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**Sent:** August 5, 2024 7:00 PM

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

**External Email:** Use caution with links and attachments

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.

I received my letter and speaking with my neighbors, we all have serious concerns for the plans outlined in the letter we have been made aware of.

First 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 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. This would be the tallest building in the area, and would be incredibly close to adjacent housing, also affecting privacy and light levels.

Next 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 and I have seen at least two to three near misses as cars careen through the yellow/red light signals as mentioned above. The intersection is incredibly wide and crosses Rymal, a 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 There are already traffic issues in this brief strip of Rymal, from speeding excessively, to running the red lights, to multiple recent accidents and the number of times a post is knocked down is increasing. The addition of the recent two sets of speed bumps has slowed traffic only slightly, cars come off Rymal and enter the round about at higher speeds and continue at that speed up to the first bump where they go around the edge, accelerate again to the second bump further down the street. Daily as I walk the dog I have had cars fly by us as we are still on the road. The intersections of the side streets including Charleswood are blind corners due to the parking in the bumpouts, one has to enter part way in the intersection in order to be able to see the traffic approaching from either direction on Bellagio.

The proposed parking spaces are vastly insufficient for the make up of the neighborhood. 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. With the unaffordable housing situation, I have witnessed houses selling being purchased by multi generational homes, unfortunately likely a continuing trend with everyone struggling to make ends meet. 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. You may say why not use the garage? The garages are very tight in this neighbourhood and with storage issues with multi-family dwellings increasing, unfortunately the only option for storage is the garage and many of the multigeneration occupied homes are using the garages as an additional living space. 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. . 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. 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 as mentioned above. 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 alone, 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. There currently is a 5 story structure in progress on Rymal and Fletcher, with another proposed high structure building being proposed just feet from that building on Rymal where currently two houses sit, and yet another >100 units being proposed just meters down the road across from Bishop Ryan high school. Not to mention the two very buildings going up off of Upper Red Hill by the Sobey's plaza. What are Traffic congestion on the Linc and Upper Red Hill Parkway are already atrocious and what should be less than a 10 min drive is currently 3-4x that without accidents. While we believe housing is an issue, you must have infrastructure to support this and currently our city is lacking , roads are a disaster, parking is a major problem, safety of our future (our children) is at risk etc..

I realize it is too late to fix all of summit park's current parking issues, and these issues have been brought up many times in the past 5-6 years, 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. 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 and I would be interested to know if this is indeed affordable housing as I was quite shocked to find the pricing of the units currently being constructed on Rymal by the water shed to be in the 700,000 range for a two bedroom, 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,  
Mitzi Lawrence