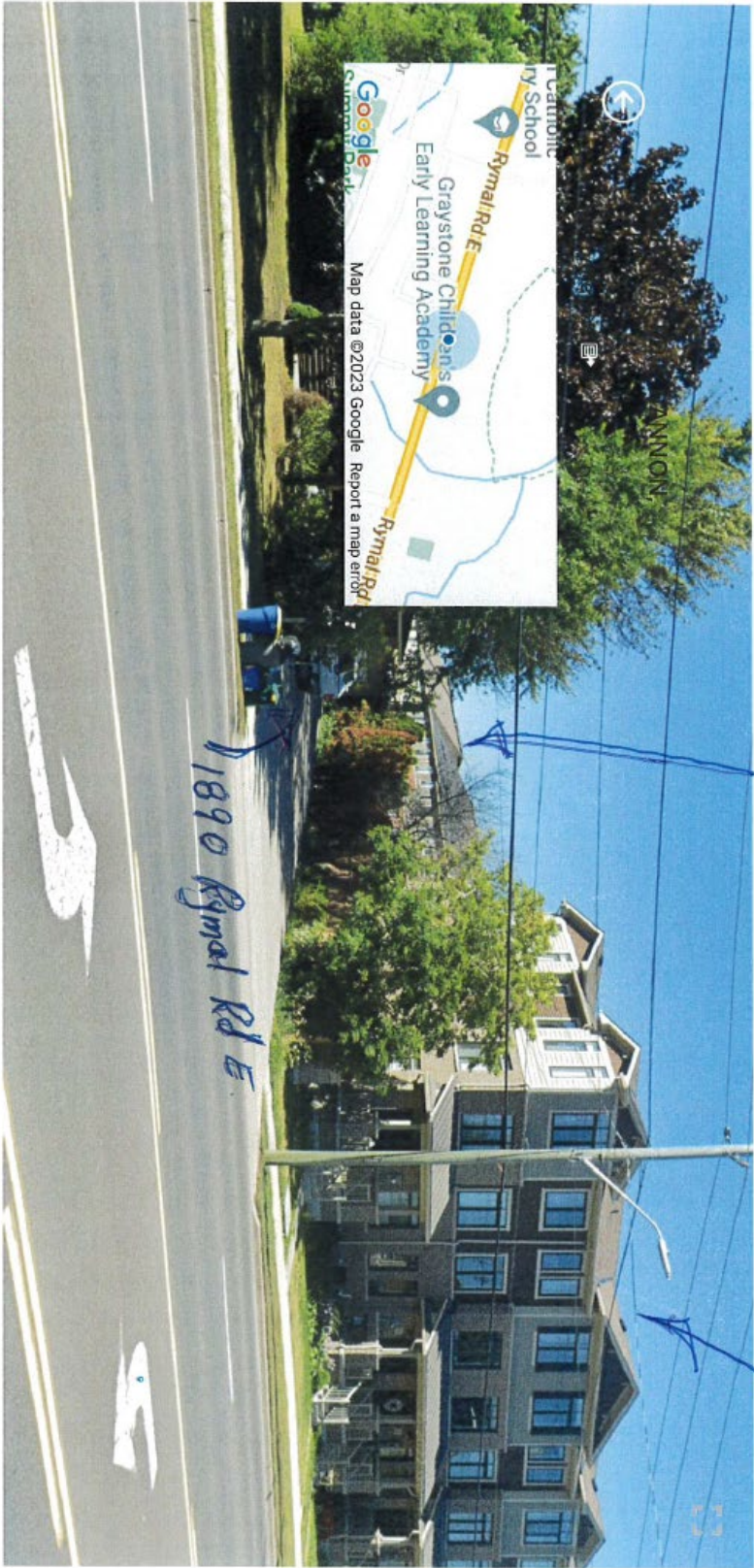


1890 Rymal Road East, Hamilton [Suggest an address correction](#)









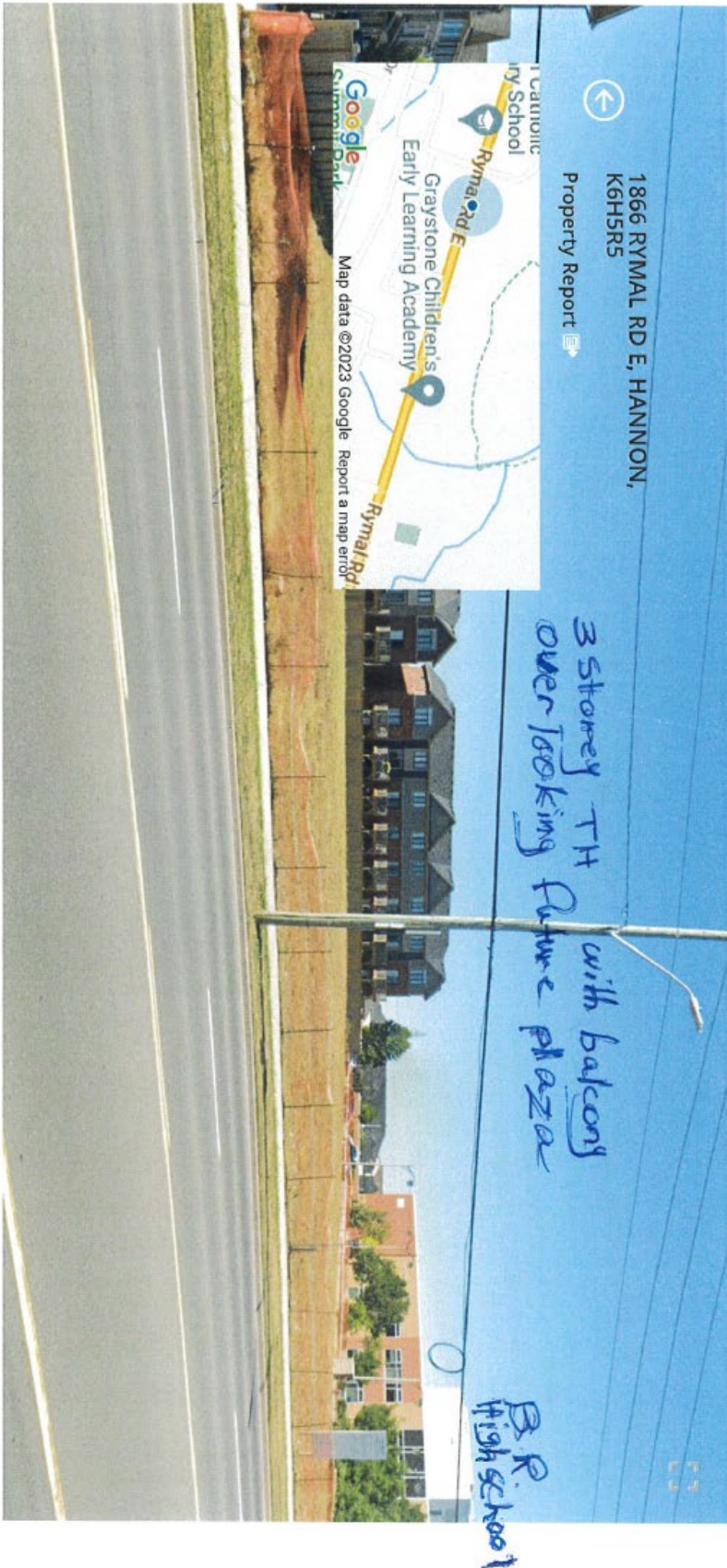
**1890 Rymal Road East., Hamilton,**  
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