

From: Jeff Chudak

Sent: August 9, 2024 6:01 PM

To: clerk@hamilton.ca

Subject: Re: Comments to proposed changes to 2064 and 2070 Rymal Road East (File No. UHOPA-23-007 / ZAC-23-017)

Hello,

As a resident of the neighbourhood impacted by the zoning change to 2064 and 2070 Rymal Road East (File No. UHOPA-23-007 / ZAC-23-017). I would like to submit my comments for the proposed changes.

We have just received the letter today, and in speaking with my neighbours, we all have serious concerns for the plans outlined in the letter.

The largest concern is the height listed in the proposal. A ten story structure is significantly larger than any building within the visible skyline. It will be visible throughout the whole development due to its height, and is double the size of the other largest structures in the area. It would be completely out of character for this neighbourhood which is almost entirely composed of 2 story residential houses. A building so large and so near the road will create a blindspot for the nearby intersection and cast a considerable shadow on the nearby residences of kingsborough drive and the bloom development. The other ~5 story structures in the area are half the height and all have considerable buffers of existing commercial or drainage pond directly adjacent. To my knowledge, this would be the tallest building in the area, and would be incredibly close to adjacent housing.

The second concern with a building so large is the significant increase in the immediate localized density. This entire area is already higher density with a large concentration of townhouses as well as detached units with minimal spacing. The existing streets adjacent to the proposal already have significant safety and traffic issues. We have a significant volume of traffic from not only the local residents, but parents of the children at the two schools on Bellagio, many of whom use Kingsborough as an access road to the school. During pickup and drop off times, the street is full of double parked cars with small children and parents crossing the road between them. A short walk from the school away, the intersection of Rymal Road and Kingsborough Dr, in my opinion, is already one of the most dangerous intersections in this entire area. In a given week in my daily walks with the dog, I see at least two to three near misses as cars careen through the yellow/red light signals. The intersection is incredibly wide and crosses Rymal, an arrow straight main road at 60kph traversed by routine speeders and is relatively unpoliced. When it intersects a 40kph road (second/kingsborough) containing very slow moving traffic it creates a recipe for disaster. I'm shocked the post for the traffic signal was only knocked down once (to my knowledge), but we routinely see fender benders at that light as well as the next few lights on Rymal towards the plazas. Adding so much additional traffic right next to the intersection will cause an even greater reduction in safety there.

The proposed parking spaces are vastly insufficient for the demographic of the neighbourhood. Most residents of the neighborhood have at least 2 vehicles. Many small townhouses in this area have large families with 3 and some with as many as 5 cars. Given the neighborhood's population of dense young families, the result is more cars requiring parking. The detached units are so close that they legally don't permit a car to be parked on the road in front, and townhouses are even worse, with most containing a driveway suitable for one car. Many of us are stretched thin and buy less house than we require, so many garages in the area that I see are storage or additional semi outdoor living space, and not car

parking. Thankfully enforcement looks the other way, but the incredible reliance on street parking in the area does cause visibility/safety issues. The inadequate parking in the proposal will spill onto the adjacent streets that are already over capacity causing even further stress on the residents, and reducing the safety of all who use the roads and sidewalks. We are a small family in a 2 bedroom townhouse bungalow, and in 10 years, we'll likely have 3 cars too. The proposed 1.07 parking spots per unit is shortsighted and vastly inadequate for a building of this size, so close to the highway. Even disregarding our local demographic, the location attracts commuters and families, which means a large amount of cars, not even considering the need for visitor parking spots and the transient consumers shopping in the commercial space on the main floor.

The other adjacent roads to the proposal are already a significant safety concern. Bellagio specifically has just had additional speed bumps installed to try to curb the speeding caused by the volume of cars in the area due to residents as well as the two local schools. Combined with the existing parking challenges in the area, create significant blindspots. Even outside of school time, the existing lack of local parking causes cars to seek one of the few spots on Bellagio, and when they are full, will routinely illegally park on the road. This causes serious safety concerns by blocking the line of sight for the other cars pulling out of the cross streets. Snow removal in the area only makes matters worse. Due to the narrow streets, and short driveways (due to the higher density of housing already here), the snow piles narrow the roads every single winter. On several occasions a garbage truck encountered issues, and has had to turn back, and this past winter, an ambulance and firetruck was unable to traverse my street. If parking is inadequate in new developments, it will further strain the existing ones.

I also ask the city to consider the other already approved increases in density and development in the area when reviewing this proposal. When viewed in a vacuum, this proposal doesn't seem unreasonable, but taking a wider view of the neighbourhood changes things. Significant additional housing seems to be approved only a few hundred meters away on Kingsborough past the roundabout. Adding this building in its current form at one of the main access points (and a private road no less), without giving serious consideration to the volume of traffic that has yet to arrive, will cause not only grief to the local residents once all local development is complete, but will also potentially further reduce safety as well.

It's too late to properly redesign Rymal with traffic calming measures, and fix all of summit park's current parking issues, but you can impact the parking allotted in new developments, and the volume of traffic that travels through and around kingsborough/rymal/bellagio through the number of units in this proposal. **If Hamilton is actually serious about Vision Zero then I urge additional consideration when reviewing this proposal, as well as any others still pending approval in the neighbourhood.** The planning stages are our only opportunity to influence change for the better in our city. I don't want this to be yet another example of something we look back on in our city and wish we did differently.

I am a proponent of creating additional affordable housing, but I urge the city to not approve this proposal in its current form. Development is necessary. Additional housing is necessary. This is a considerable property that's underutilized. I understand the desire to proceed as is, to increase the amount of housing in the city, but please consider what I've outlined. I would gladly support a more reasonable proposal of 5 stories to match the other buildings in the area, with an increase in the amount of parking per unit, that also factors in more visitor spots and more dedicated parking spaces for the commercial units.

Please notify me of the decision of the City of Hamilton on the zoning changes to this property.

Thank you,
Jeff Chudak