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Sent: August 9, 2024 11:33 AM

To: clerk@hamilton.ca

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

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Hi,

As a resident of [REDACTED] who loves the Summit Park area, I am very concerned about the proposed 10-story new dwellings at 2064 and 2070 Rymal Road East (File Nos: UHOPA-23-007 and UHOP-23-007). This proposed building is far too large for the area, its amenities, the existing infrastructure, the approved new infrastructure already under construction, and our local schooling.

I am all for creating more housing, but I strongly oppose the proposed size as it would be a complete eyesore. Four stories or less would be a lot better in our community.

As a pedestrian: The corner where the building is proposed is already dangerous due to frequent accidents involving pedestrians and vehicles. Drivers often fail to check for pedestrians when turning left or right. The proposal to build a ten-story building in the area is particularly worrying as it will significantly worsen the traffic situation. The current road infrastructure on Kingsborough is unequipped to handle the anticipated increase in traffic. Adding another traffic light won't solve the problem, and the existing one needs reconfiguration as the crosswalk buttons don't work effectively. The traffic circle at Kingsborough is already a mess, frequently with parked cars encroaching on it, and some even park within it during peak times. Watching a school bus, snowplow, or large truck traverse this street can be very concerning (and frequently, signs are taken down/run over).

Furthermore, the construction of such a large building and the potential increase in traffic will negatively impact parallel streets such as Bellagio Avenue and Highland Rd, which are already known for speeding issues. Bellagio has recently received additional speed bumps to reduce traffic speed, and Highland has added an extra crosswalk and lowered speed limit. The new residents due to the building will directly affect these parallel streets, especially when traffic is congested and eager drivers are looking for an alternative route. The construction of such a large building will make the corner even more dangerous for pedestrians and residents throughout Summit Park, requiring urgent attention.

The thought of a bus being parallel to a parked construction vehicle makes me believe traffic will be unbearable again on Rymal for the next few years. Before proceeding with the building, measures should be taken to make the area safer for pedestrians.

Wildlife: I am concerned about the construction of a potentially ten-story building near the Eramosa Karst Conservation Area. This building would be the closest to the Eramosa Karst.

I fear that the building and the associated shaking will disrupt the wildlife in the area. There are signs of aggressive coyotes in the Eramosa area, and I am worried that other animals will also become aggressive if their habitat is disturbed. Additionally, the noise of the new residents and the balconies overlooking the Eramosa will disrupt the wildlife. I have observed that when another building was constructed in the Fletcher/Rymal area, it attracted a lot of rats to the Summit Park area. We never had as many rats until the large trucks, cranes, and equipment began disrupting the ground.

Schooling: The new building being constructed on Kingsborough already has a sign indicating that the local schools cannot accommodate the students, and they will need to be bussed elsewhere. This raises the question of where the students from this building are expected to go. Both schools on Bellagio, Our Lady of Assumption, and Shannon Koostachin, have multiple portables encroaching on the students' green space. If we add another massive building, the schools will struggle to accommodate even more students, potentially losing more park and school green space.

Additionally, it's unclear which high school these students will attend, as plans for a new high school in this area have not yet been realized. Schooling is a significant concern for me, as we do not want to see class sizes exceed 40 to accommodate a building surpassing the initial development of a residential area. Also, we are losing even more green space in this area, and students legitimately need somewhere to go. The park at Bellagio is also built with hills and trees, so it's not the most usable park by children (i.e. you can't play soccer or cricket in the middle of the field).

Also, as someone who lives directly across the street from these schools, the amount of traffic we already get is becoming ridiculous, and 200 more residents could add even more car traffic to the mix. Not to mention, both schools do not have enough parking, so the school staff and personnel fill our side streets as well between September and June each year.

Amenities: The City of Hamilton still needs to develop new recreation centers, green spaces, or amenities for children in the area. The sudden increase in population will significantly impact the next generation. Even the parks at Bellagio Avenue have uneven terrain, massive trees, and hills, making it difficult to play soccer or cricket. As a result, children in the area are using the level grass on the two school properties, which are becoming overcrowded with portable classrooms.

Some may argue that Valley Park is nearby; however, Rymal is a very busy and dangerous street, and it is not safe to walk across or get to Valley Park, especially with a child, unless you:

- Take two buses
- Walk for nearly 45+ minutes, hoping that cars see you on the sidewalk
- Drive

Additionally, Valley Park can be extremely crowded. Furthermore, no public indoor pool or recreation center exists between Rymal and Binbrook on the east end.

Parking: The entire area requires additional parking. Where are the guests and visitors of this building expected to park, especially considering that the average family has two cars? The amount of parking shown in the mock-up needs to be improved, and the closest streets (Kingsborough and Second) cannot accommodate any more street parking.

It's also incredibly difficult to enter the traffic circle there because of poor street parking. Parking needs to be fully investigated in this area before another massive housing project is approved. I thought we were supposed to be a "greener" Ontario, but this will increase pollution.

Privacy and Living: I share the concerns expressed by others who will live near this building. I do not want people to be able to look into my backyard. The privacy we were seeking when we bought our home here is being compromised. A smaller building would be acceptable, but a 10-story building that allows people to look into everyone's backyard is unsettling. Additionally, there is concern about the potential for people to be able to see students who attend the school.

The Summit Park area experiences significant water backup during heavy rain. I believe that this new building will exacerbate the existing water issues for residents. We already have low water pressure, and heavy rain often floods many of our sewers.

Garbage: Where will the massive tenants' garbage go? Considering the amount of parking mentioned, this garbage seems like it will back onto the backyard of the condos behind, potentially affecting the residents. Additionally, it may attract a substantial amount of rodents to the area.

If this building is approved at this new size, it's a sad day for Summit Park residents.