

Summary of Public Comments Received

Comment Received	Staff Response
<p>Not in keeping with the neighbourhood which includes single detached dwellings and townhouses.</p>	<p>Staff reviewed the application for compatibility, which is defined in the Urban Hamilton Official Plan as land uses and building forms that are mutually tolerant and capable of existing together in harmony within an area. ‘Compatibility’ or ‘compatible’ should not be narrowly interpreted to mean “the same as” or even as “being similar to”.</p> <p>Staff are satisfied that the proposal is compatible with the adjacent area. The proposed development is in proximity to an existing bus route and potential rapid transit line and is located along a collector road which is an appropriate location for a multiple dwelling. Staff find the proposed townhouses and multiple dwelling builds on the existing patterns and built form of the area and provides additional housing opportunities.</p>
<p>Expectation that townhouses, single detached dwellings and a school would be built in the future.</p>	<p>The current Rymal Road Secondary Plan designates a portion of the lands as “Institutional”. In November 2017, the Hamilton Wentworth District School Board indicated that they did not foresee the need for the designated school block in the subdivision known as “The Crossings” – 25T-200303.</p> <p>Staff note that low density building forms such as single detached dwellings and townhouses are still being proposed which will back onto existing development. The six storey multiple dwelling will not back onto any existing homes and is separated from existing and proposed low density dwellings.</p>
<p>Concern regarding a decrease in property value.</p>	<p>Staff are not aware of any empirical evidence to suggest property values will decrease.</p>
<p>The development will overburden traffic in the area such as Rymal Road East and Upper Red Hill Valley Parkway.</p>	<p>The applicant submitted a Traffic Impact Study, prepared by Paradigm Transportation Solutions Limited, dated June 2018 and response letter dated February 5, 2021. Transportation Planning staff reviewed and approves the submitted Transportation Impact Study. The proposed development is projected to generate approximately 139 new vehicle trips during the weekday peak morning hour and 172 new vehicle trips during the weekday peak evening hour. The capacity analysis showed that the study area intersections are not expected to experience significant impacts to operations as a result of the proposed development.</p>

Comment Received	Staff Response
<p>Hope that City staff strive to start approving more sustainable site developments.</p>	<p>Multi-unit dwellings have been shown to require less energy and water per resident and help contribute to reducing impacts of climate change. Through the site plan process, maximizing softscaping will be encouraged to reduce urban heat island effect and through the building permit process sustainable building elements will be encouraged.</p>
<p>Properties will lose privacy and that the six storey multiple dwelling will create overlook concerns.</p>	<p>The proposal complies with the policies of the Urban Hamilton Official Plan relating to built form and scale is adequately setback from existing and proposed neighbouring single detached dwelling units.</p>

From: [REDACTED]
To: [Meneray, Flyse](#)
Cc: [REDACTED]
Subject: UHOPA-20-010, ZAC-20-015 & 25T200303R
Date: Thursday, March 5, 2020 11:29:10 PM
Attachments: [Petition page 3.jpeg](#)
[Petition Page 2.jpeg](#)
[Petition page 4.jpeg](#)
[Petition page 1.jpeg](#)

To Whom it may concern,

Re: Applications by A.J. Clake and Associates Ltd. for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications for Lands Located at 2080 Rymal Road East, Glanbrook (Ward 9)

This e-mail is to express our objection to the proposed zoning bylaw amendment and official plan amendment to allow a development of 60-80 apartment units within one multiple dwelling building to be built where an institution is zoned to be built currently. The medium density of this buildings is not in keeping with the neighborhood which includes single family homes and townhouses. When we purchased our homes 3-5 years ago, we were informed that there would be townhomes and single-family homes built in the future as well as, a school in the area adjacent to our properties not an apartment building.

People in the area purchased their homes knowing that there are plans for both Public and Catholic Elementary Schools and High Schools that are going to be within walking distance for their children and future children to go to and not have to be sent on a bus to a school out of the area making travel and extra curricular difficult to attend. Those who bought for investment purposes bought knowing that their investment will be more valuable and have more potential buyers with having the schools close by. Currently the closest public high school is over capacity and has been since it was built back in the 1990s - 2000s and as the areas are developed in a rapid rate there is an increased demand for schools in the area to accommodate the growing population. So, taking away this school and putting in a mid-rise dwelling will lower the value of the homes in the area where the school added value to the neighbourhood and would attract young families to the area.

The rezoning of this property will lower our property values by adding a higher density multi-story building to the area. Our properties will lose privacy due to a multi level apartment units overlooking the homes nearby, especially our lots that have their backyards facing the building. We all bought town houses and single dwelling homes in a survey that was slated for that use only.

As well, A multi level building will overburden traffic in the survey. The streets already in the area cannot accommodate for the increase in traffic even if people exited out the side streets, everyone has to go to Rymal to get anywhere. Currently, there is only one exit from the survey at Rymal and Kingsborough and with the current population already it is very busy and takes along time to get through the intersection light with the traffic backlog and slow light timing. The

Redhill Expressway is already backed up in the mornings and evenings without adding increased density apartment units in our area. There are already high-density buildings being build on the Redhill Expressway that will backup up our entire area being build. If the building is put in that would be at least 60-180 if not more vehicle to be driving down Kingsborough each day.

This survey and roads were designed to accommodate low-density single-family homes and townhomes not a medium density apartment unit.

Attached is a petition including signatures of residents (1 per multi-person household) who are opposing the bylaw change. These were obtained in an hour and half period where every single one of the people spoken to signed saying they don't want the developers plans changed and would not like the zoning to be for a medium density building. If I had more time and everyone was home I would be providing list of everyone in the area apposing this amendment.

The letter sent out seemed to be confusing to a lot of the survey as they did not realize that you would be taking away the school and putting a 60-80 unit mid-rise building in its place.

I do not know who this letter went out to as I hope it included the entire area that is in the school's catchment as well as the homes that are currently being built and purchased as this would impact their decision and lives as well.

Please do not publish my name or those on the petition as no one has given the authority to do so.

Please consider our concerns when reviewing the request for amendments to the present zoning bylaws and official plan.

Regards,



From: [REDACTED]
To: [Meneray, Elyse](#)
Subject: UHOP-20-010, ZAC-20-015 & 25t200303R
Date: Thursday, March 5, 2020 11:59:04 PM

Elyse,

Please be advised that I am not supportive of the amendments. I invested in this area 4 years ago with the purchase of a townhouse and the understanding that the area behind my house would be used for institutional purposes. The surrounding area was suppose to be a mixed use residential area with a combination of single dwelling and townhouses.

I do not want to see any apartment buildings in this area. An apartment building will not provide any added value to our community. On the other hand, building a school or community center will certainly draw in more families into the area and increase the value of the homes.

The Crossings (DeSantis) site plan is an absolute disaster and I hope City staff strive to start approving more sustainable site developments. It was the City's mistake not to ensure adequate space for trees to grow to maturity instead trees were planted in the only areas snow can be stored. To put this into prospective, we had next to no snowfall this winter and yet we had to ship snow offsite because we had no room on site to pile it. This is not good planning practice. My hope is the City will push back on the developer and insists less townhouses are built so there is enough room to grow trees and adequate space to store snow.

I do not want my personal information published.

Thank you,

[REDACTED]

From: [REDACTED]
To: [Meneray, Elyse](#)
Subject: Applications by A.J.Clarke & Associates Ltd., for Official Plan Amendment, Zoning By-Law Amendment, and Draft Plan of Subdivision Applications for Lands Located at 2080 Rymal Rd. E., Glanbrook (Ward 9)
Date: Sunday, March 8, 2020 1:43:52 PM

Hello Elyse,

I received a letter in the mail regarding notice for Applications by A.J.Clarke & Associates Ltd., for Official Plan Amendment, Zoning By-Law Amendment, and Draft Plan of Subdivision Applications for Lands Located at 2080 Rymal Rd. E., Glanbrook (Ward 9).

I'd like to know who the builder is for this subdivision that is being built at 2080 Rymal Road E, Glanbrook?

Please let me know.

Thank you,

[REDACTED]

From: [REDACTED]
To: [Meneray, Elyse](mailto:Elyse.Meneray@hamilton.ca)
Subject: Re: UHOPA-20-010, ZAC-20-015 & 25T200303R
Date: Friday, October 30, 2020 3:36:45 PM

Hi Elyse,

Thank you very much for the update. I did have a good summer too. Couldn't believe it snowed this morning.

I am glad to hear that it is required to have a neighbourhood meeting. I really appreciate that I will be given a notification about this. I know my neighbours will want to hear about it as well.

That other development is the ones that I have seen concerns about on the summit park board that people were asking for information about.

Thank you for all of your help! I hope you have a wonderful weekend and Happy Halloween!

Thanks,

[REDACTED]

On Oct 5, 2020, at 3:51 PM, Meneray, Elyse <Elyse.Meneray@hamilton.ca> wrote:

Hi [REDACTED]

Thanks for your email.

I did have a good summer, I hope you did too.

We are still waiting for the applicant to submit a revised submission of the proposal for review. I have not heard anything from the applicant since mid July on this application. A neighbourhood meeting has not been scheduled for this development. This will be a requirement of the applications and you will receive a notice of this meeting and be able to attend. Given the current situation with Covid-19, in person neighbourhood meetings are not being held, but several applicants have opted to have virtual meetings.

There is a current planning application for 1912 Rymal Road East to permit the development of a five storey, 92 unit apartment building. Is this the development you are referring to? Please see the map below:

<[image001.png](#)>

If this is the development, please let me know and I can provide you with the contact information of the planner on file. They will be able to provide direction on how to comment on the application, the status of the file and any other information.

Thanks,
Elyse

Elyse Meneray, B.U.R.PI

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NOTE: As of March 18, all City of Hamilton offices and facilities have been closed to the public with the exception of the First Floor, City Hall, to help prevent the possible spread of the Covid-19 virus.

Planning staff will continue to serve the community over the phone or by email. However, staff are working from home as a precautionary measure to protect both the public and staff and staff will endeavour to reply to your email as soon as possible.

Digital submissions and resubmissions are preferred. Alternatively you may make your submission by courier, mail or by drop off at the First Floor, City Hall.

Please be aware that information on the City's response to Covid-19 and the City of Hamilton Official Plan, Zoning By-laws and submission requirements can be found on the City's website at www.hamilton.ca.

Thank you for your anticipated cooperation.

From: [REDACTED]
Sent: September 29, 2020 11:21 AM
To: Meneray, Elyse <Elyse.Meneray@hamilton.ca>
Subject: Re: UHOPA-20-010, ZAC-20-015 & 25T200303R

Hi Elyse,

I hope you had a good summer.

I just wanted to check in on the property behind Serenity lane and bonhill Blvd with the developers wanting to rezone the area to a condo building and the residence opposing this change. Has there been any meeting or information that has come up on this item? I heard there is a new sign over in fletcher area saying that a 5 storey condo is potentially going in there and I have heard a lot of opposing to that one as well. And people are asking how to have their voice heard?

Thank you for your help with this and any information that you can provide me.

Thanks,
[REDACTED]

On May 13, 2020, at 1:16 PM, [REDACTED] wrote:

Hi Elyse,

Thank you for keeping me updated I really appreciate it.

The areas that seem to be having construction vehicles out are the turquoise on the map that I have added so that's why I was surprised to see the ones behind me working as that is the area that was in question for rezoning (I am the pink) unless they are just using that area to store the dirt but they seem to be working. Off and on in that area. They are working all the time beside the shoppers and crossings way all day long every day.

Thank you for keeping me up to date and let me know if anything comes up specially related to the rezoning. I know a lot of the neighbours do not want the rezoning to happen. The yellow below are the houses I visited and all of them that answered the door that night signed for no changes in the zoning. So if I had more time and more people had answered doors that night it would have been a lot larger than 40 signatures.

<image1.jpeg>

Thank you so much for all your help!

Thanks,
■

On May 11, 2020, at 5:36 PM, Meneray, Elyse
<Elyse.Meneray@hamilton.ca> wrote:

Hi ■

Sorry for the delay in response.

I have followed up with the Construction Management team and there are several different projects happening in this area and scheduled for the upcoming weeks. Here is the list I was provided:

- Upcoming paving for the Crossings Phase 1 and 2 subdivision(shown in green);
- Development of the Summit Phase 8 subdivision(shown in blue);
- 2064 Rymal Road Site Plan(shown in orange); and,
- New utilities going in on Rymal Road.

Here is a map showing the areas of each of the proposed development.

<image001.jpg>

If you have any other questions, feel free to contact me.

Thanks,

Elyse

Elyse Meneray, B.U.R.PI

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From: Meneray, Elyse
Sent: April 27, 2020 4:14 PM
To: [REDACTED]
Subject: RE: UHOPA-20-010, ZAC-20-015 & 25T200303R

Hi [REDACTED]

Hope you are doing well and keeping safe. The applications are still under review and no planning decisions have been made. Due to the current situation involving COVID-19 the City of Hamilton is not holding public meetings, therefore I am not sure when these applications will be going to Planning Committee. There is also no update regarding a neighbourhood meeting. Once we get back to having Planning Committee, you will receive a public meeting notice. The comments you originally provided will be reviewed and incorporated into the Planning Report. There should not be any work being done with regards to this development. I have follow up with the Construction Management team to see if they know what work is being done in this area. It could be for neighbouring developments or the subdivision to the southwest of the property. I will let you know when I hear back.

Thanks,
Elyse
Elyse Meneray, B.U.R.PI
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From: [REDACTED]
Sent: April 23, 2020 9:21 AM
To: Meneray, Elyse <Elyse.Meneray@hamilton.ca>
Subject: Re: UHOPA-20-010, ZAC-20-015 & 25T200303R

Hi Elyse,

I am just following up to see if anything has been brought in planning?

I didn't want to bother during this time of emergency but I am seeing dump trucks and work being done over where the condo building is being built that we are opposing. Can you please let me know what is being done behind our home and what stage this application for rezoning is in. We would appreciate being informed of all stages and knowing our voices are heard. I know Brad mentioned there would be another meeting about the rezoning specifically and with new regulations and policies of no meetings for the city I was not sure how this would work.

Thanks,

[REDACTED]

On Mar 12, 2020, at 12:39 PM, Meneray, Elyse
<Elyse.Meneray@hamilton.ca> wrote:

Hi [REDACTED]

At this time there are no plans for a Neighbourhood meeting, but this could change as we are still early on in the process. I will keep you updated on any meetings.

Thanks,

Elyse

Elyse Meneray, B.U.R.PI

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E: Elyse.Meneray@Hamilton.ca

From: Megan Runciman

[REDACTED]

Sent: March 10, 2020 12:43 PM

To: Meneray, Elyse

<Elyse.Meneray@hamilton.ca>

Subject: Re: UHOPA-20-010, ZAC-20-015 &
25T200303R

Thank you Elyse,