

SUMMARY OF PUBLIC COMMENTS RECEIVED

Comments Received	Staff Response
Concerns that notice was not received by others in the same neighbourhood.	In accordance with the <i>Planning Act</i> requirements, notices are sent to residents within 120 metres of the subject lands and a sign is posted on the subject lands.
Concerns with the height of the four mixed use buildings.	Concern with height is related to privacy/overlook, shadowing, and character concerns. Responses are provided to each of these concerns further on in this table.
Concerns that the proposal will add to parking issues in the area.	A Transportation Impact Study, prepared by Stantec, dated May 31, 2024, and updated December 2024, was submitted in support of the development and included a Parking Analysis/Study component. Transportation Planning staff are satisfied that the proposed parking supply for the overall development can be accommodated within its own boundaries. The site is on a future rapid transit corridor, well serviced by existing transit, and offers additional modes of transportation.
Concern that this will impact emergency services with increased response times.	Staff are not aware of any empirical evidence to suggest emergency service response times will increase.
Concerns that this will add to congestion of traffic in the area.	Transportation Planning supports the Zoning By-law Amendment as the traffic generated by the proposed development is not anticipated to significantly impact the transportation network. The proposed development is projected to generate approximately 283 new two-way trips during the weekday AM peak hour (95 inbound and 188 outbound), and 397 new two-way trips during the weekday PM peak hour (226 inbound and 171 outbound). The traffic generated from the subject development during peak hours is not expected to result in any new operational concerns at the study intersections requiring mitigation beyond signal timing adjustments at several of the surrounding signalized intersections.
Concerns that the subject lands were previously understood to be developed for ground-level retail.	Proponents may apply for Official Plan and Zoning By-law Amendments, and each application must be assessed on its own merits. The intent of the original proposal is maintained by virtue of the mixed-use nature of the proposal. The proposal provides ground floor commercial use envisioned for the area designated "Mixed Use – Medium Density" in the Trinity West Secondary Plan.

<p>Concerns with density or overpopulation and increases in crime, extra demand on the school system and daycares.</p>	<p>The Official Plan encourages intensification within the built up area. The proposal is an appropriate form of intensification along an arterial road on the periphery of a neighbourhood.</p> <p>Staff are not aware of any empirical evidence to suggest crime rates would rise.</p> <p>Staff have circulated to all the required school boards. No comments or concerns have been received from any school board.</p>
<p>Concerns with strain on infrastructure, such as roads and sewers.</p>	<p>Development Engineering supports the Zoning By-law Amendment. The proponent has demonstrated through the Preliminary Servicing Report, prepared by Urbex Engineering Limited dated July 2022, and Stormwater Management Report, prepared by Lamarre Consulting Group Inc. dated July 2022, submitted in support of the development, that the proposed development can be serviced without adverse impacts to the existing City infrastructure. A detailed review of the Site Servicing, Grading Plans, site access and Stormwater Management strategy will be conducted at the Site Plan Control stage to confirm compliance with City standards and by-laws prior to issuance of the water and sewer permit.</p>
<p>Concerns with loss of privacy.</p>	<p>The amending by-law includes setbacks and stepbacks to reduce impact on the surrounding area and will not create negative overlook or privacy impacts.</p> <p>Through the Site Plan Control process visual barriers and landscaping will be further reviewed to mitigate privacy concerns.</p>
<p>Concerns with lack of sunlight and increased shadowing.</p>	<p>A Shadow Impact Study, prepared by MHBC Planning Ltd, dated May 23, 2024, was submitted in support of the proposal. Staff are satisfied that the development proposed by the applicant will not cause adverse impacts on existing residential uses to the north. The proposed stepping back of the development limits the shadowing on adjacent residential lands so that shadow impacts during morning, daytime and afternoon hours is less than the as-of-right height of four storeys. When measured on March 21st, the adjacent public spaces, including the sidewalks along Rymal Road East, Bishop Ryan Catholic Secondary</p>

	School, and townhouse common amenity area to the north, all receive a minimum of six hours of sunlight.
Concerns with the development contributing to increased noise.	The development is subject to the Hamilton Noise By-law No. 11-185. A Noise Study by RWDI, dated October 2023, was submitted in support of the applications. The potential noise effect of the commercial component of the development is recommended to be reviewed during detailed design. Through the Site Plan Control stage an updated noise study will be required.
Concerns with environmental impact or increased pollution and long term consequences on wildlife and local environment.	<p>The proposed applications are a compact form of development located adjacent to a planned rapid transit corridor. The proposed mixed-use form of development will support active transportation and reduce the number of vehicle trips of future and existing residents. The development proposes landscaping across the site and within roof top amenity spaces contributing to the vegetation within the settlement area.</p> <p>Further sustainability measures will be considered through the Site Plan Control process.</p>
Concerns with character or that this area is not the appropriate location for the large buildings.	<p>Staff reviewed the application for compatibility, which is defined in the Urban Hamilton Official Plan as land uses and built 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>An Urban Design Brief was submitted. Staff reviewed the Urban Design Brief and are satisfied that the proposed development is compatible with the character of the surrounding area. The proposal provides an appropriate transition in built form, providing low profile buildings adjacent to existing low profile, buildings to the north and increases height towards Rymal Road which is a Major Arterial road.</p>
Concerns that the proposal will lower property values.	Staff are not aware of any empirical evidence to suggest property values will decrease.
Concern with light pollution.	A lighting plan will be required through the Site Plan Control process.
Concerns with loss of existing trees.	A Tree Management Plan, prepared by Jackson Arboriculture Inc., dated October 23, 2024, was submitted

	<p>in support of the development. A total of 92 individual trees were inventoried and 72 of these trees are proposed to be removed. It is recognized that there are limited opportunities to retain trees on site.</p> <p>Compensation plantings are required at a 1:1 ratio for trees over 10 cm diameter at breast height proposed to be removed.</p>
Concerns with renderings and how the project is portrayed.	As part of the application process renderings are often submitted to visualize massing and show how a project fits within the context of an area. The renderings are prepared by qualified individuals. In addition to the renderings scaled site plan and elevations have been provided in accordance with their respective terms of reference.
Concerns with construction, such as debris and dust.	A Construction Management Plan will be required to be completed as part of the Site Plan Control application.
An online petition was received.	<p>A link to the petition, with 289 signatures at the time of preparing this report, is found here:</p> <p>https://www.change.org/p/stop-zoning-amendments-1809-to-1843-rymal-road-east</p>

COPY OF PUBLIC COMMENTS RECEIVED

Van Rooi, James

From: [REDACTED]
Sent: Wednesday, September 18, 2024 6:33 PM
To: Van Rooi, James
Subject: File UHOPA-24-008 ZAC-24-026 - Zoning By-law Amendment

External Email: Use caution with links and attachments

Good Evening James,

My name is [REDACTED] and I took possession of [REDACTED] on July 11.

Just today, I was informed by a neighbour that behind my townhouse there are plans to build four 12 storey mixed-use buildings and two blocks of 2-storey townhouse dwellings.

When I looked into moving into the area, from Burlington, one real estate agent said there were no plans to build anything behind these houses. My own agent nor my seller's agent mentioned any of these plans either. And so I never questioned it because the area didn't seem that big to begin with that anything huge would be built there.

Then last week I was curious about what may be going back there, I thought maybe a road leading from the complex into Rymal, as that's what it looks like right now, and so I emailed Losani, the builder. I was purely curious. They got back to me this week advising of a "mixed-use building", and that nothing was for sure. I can forward the email to you, if you'd like.

I honestly had to Google mixed-use building as I had never heard of such a structure. At first I thought it was big, but not like a high rise, and that it might be better than looking at the gas station & busy Rymal road. So I left it alone.

Losani said nothing about four 12 storey buildings or townhouses.

Today a neighbour presented me with a September 5th notice, which I've never received, detailing the applications to permit the 4 buildings & townhouses. I was shocked, first how would they all fit there, and second, what an eye sore & lack of privacy I'll be facing. I don't have an issue with the townhouses, but I do with the 12 storey structures, and not just one, two or three, but FOUR. Was the notice ever sent to me? To unit 32?

I'm not sure that I'm going about this correctly or using the correct verbage as I've never dealt with anything like this before, but my feedback is to request that the application for the 4 buildings be declined, out of consideration for the residents already backing onto Rymal & surrounding area.

I'm interested to know what comes out of the plans & any other feedback you may receive from my neighbours.

Any updates & reconsideration will be greatly appreciated.

Thank you very much for your time!

[REDACTED]

Sent from my Bell Samsung device over Canada's largest network.

Van Rooi, James

From: [REDACTED]
Sent: Friday, September 13, 2024 6:55 PM
To: Van Rooi, James
Subject: Zoning by-law amendment (ZAC-24-026) change to Losani property

External Email: Use caution with links and attachments

Good evening James,

I am a resident of [REDACTED] in StoneyCreek and recently recieved a letter expressing Losani's desire to build four 12 storey mixed use buildings and two blocks of 2 storey town house dwellings.

I would like to express my opposition towards this proposal for the following reasons.

1) Soho St and Greenwich st are very congested during off-work hours and parking is a constant issue. With these proposed buildings, there would not be enough parking for the suggested amount of units which would create further congestion in the area.

2) This will create dangerous situations for emergency services tasked with responding to the area who already have a difficult time navigating the congested streets. Response times would increase, leading to the potential loss of life.

3) During the morning rush hours from 7 to 9 am, getting onto the Redhill Valley Parkway or Lincoln Parkway is trying at the best of times. Traffic is so backed up from the QEW up the Redhill that it can take 30 mins to merge onto the QEW. With this proposed influx of residents it would make this situation that much more difficult in terms of congestion and commute times, and it would have a negative impact on the environment.

4) When we purchased the townhome we were informed that the property owner was interested in building 2 mixed use medium density buildings not 4. This seems like the same bait-and-switch Losani is trying to accomplish in Paris that I read about in the Hamilton Spectator, "They were promised townhouses in their Paris subdivision. They could get a highrise instead" by Celeste Percy-Beauregard. I'd encourage you to read this to see the similarities.

5) Losani is yet to complete the 2 condominiums that are under construction on Highland Road, and the completion of those new buildings will have an impact on the issues mentioned above.

6) We have had multiple instances where Hamilton police has responded to our area and our complex. There was a recent issue where police responded to a firearm being discharged in the afternoon in the summer when kids and families were playing on the street. More notably, this area was featured in the Hamilton spec where a man barricaded himself in his home after driving his semi truck into a townhouse here and terrorized motorists in the surrounding area. When you have this many people living so closely together, it is only a matter of time before bystanders get injured.

7) Losani does not do it's due diligence to plan communities according taking into account emergency services and response times as mentioned above, but they lack the foresight to plan for proper waste removal. Our complex at 61 Soho St has to pay for private garbage collection because the city of Hamilton is unable to fit their waste removal trucks in our neighborhood. So not only do we pay municipal taxes for garbage collection to the city that doesn't occur, but collectively we thousands to a private corporation to come pick up our waste.

Id like to again express my opposition to this proposal and urge the council to rule against it. Thank you for your consideration.

Van Rooi, James

From: [REDACTED]
Sent: Wednesday, September 18, 2024 9:12 PM
To: Van Rooi, James; clerk@hamikton.ca
Cc: Valerie Francis
Subject: Application uhopa-24-008 zac-24-026

External Email: Use caution with links and attachments

Hi Mr, Van Rooi,

My name is [REDACTED] and I am resident at [REDACTED] in Stoney Creek. I have received the letter that there are plans to make 2 large buildings right behind my home. I am emailing as I am opposed to this as this radius is very close to my home which will cause less privacy , no sunlight , more traffic in a small area and a lot more noise to the area. These things are not ideal when raising a family and were not mentioned when I purchased the home. If the units were to be developed across the upper red hill in the empty land that would be more feasible in my opinion as it is not right beside any residential homes , to place 2 large buildings meetings away from these homes would make living here uncomfortable. For example I will not be able to enjoy my backyard or go on my deck without someone being able to see what myself or family are doing at any given time. As I know I'm not the only neighbour with this concern I hope your team and the city of Hamilton reconsider placing any buildings in this location

Thanks,
[REDACTED]

Van Rooi, James

From: [REDACTED]
Sent: Wednesday, September 11, 2024 11:25 AM
To: Van Rooi, James
Subject: Questions

External Email: Use caution with links and attachments

Hello Mr. Vanrooi,

I hope you're doing well. I received a letter from your department and a specifics with your name on it and I was hoping we could have a chat to clarify some of my questions in regards to a plan amendment and zoning byelaw application that was put forward. Could you please give me a call today at your earliest convenience at 905-719-0809.

I would appreciate it.

Thank you,

[REDACTED]

Sent from my iPhone

Van Rooi, James

From: [REDACTED]
Sent: Thursday, September 12, 2024 11:43 AM
To: Van Rooi, James
Subject: Zoning By- Law Amendment

External Email: Use caution with links and attachments

Hello Mr. Van Rooi,

I hope you're well today. I would like to speak to you in regards to an important topic that you are a part of in regards to a zoning and amendment of an official plan.

Can you please give me a call at [REDACTED] so I can get some clarification from you.

Thank you,

[REDACTED]
Sent from my iPhone

Van Rooi, James

From: [REDACTED]
Sent: Tuesday, September 17, 2024 4:14 PM
To: Van Rooi, James
Subject: Comments Plan Amendment & Zoning By- Law Amendment

External Email: Use caution with links and attachments

Hello Mr. Van Rooi,

I hope your well. Thank you for sending me all the information last week. In regards to the file number UHOPA- 24-008 for a plan amendment and By-Law Amendment ZAC-24-026, I am completely opposing this proposal.

I am an owner of the townhouses that are backing onto Rymal Road. I purchased this property, with the understanding and agreement that a maximum four-story building would be built adjacent to us. We currently have sunlight and privacy and a view of rymal road.

Here are the reasons I am opposing this amendment:

1. A twelve story high building would completely breach our privacy in our backyard and building tenants would be able to see into our backyards as we have stood in our backyard and have direct view of of where the building would go with potential tenants on balconies. This is absolutely not acceptable.
2. A twelve story building would block direct sunshine going into our homes and especially evident during winter months when seasonal depression and mental health are high.
3. Adding 812 units plus parking would completely slow down traffic and add noise to our backyard and homes for enjoyment. We would be able to hear tenants on their balconies and all the extra car noise from the parking lots directly adjacent.
4. Adding a condo building next to expensive townhouses will lower the value of our homes in the future. After speaking to multiple realtor agents, they have advised that most buyers do not want to be next to apartment or condo buildings, and that the value of these properties drop over time. We have spent a lot of money buying these properties, And it is not ok to have their values drop, because the builder Losani wants to be greedy and sell more units. This information should've been told to us from the beginning when we bought with this builder, so we could've made informed decisions.
5. There will be extra kids and population will impact school systems nearby. Also crime will increase due to increased in lower income tenants.

This is not the area to put 12 story buildings where all local community is houses and townhouses and families. The maximum height that would be tolerated and not affecting nearby homes would be 4-6 stories max.

Please confirm you have received this ok.

Thank you,

[REDACTED]

Sent from my iPhone

> On Sep 12, 2024, at 2:05 PM, Van Rooi, James <James.VanRooi@hamilton.ca> wrote:

>

> [REDACTED], thank you for the email and phonecall earlier, as you have requested please see the attached concept plan for 1809-1843 Rymal Road East.

>

> Below is also a link to the information and materials submitted by the applicants.

>

> <https://ln5.sync.com/dl/f5bf4f8f0/s7qvzwgm-4453s9ca-ardzwyd-2niaxrdr>

>

> Thank you.

>

>

> James Van Rooi, MCIP, RPP (he/him)

> Senior Planner (East Team)

>

> Development Planning,

> Planning & Economic Development Department City of Hamilton

> 71 Main Street West, 5th Floor

> Hamilton ON L8P 4Y5

> James.VanRooi@hamilton.ca

>

>

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> -----Original Message-----

> From: [REDACTED]

> Sent: Thursday, September 12, 2024 11:43 AM

> To: Van Rooi, James <James.VanRooi@hamilton.ca>

> Subject: Zoning By- Law Amendment

>

> External Email: Use caution with links and attachments

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> Hello Mr. Van Rooi,

>

> I hope you're well today. I would like to speak to you in regards to an important topic that you are a part of in regards to a zoning and amendment of an official plan.

>

> Can you please give me a call at 905-719-0809 so I can get some clarification from you.

>

> Thank you,

>

>

> [REDACTED]

> Sent from my iPhone

> <02_ConceptualSitePlan_v3_240819.pdf>

Van Rooi, James

From: [REDACTED]
Sent: Thursday, September 19, 2024 5:41 PM
To: Van Rooi, James
Subject: Fwd: Commentary for Official Plan Amendment - File No UHOPA-24-008/ZAC-24-026

External Email: Use caution with links and attachments

Hello James,

Here is the Email and Petition from over 270 neighbours in the area.

Regards

[REDACTED]
Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: September 19, 2024 at 5:22:45 PM EDT
To: [REDACTED]
Subject: Fwd: Commentary for Official Plan Amendment - File No UHOPA-24-008/ZAC-24-026

----- Forwarded message -----

From: [REDACTED]
Date: Mon, Sep 16, 2024 at 1:47 PM
Subject: Commentary for Official Plan Amendment - File No UHOPA-24-008/ZAC-24-026
To: <james.vanrooi@hamilton.ca>
CC: [REDACTED]

Good Afternoon,

I'm sending in comments regarding the potential rezoning [of 1809-1843 Rymal Road East](#) - please include these with the application for this rezoning plan.

- File No: Urban Hamilton Official Plan Amendment - UHOPA-24-008
- File No: Zoning By-Law Amendment – ZAC-24-026
- Owner: 2324780 Ontario Inc.
- Agent: MHBC Planning LTD. C/O Dave Aston
- Statutory Public Meeting Date: December 3, 2024
- Address: 1809,1817, 1825,1829,1831,1835,1837,1841,[1843 Rymal Road East, Stoney Creek \(Ward 09\)](#)

I had sent the below email prior to an earlier meeting. I am forwarding it on with any additional comments below to make it easy to keep track of.

I'm sure anyone taking notes from the resident information meeting gathered most of the additional comments that were put forth on top of the below email, but to summarize on behalf of the residents of this area - we disagree with the plan to rezone this strip of land for a multitude of reasons.

Residents of the area have signed a petition for this when it was first announced. You can find it here: [Petition · Stop Zoning Amendments - 1809 to 1843 Rymal Road East · Change.org](#)

- 287 families/households as of September 2024 have signed.

- Many of the residents on Lexington Avenue, who stand to be most impacted by increased traffic, were not even aware of this plan - and are very displeased.

Additional notes below for our disagreement with this plan that we would like presented to decision makers:

- First and foremost, the families and persons who purchased the homes on Columbus Gate did so with the express description that LOW LEVEL COMMERCIAL was all that would be built behind them. We were specifically given brochures and information with this detailed - photo included **below** showing the physical brochure given to us that I still have. "Future Retail Space" was deemed only as low level commercial, with a retaining wall that was to be placed between our homes and said commercial space.

In fact - even the retaining wall was bypassed because I was told Losani "didn't deem it necessary" at the time. Losani has misrepresented the intention for this land and sold its customers property on false pretenses of what was to be built there. **This is fraudulent inducement.** This move is forcing the existing residents to have to consider moving (when some planned to retire here upon purchase), in a market with high interest rates and at a time they hadn't planned to - causing incurred, unplanned fees, school changes (if they can even get in), daycare changes (where they won't be able to get in), and upheaval. Some of the residents of this area have already moved due to just the potential of this plan. If they choose to stay and this moves forward, it will in all likelihood depreciate the value of our properties immensely - a huge hit to the largest investment you can make. This would also depreciate the quality of living for any residents adjacent to the site in PRIVACY. Our blinds would need to be closed at all times to keep our privacy, and any backyard privacy we had would be gone. NOISE and LIGHT pollution would be added to all existing residents. Current residents are reviewing their legal right with a real estate lawyer in this matter due to the depreciated quality of living we would incur.

- **Traffic is an enormous concern.** Per our city councillor on the original call, the city is not ready to extend the Red Hill Valley Parkway (RHVP), and at this time it is already extremely bottlenecked at peak hours, and even during regular traffic times. The closing of Upper Mount Albion, due to already existing traffic concerns with Bishop Ryan, have made Central Park the "cut through" for existing traffic coming off the RHVP and looking to avoid the Rymal lights. Adding another 700+ families, on top of the apartment building already slated to be built beside Bishop Ryan, will make the streets of Central Park and Rymal Road dangerous and incredibly busy with through traffic. This is irresponsible to consider placing more families in this area that is already "bursting at the seams". Our Maps and GPS also already tell us when driving even close to rush hour to not even attempt to go the approximately 600 metres down Rymal Road from the upper red hill valley parkway end at Rymal to Columbus gate. It sends us through the subdivision already because it's so busy in that short stretch. This means the same route for the additional 700+ families and commuters - again causing stress and burden on the existing area and your already paid customers via more traffic for everyone and a much busier and more dangerous neighbourhood environment.

- **Space for these structures.** The conceptual drawings that were put forth **DO NOT** represent the actual space available for structures of this size and the required parking. They also showcase dozens of fully developed trees in the drawings that are **not** present (and would not be able to fit anywhere in the final space) - just to make it look "nicer", we assume, for presenting to the city. In fact, any existing trees that have been there for decades and decades would be ripped out. Considering this area is directly adjacent to a conservation area, this also seems irresponsible. Additionally, it showcases the homes behind these structures as SIGNIFICANTLY farther away from them than they will be - and not even the proper layout of the existing homes is present. It shows only small clusters of a few homes together, and not the tight layout of the existing neighborhood as it is. **If a proper review of this project is to be done, then TO SCALE and MEASURED drawings should be submitted, not a beautiful mockup that does not at all represent the available space, landscaping and layout of existing homes and surrounding area.** This is misrepresentative and should not be submitted as what this project would look like in finality - **this is unfair to submit something for approval based on images that falsely outline what the area looks like and its available capacity.**

- **Parking** is another concern. The parking in Central Park is barely existent as it is. Parking during the winter when it snows is almost impossible. Current residents have a hard time having visitors at all - and now 700+ new families and their visitors are to be introduced. I am aware there is parking, above and below ground, slated for this project - but I also know that visitor parking for 700+ families is VERY unlikely to fit here. Overflow parking will surely land on Columbus Gate and adjacent streets where the only viable parking for our guests currently is. This is poor planning on behalf of Losani to introduce a neighborhood with this little parking, and then additionally to plan to cram more families into this space. They knew the parking in this neighborhood would be tight - this was in our contract. We agreed to this knowing that all that would be added behind us was low level commercial buildings - NOT another entire neighbourhood - and yet they are trying to cram more into the space surrounding them. **Photo again attached of this in our contract. Highlighted with a red star.**

- **Infrastructure/Services:** as mentioned below, I will clarify here again that surrounding schools and daycares are OVER capacity. Schools are not even reviewing out of catchment requests due to capacity constraints. Daycare lists are so long that I had my one year old on 7 waitlists, and

have never heard back from any for a space for him – he was only luckily accepted as a favour in the one his brother had been in due to being a family relation. The same happened with my now 4.5 year old. The only daycare he was able to get into was one that was not in the directory yet, and opening the month I required space. I had him enlisted on 8 other lists and only ONE called me back, 7 months after I required his care to start. This area has been FULL at school level for quite some time, and with an apartment building being built already beside Bishop Ryan, AND SOHO adding what appears to be 7 more levels of families, there will be no where for additional families to go without driving out of the area - adding MORE traffic and environmental impact (pollution) to an area that is already supposed to be protected with the conservation area.

- **Pollution:** Finally, this entire stretch of property in question is full of decade old trees. Losani even went to the length when we moved here of including in their contract (**image attached, highlighted with a red star**) that we could not remove ANY trees from the property - now there is proposal to remove dozens of decade old trees from the area without concern? For a company promoting Central Park as a Nature Focused area (next to Eramosa as a selling feature, “tree lined paths through a lit park”, CENTRAL PARK being the only green space in NYC that comparison was drawn to for marketing purpose - this is a far departure from what was promised to your customers. This is also disappointing considering the entire worlds dedication and required help to aid the environment in being further decimated. Additionally, another 700+ families on top of the other apartments slated for the area will be an unimaginable amount of noise and light pollution. Rymal road already is considered a level 3 noise zone for this area – on top of pollutants from all the traffic it already sees. Now right beside a conservation area there will be thousands more humans added? It is irresponsible.

We understand as a city that we need to build "UP AND NOT OUT" and we know that the current housing climate is abysmal - but moving ahead with this many residents added to this neighborhood is not fair to the existing residents OR the new ones. This is setting the area up for failure, a decreased quality of living, and environmental pollution and impact.

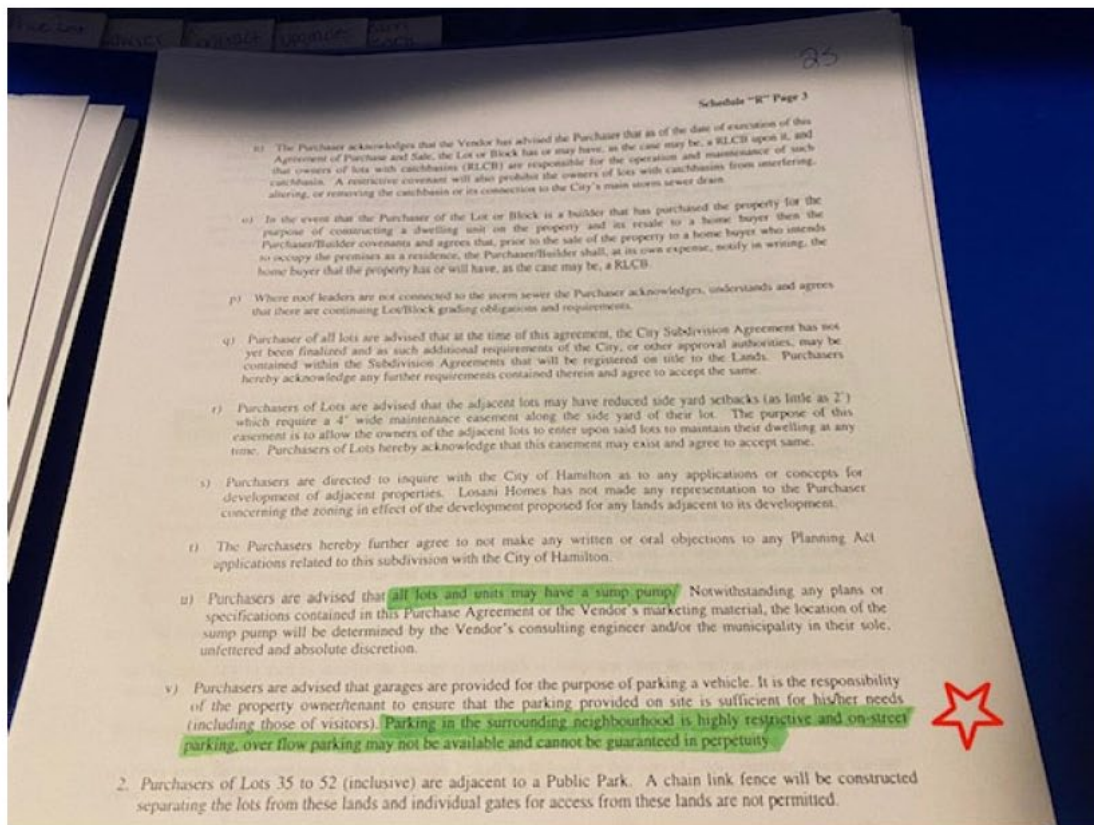
All we can hope is that the city and our representatives can understand that this is NOT what is best for this community and its existing residents (both in this neighborhood and surrounding area). This plan is a blatant misrepresentation of what was promised (and still has not been delivered with unfinished services outstanding) to Central Park residents. This rezoning stands to make this entire community, not just the one Losani owns, difficult to travel in, noisier, more polluted, and dangerous. It also serves to depreciate the quality of living for this and surrounding neighborhoods that DO NOT belong to Losani Homes.

Thank you for your consideration.

Regards,







Van Rooi, James

From: [REDACTED]
Sent: Friday, September 20, 2024 5:50 PM
To: Van Rooi, James
Subject: Fwd: Opposition to Zoning By-law Amendment for Increased Density in Stoney Creek (File No. ZAC-24-026)

External Email: Use caution with links and attachments

My wife and I also support this take on the new building. We were out of town on shift work and missed the deadline but we wanted to still voice our support for this view point. As individuals who invested in the local housing market and plan to live in the neighbourhood and raise a family here, we believe it's most beneficial to the area to keep the high rises to a minimum for a variety of reasons, many of which are listed in the email below. Thank you for the time taken to read this email.

Thank you and best regards,

[REDACTED]

----- Forwarded message -----

From: [REDACTED]
Date: Thu, Sep 19, 2024 at 13:30
Subject: Fwd: Opposition to Zoning By-law Amendment for Increased Density in Stoney Creek (File No. ZAC-24-026)
To: [REDACTED]

Thank you,

[REDACTED]

Begin forwarded message:

From: [REDACTED]
Date: September 10, 2024 at 5:46:54 PM EDT
To: james.vanrooi@hamilton.ca
Cc: [REDACTED]
Subject: Opposition to Zoning By-law Amendment for Increased Density in Stoney Creek (File No. ZAC-24-026)

Dear Mr. Van Rooi,

I am writing to express my strong opposition to the proposed zoning by-law amendment (File No. ZAC-24-026) concerning the properties on Rymal Road East in Stoney Creek. The amendment to permit the construction of multiple condominium buildings will, in my view, significantly and negatively affect the quality of life for residents in the surrounding area.

Firstly, the increased density resulting from this development will worsen traffic congestion in an

already fast-growing area of the city. Hamilton is struggling to keep pace with population growth, and the infrastructure challenges are becoming more pronounced. With a condominium project already under construction nearby, adding another high-density development will further burden our roads, which are not designed to accommodate the influx of vehicles in an already car-dependant area. This will inevitably lead to increased noise, pollution, and traffic delays.

Moreover, the height and proximity of the proposed buildings will severely impact the privacy and natural light for existing residents. The overshadowing of nearby homes will diminish sunlight and reduce the sense of personal space that residents expect in a suburban neighborhood.

Additionally, the City of Hamilton does not require further high-density condominium projects. Based on my research, there is already a surplus of condominiums, and many older residents are choosing to remain in their larger homes, as the market does not offer a suitable return on investment for downsizing. This highlights the need for more traditional housing options, such as single-family or semi-detached homes, which better accommodate the needs of both new and long-standing community members.

Instead of contributing to overpopulation and placing further strain on local infrastructure, I believe the City should prioritize green spaces and lower-density housing that fosters a balanced, sustainable community. Such developments would better align with the character of the neighborhood while promoting a healthier living environment for residents.

In conclusion, I urge you to reject the proposed zoning change and advocate for more thoughtful, sustainable development that enhances our community's livability. We need growth that serves the best interests of residents, not projects focused solely on maximizing developer profits.

Thank you for your time and consideration. I look forward to hearing how the community's concerns will be addressed.

Thank you,

A large black rectangular redaction box covering the signature of the first person.

Thank you,

A small black rectangular redaction box covering the signature of the second person.

Van Rooi, James

From: [REDACTED]
Sent: Thursday, September 19, 2024 11:56 PM
To: Van Rooi, James
Subject: Application UHOPA-24-008 and ZAC-24-026 Concerns from Local Resident and Business Owner

External Email: Use caution with links and attachments

Hello James,

Firstly, thank you for your work you do with the city. I am Hamilton born-and-raised and recently moved to the affected area RM2-43 in January. I am happy to be able to continue to work and give back to the community that I grew up in.

I'll try to keep my concerns short. I am a millennial that understands and feels the housing crisis, I would argue better than my peers, as I am a healthcare professional with a relatively high income that struggled for a very long time to purchase a home. Thus I greatly appreciate the federal and municipal government's recent action plans for housing. Mixed use residential buildings on our major streets would be phenomenal, especially so close to our medium density block of townhouses where residents love to walk around.

My concerns with plans to build 4 12-storey buildings so close to our homes (I would be just north of these new buildings) are thus:

1) Basically I worry about the local infrastructure's ability to take on that great an increase in population. If you look at my signature below, you will see I work central mountain on Rymal. Rymal is a (relative in Hamilton) bit of a disaster for traffic I imagine because of the 1 lane section from Dartnall to Upper James. I see it slow down from my office, especially if any issue hits the Linc, and I experience it slow down on my commutes (I would greatly appreciate further plans for Rymal for lane expansions and even an LRT!). I would also imagine further congestion at the bend/conversion from Linc to Red Hill at the local onramp. I worry for the local small schools as I think about my infant daughter's future years at Janet Lee Elementary. I worry for our small parks in our neighbourhood. 800 units seems like quite a stress on this budding community.

2) In a more selfish concern, I worry about 4 12 storey buildings obscuring needed sunlight from my home and neighbourhood. As our block RM2-43 is primarily townhouse units, getting proper sunlight into homes is essential through our limited windows. Especially as the buildings would be south of us and therefore between us and the path of the sun, I worry that we would constantly be in the shadow of 1 of 4 buildings depending on the sun's location. Lack of sunlight in a home is a growing concern for myopia/near sightedness as it is the primary environmental factor in this growing epidemic (see signature on my expertise).

3) Lastly, community safety concerns do arise in increased population density. Doorbell videos of porch pirates in our neighbourhood are already common. Lack of security presence I worry with more people would only further increase problems.

In summary, while I agree housing is definitely needed and apartments and mixed use is essential, I ask that you reconsider increasing the capacity so greatly and so quickly. Thank you again for your service to our city and your essential role in solving the housing crisis.

[REDACTED]
Doctor of Optometry

Van Rooi, James

From: Kelsey, Lisa
Sent: Tuesday, September 24, 2024 12:31 PM
To: Van Rooi, James
Subject: FW: Zoning amendment Stoney creek ward 9

Hello James,

Is this relating to 1809-1843 Rymal Road West?

I assume these comments will be included in the Staff Report. I will add him to the list of people to be notified.

Thank you,
Lisa Kelsey
Legislative Coordinator
City of Hamilton, Office of the City Clerk
71 Main Street West, 1st Floor
Hamilton, ON L8P 4Y5
Ph. (905) 546-2424
Fax. (905) 546-2095

Vision:

The Legislative Division is Dedicated to Excellence in the Provision of Service to the Community, Corporation & Council with Integrity, Accuracy and Transparency.

Mission:

The Legislative Division aims to strengthen and promote local government by facilitating the proceedings of City Council and its Committees, fulfilling the requirements of various Provincial statutes and educating the public to make it understandable and accessible.

-----Original Message-----

From: clerk@hamilton.ca <clerk@hamilton.ca>
Sent: Friday, September 20, 2024 11:14 AM
To: Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>
Cc: Carson, Katie <Katie.Carson@hamilton.ca>
Subject: FW: Zoning amendment Stoney creek ward 9

-----Original Message-----

From: Eben Samuel <ebensamuel@outlook.com>
Sent: Thursday, September 19, 2024 2:42 PM
To: Van Rooi, James <James.VanRooi@hamilton.ca>
Cc: clerk@hamilton.ca
Subject: Zoning amendment Stoney creek ward 9

Hello James

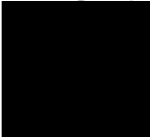
I am writing to express my strong opposition to the proposed rezoning of the land located at Rymal road east , Stoney creek (ward 09) part C5 to allow for the construction of multilevel buildings up to 12 floors. I have serious concerns about the impact this development would have on the local community, including:

1. ****Shadowing Effect:**** A 12-floor building would cast a significant shadow over my property, particularly during the afternoon and evening. This would greatly reduce natural sunlight, affecting both the comfort and energy efficiency of my home. The prolonged shadowing could also negatively impact my garden and the overall ambiance of my living space.
2. ****Loss of Privacy:**** The increased height of the proposed buildings would result in direct lines of sight into my home and yard, severely compromising my privacy. I am concerned that this will make it difficult to enjoy my property without the feeling of being constantly overlooked by numerous residents.
3. ****Increased Traffic and Congestion:**** Allowing such high-density development would lead to an influx of residents and visitors, exacerbating traffic congestion and posing safety risks to pedestrians, especially children and elderly members of our community.
4. ****Strain on Local Infrastructure:**** The existing infrastructure, including roads, sewage systems, and public services, may not be capable of supporting the increased demand that a high-rise development would bring, resulting in potential service disruptions and a decline in the quality of life for current residents.
5. ****Change in Community Character:**** The construction of tall buildings would drastically alter the character of our neighborhood, which currently consists of low-rise structures that promote a sense of openness and community. This change could negatively impact property values and the overall aesthetic of the area.
6. ****Environmental Impact:**** Large-scale developments often lead to reduced green spaces and increased pollution, which could have long-term consequences for the local environment and wildlife.

I urge the planning board to consider these issues seriously and to take into account the concerns of current residents before making any rezoning decisions. Maintaining the community's character and ensuring the well-being of its residents should be the priority in any development plans.

I would welcome the opportunity to discuss my concerns further and participate in any community meetings on this matter. Thank you for your attention and consideration.

Best regards,



Van Rooi, James

From: [REDACTED]
Sent: Thursday, September 19, 2024 2:42 PM
To: Van Rooi, James
Cc: clerk@hamilton.ca
Subject: Zoning amendment Stoney creek ward 9

Hello James

I am writing to express my strong opposition to the proposed rezoning of the land located at Rymal road east , Stoney creek (ward 09) part C5 to allow for the construction of multilevel buildings up to 12 floors. I have serious concerns about the impact this development would have on the local community, including:

1. ****Shadowing Effect:**** A 12-floor building would cast a significant shadow over my property, particularly during the afternoon and evening. This would greatly reduce natural sunlight, affecting both the comfort and energy efficiency of my home. The prolonged shadowing could also negatively impact my garden and the overall ambiance of my living space.
2. ****Loss of Privacy:**** The increased height of the proposed buildings would result in direct lines of sight into my home and yard, severely compromising my privacy. I am concerned that this will make it difficult to enjoy my property without the feeling of being constantly overlooked by numerous residents.
3. ****Increased Traffic and Congestion:**** Allowing such high-density development would lead to an influx of residents and visitors, exacerbating traffic congestion and posing safety risks to pedestrians, especially children and elderly members of our community.
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I urge the planning board to consider these issues seriously and to take into account the concerns of current residents before making any rezoning decisions. Maintaining the community's character and ensuring the well-being of its residents should be the priority in any development plans.

I would welcome the opportunity to discuss my concerns further and participate in any community meetings on this matter. Thank you for your attention and consideration.

Best regards,

[REDACTED]

Van Rooi, James

From: [REDACTED]
Sent: Thursday, September 19, 2024 6:12 PM
To: Van Rooi, James
Subject: Proposal for building at Rymal and Columbus Gate

External Email: Use caution with links and attachments

Sir, I moved here this June and find this kind of massive development outrageous! At least consider making a smaller footprint than proposed. Don't allow Losani to do this!

Regards,
[REDACTED]

Van Rooi, James

From: [REDACTED]
Sent: Thursday, September 19, 2024 8:04 PM
To: Van Rooi, James
Cc: [REDACTED]
Subject: UHOPA-24-008 ZAC-24-026

External Email: Use caution with links and attachments

Subject: Objection to Official Plan Amendment and Zoning By-law Amendment Application

Dear James Van Rooi,

I hope this message finds you well.

I am writing in response to the notice I received regarding the application for an Official Plan Amendment and Zoning By-law Amendment in my neighborhood. As a property owner in Leckie Park (Columbus Gate), I strongly object to the proposed amendment that would allow for the development of multiple 12-storey mixed-use buildings.

My primary concern is that this type of development will drastically alter the character of our community, which is currently known for its tranquility, green spaces, and serene environment. The introduction of condominiums and high-density housing will lead to increased traffic, noise pollution, and changes to the landscape that will negatively impact the quality of life for current residents. The proposed development is not in harmony with the existing residential fabric of the area, which comprises single-family homes and lower-density structures.

Moreover, such a project may alter property values, potentially causing financial strain on long-term residents and eroding the sense of community that we have carefully cultivated over the years.

I kindly request that the City reconsider the approval of this amendment and take into account the concerns of local residents like myself who are deeply invested in preserving the character and peacefulness of our neighborhood.

Thank you for your attention to this matter. I look forward to hearing from you and hope that the City will prioritize the needs and wishes of its current residents.

Sincerely,

[REDACTED]
[REDACTED]

From: [REDACTED]
To: [Van Rooi, James](#)
Cc: [REDACTED]
Subject: Zoning By Law Amendment (File NO. ZAC-24-026)
Date: Wednesday, September 18, 2024 8:18:17 PM

External Email: Use caution with links and attachments

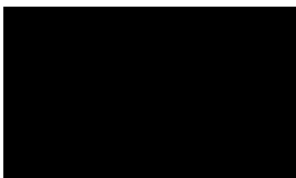
Mr James Rooi

We received city of Hamilton notice of our input to amend (Urban Hamilton Official Plan Amendment (File NO. UHOPA-24-008)) to replace medium density accommodation designation to four of 12 stories high rise buildings along with more town houses.

We have concerns about this by law amendment on following reasons:

1. At present we have so many vehicles parking issues which are unimaginable. Residents are parking on both side of the roads. Adding 12 stories high-rise structures going to add more fuel to this chaotic situation.
2. It will increase crime rates and drug trafficking in the area.
3. It will also increase traffic accidents in school children as high school is nearby.
4. It will be more difficult to accommodate more visitors in the area.

Thanks



Van Rooi, James

From: [REDACTED]
Sent: Thursday, September 19, 2024 10:28 PM
To: Van Rooi, James
Subject: Re: notice of complete application file no. UHOPA-24-008

External Email: Use caution with links and attachments

Good evening,

I am in receipt of your letter dated September 5th, 2024.

It is extremely disappointing receiving this letter the day after the response deadline. I check my mailbox daily. There was no mail yesterday. Today there is a letter from the city explaining the amendment with a deadline to respond prior to today.

The proposed official plan amendment and zoning by-law has taken no consideration to the existing neighbourhood. The traffic and speeding is unbearable as it is. Not only will this increase traffic, but our neighbourhood is filled with children as well as a brain injury clinic. Our safety is jeopardized daily with dangerous drivers not paying attention to pedestrians.

Where are all of these new residents parking? Where are they going to school? Our local schools are already at capacity and the losani condos haven't even been occupied yet. Can you imagine the issues with population that will arise with this additional proposal.

Furthermore, our properties have pools with backyards we would like to enjoy. The 12 story buildings you're proposing will be looking right into our backyard where our children are swimming. Will you also be responsible for purchasing and planting privacy trees to protect our home from invasion?

This is very concerning.

[REDACTED]

Van Rooi, James

From: [REDACTED]
Sent: Thursday, September 19, 2024 9:04 PM
To: Van Rooi, James
Subject: Public opinion for file # UHOPA-24-008 ZAC-24-026

External Email: Use caution with links and attachments

Not seeing this ridiculous thing happening again. How many times city needs to be reminded of the sufferings they cause to peace loving residents of this city of Hamilton. Who in the right mind would think of building four 12 storey apartments just in front of a peaceful townhouses development. This is a total invasion of privacy converting a residential area into waste development area. How can anyone in the right mind allow this kind of nonsense happening where people from 12 storey buildings get a perfect view of watching everyones backyards and even in the houses and their families. Take this nonsense idea somewhere far from people's houses.

Van Rooi, James

From: [REDACTED]
Sent: Thursday, September 19, 2024 6:05 PM
To: Van Rooi, James
Subject: Comments on Rezoning Application for 1809-1843 Rymal Road East

External Email: Use caution with links and attachments

Good Afternoon,

I am submitting comments regarding the potential rezoning of 1809-1843 Rymal Road East. Please ensure these are included with the application for this rezoning plan.

File No: UHOPA-24-008 (Urban Hamilton Official Plan Amendment) File No: ZAC-24-026 (Zoning By-Law Amendment)
Owner: 2324780 Ontario Inc. Agent: MHBC Planning LTD, Attn: Dave Aston Statutory Public Meeting Date: December 3, 2024 Address: 1809-1843 Rymal Road East, Stoney Creek (Ward 09)

The residents of this area strongly oppose the rezoning plan for several reasons:

1. **Resident Expectations and Property Value:** Homebuyers on Columbus Gate were assured that only low-level commercial development would be built behind their properties. This rezoning forces current residents to consider moving unexpectedly, at a time of high interest rates and unplanned costs, including school and daycare disruptions. If residents stay, this rezoning will likely depreciate property values and significantly impact privacy, as well as introduce increased noise and light pollution. Residents are reviewing legal options to address this.
2. **Traffic Concerns:** The area is already facing severe traffic issues, with no immediate plans to extend the Red Hill Valley Parkway (RHVP). Traffic bottlenecks are common, and Central Park has become a cut-through route for drivers. Adding over 700 new families and an apartment building next to Bishop Ryan will only exacerbate these issues, creating a more dangerous and congested neighborhood.
3. **Parking Shortages:** Current parking options in Central Park are insufficient, especially during winter. With the addition of 700+ families, the problem will worsen, and overflow parking will likely affect Columbus Gate and nearby streets. This was not accounted for when residents agreed to initial contracts, which only promised low-level commercial development.
4. **Strained Infrastructure and Services:** Local schools and daycares are already over capacity, with out-of-catchment requests being denied. Additional families will be forced to travel outside the area, adding to traffic and environmental strain in a zone that is supposed to be protected by its proximity to the conservation area.
5. **Environmental Impact:** The plan conflicts with the city's marketing of Central Park as a nature-focused area. Adding thousands of residents will increase noise, light pollution, and traffic in an area already classified as a noise zone, further degrading the environment near the conservation area.

While we understand the need for housing development, this rezoning places an undue burden on both current and future residents, reducing the quality of life and negatively impacting the environment.

Sincerely,

[REDACTED]

Van Rooi, James

From: [REDACTED]
Sent: Thursday, September 19, 2024 6:24 PM
To: Van Rooi, James
Cc: [REDACTED]
Subject: UHOPA-24-008, ZAC-24-026

External Email: Use caution with links and attachments

Hi James,

My name is [REDACTED] I'm the owner of townhouse [REDACTED] Hamilton, ON, Canada. I'm reaching out to register my complaint and deep concern regarding proposed 12 stories apartment buildings near Columbus Gate and Lexington Ave intersection.

If the this proposed construction happens that will make the place unlivable for existing households anticipating significant increase in traffic and breach of privacy. Therefore, All the households in neighborhood are deeply concerned and completely against this proposed construction.

Kindly request you to intervene and help us win this fight 🙏

Warm Regards,
[REDACTED]

Van Rooi, James

From: [REDACTED]
Sent: Thursday, September 19, 2024 5:45 PM
To: Van Rooi, James
Subject: Uhopa-24-008 zac-24-026

External Email: Use caution with links and attachments

Hi James,
I live in Central Park off Rymal Road. The proposed building behind my house poses many issues- privacy, street traffic and parking and congestion. This area is already experiencing a high volume of people and congestion. The building behind my house was supposed to be a small scale building, not what is being proposed. I purchased this house under this impression. Please carefully consider the situation of the current residents.
Regards,
[REDACTED]

Van Rooi, James

From: [REDACTED]
Sent: Monday, September 16, 2024 1:48 PM
To: Van Rooi, James
Cc: [REDACTED]
Subject: Commentary for Official Plan Amendment - File No UHOPA-24-008/ZAC-24-026

External Email: Use caution with links and attachments

Good Afternoon,

I'm sending in comments regarding the potential rezoning [of 1809-1843 Rymal Road East](#) - please include these with the application for this rezoning plan.

- File No: Urban Hamilton Official Plan Amendment - UHOPA-24-008
- File No: Zoning By-Law Amendment – ZAC-24-026
- Owner: 2324780 Ontario Inc.
- Agent: MHBC Planning LTD. C/O Dave Aston
- Statutory Public Meeting Date: December 3, 2024
- Address: 1809,1817, 1825,1829,1831,1835,1837,1841,[1843 Rymal Road East, Stoney Creek \(Ward 09\)](#)

I had sent the below email prior to an earlier meeting. I am forwarding it on with any additional comments below to make it easy to keep track of.

I'm sure anyone taking notes from the resident information meeting gathered most of the additional comments that were put forth on top of the below email, but to summarize on behalf of the residents of this area - we disagree with the plan to rezone this strip of land for a multitude of reasons.

Residents of the area have signed a petition for this when it was first announced. You can find it here: [Petition · Stop Zoning Amendments - 1809 to 1843 Rymal Road East · Change.org](#)

- 287 families/households as of September 2024 have signed.

- Many of the residents on Lexington Avenue, who stand to be most impacted by increased traffic, were not even aware of this plan - and are very displeased.

Additional notes below for our disagreement with this plan that we would like presented to decision makers:

- First and foremost, the families and persons who purchased the homes on Columbus Gate did so with the express description that LOW LEVEL COMMERCIAL was all that would be built behind them. We were specifically given brochures and information with this detailed - photo included **below** showing the physical brochure given to us that I still have. "Future Retail Space" was deemed only as low level commercial, with a retaining wall that was to be placed between our homes and said commercial space.

In fact - even the retaining wall was bypassed because I was told Losani "didn't deem it necessary" at the time. Losani has misrepresented the intention for this land and sold its customers property on false pretenses of what was to be built there. **This is fraudulent inducement.** This move is forcing the existing residents to have to consider moving (when some planned to retire here upon purchase), in a market with high interest rates and at a time they hadn't planned to - causing incurred, unplanned fees, school changes (if they can even get in), daycare changes (where they won't be able to get in), and upheaval. Some of the residents of this area have already moved due to just the potential of this plan. If they choose to stay and this moves forward, it will in all likelihood depreciate the value of our properties immensely - a huge hit to the largest investment you can make. This would also depreciate the quality of living for any residents adjacent to the site in PRIVACY. Our blinds would need to be closed at all times to keep our privacy, and any backyard privacy we had would be gone. NOISE and LIGHT pollution would be added to all existing residents. Current residents are reviewing their legal right with a real estate lawyer in this matter due to the depreciated quality of living we would incur.

- **Traffic is an enormous concern.** Per our city councillor on the original call, the city is not ready to extend the Red Hill Valley Parkway (RHVP), and at this time it is already extremely bottlenecked at peak hours, and even during regular traffic times. The closing of Upper Mount Albion, due to already existing traffic concerns with Bishop Ryan, have made Central Park the "cut through" for existing traffic coming off the RHVP and looking to avoid the Rymal lights. Adding another 700+ families, on top of the apartment building already slated to be built beside Bishop Ryan, will make the streets of Central Park and Rymal Road dangerous and incredibly busy with through traffic. This is irresponsible to consider placing more families in this area that is already "bursting at the seams". Our Maps and GPS also already tell us when driving even close to rush hour to not even attempt to go the approximately 600 metres down Rymal Road from the upper red hill valley parkway end at Rymal to Columbus gate. It sends us through the subdivision already because it's so busy in that short stretch. This means the same route for the additional 700+ families and commuters - again causing stress and burden on the existing area and your already paid customers via more traffic for everyone and a much busier and more dangerous neighbourhood environment.

- **Space for these structures.** The conceptual drawings that were put forth **DO NOT** represent the actual space available for structures of this size and the required parking. They also showcase dozens of fully developed trees in the drawings that are **not** present (and would not be able to fit anywhere in the final space) - just to make it look "nicer", we assume, for presenting to the city. In fact, any existing trees that have been there for decades and decades would be ripped out. Considering this area is directly adjacent to a conservation area, this also seems irresponsible. Additionally, it showcases the homes behind these structures as SIGNIFICANTLY farther away from them than they will be - and not even the proper layout of the existing homes is present. It shows only small clusters of a few homes together, and not the tight layout of the existing neighborhood as it is. If a proper review of this project is to be done, then TO SCALE and MEASURED drawings should be submitted, not a beautiful mockup that does not at all represent the available space, landscaping and layout of existing homes and surrounding area. This is misrepresentative and should not be submitted as what this project would look like in finality - **this is unfair to submit something for approval based on images that falsely outline what the area looks like and its available capacity.**

- **Parking** is another concern. The parking in Central Park is barely existent as it is. Parking during the winter when it snows is almost impossible. Current residents have a hard time having visitors at all - and now 700+ new families and their visitors are to be introduced. I am aware there is parking, above and below ground, slated for this project - but I also know that visitor parking for 700+ families is VERY unlikely to fit here. Overflow parking will surely land on Columbus Gate and adjacent streets where the only viable parking for our guests currently is. This is poor planning on behalf of Losani to introduce a neighborhood with this little parking, and then additionally to plan to cram more families into this space. They knew the parking in this neighborhood would be tight – this was in our contract. We agreed to this knowing that all that would be added behind us was low level commercial buildings – NOT another entire neighbourhood - and yet they are trying to cram more into the space surrounding them. **Photo again attached of this in our contract. Highlighted with a red star.**

- **Infrastructure/Services:** as mentioned below, I will clarify here again that surrounding schools and daycares are OVER capacity. Schools are not even reviewing out of catchment requests due to capacity constraints. Daycare lists are so long that I had my one year old on 7 waitlists, and have never heard back from any for a space for him – he was only luckily accepted as a favour in the one his brother had been in due to being a family relation. The same happened with my now 4.5 year old. The only daycare he was able to get into was one that was not in the directory yet, and opening the month I required space. I had him enlisted on 8 other lists and only ONE called me back, 7 months after I required his care to start. This area has been FULL at school level for quite some time, and with an apartment building being built already beside Bishop Ryan, AND SOHO adding what appears to be 7 more levels of families, there will be no where for additional families to go without driving out of the area - adding MORE traffic and environmental impact (pollution) to an area that is already supposed to be protected with the conservation area.

- **Pollution:** Finally, this entire stretch of property in question is full of decade old trees. Losani even went to the length when we moved here of including in their contract (**image attached, highlighted with a red star**) that we could not remove ANY trees from the property - now there is proposal to remove dozens of decade old trees from the area without concern? For a company promoting Central Park as a Nature Focused area (next to Eramosa as a selling feature, “tree lined paths through a lit park”, CENTRAL PARK being the only green space in NYC that comparison was drawn to for marketing purpose - this is a far departure from what was promised to your customers. This is also disappointing considering the entire worlds dedication and required help to aid the environment in being further decimated. Additionally, another 700+ families on top of the other apartments slated for the area will be an unimaginable amount of noise and light pollution. Rymal road already is considered a level 3 noise zone for this area – on top of pollutants from all the traffic it already sees. Now right beside a conservation area there will be thousands more humans added? It is irresponsible.

We understand as a city that we need to build "UP AND NOT OUT" and we know that the current housing climate is abysmal - but moving ahead with this many residents added to this neighborhood is not fair to the existing residents OR the new ones. This is setting the area up for failure, a decreased quality of living, and environmental pollution and impact.

All we can hope is that the city and our representatives can understand that this is NOT what is best for this community and its existing residents (both in this neighborhood and surrounding area). This plan is a blatant

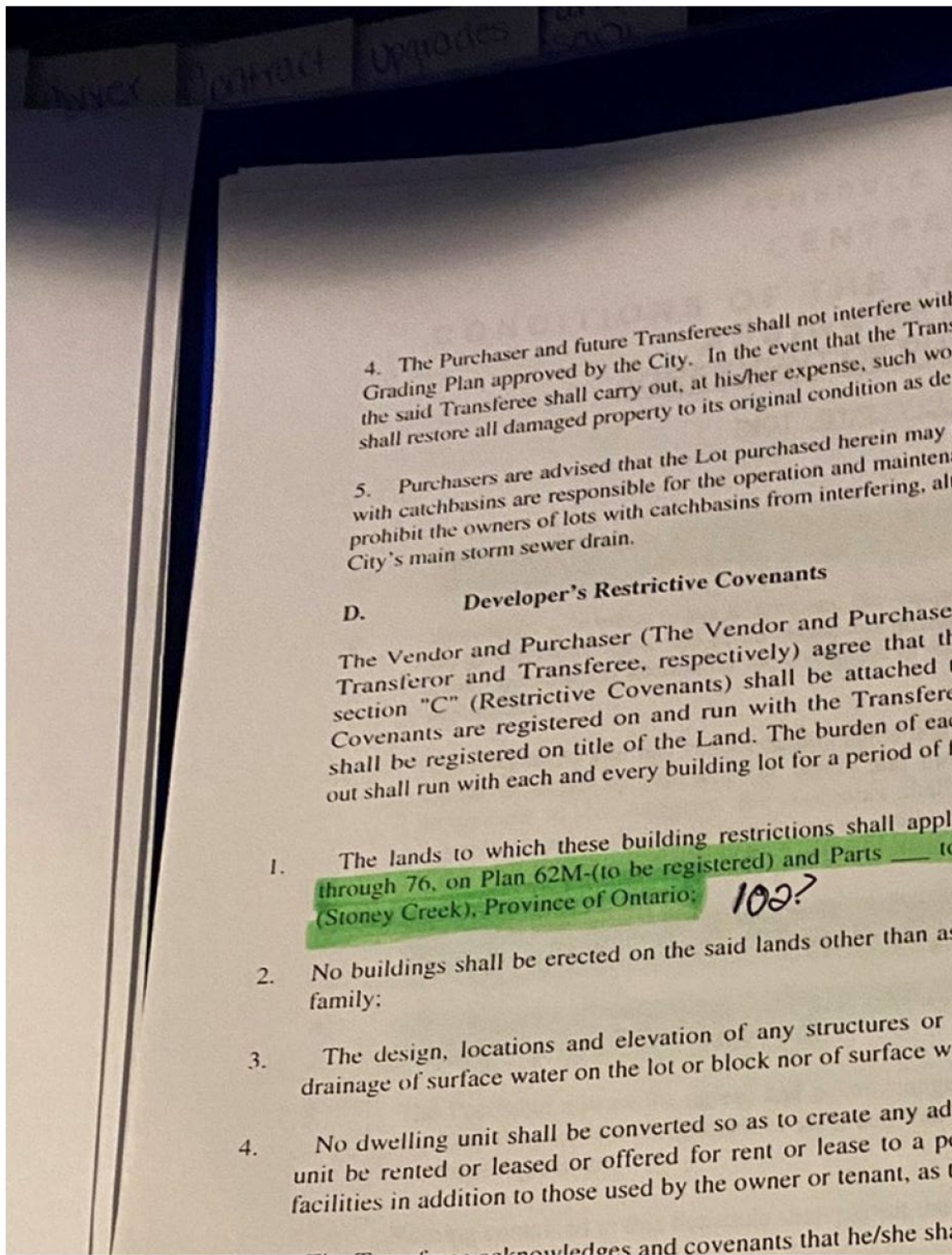
misrepresentation of what was promised (and still has not been delivered with unfinished services outstanding) to Central Park residents. This rezoning stands to make this entire community, not just the one Losani owns, difficult to travel in, noisier, more polluted, and dangerous. It also serves to depreciate the quality of living for this and surrounding neighborhoods that DO NOT belong to Losani Homes.

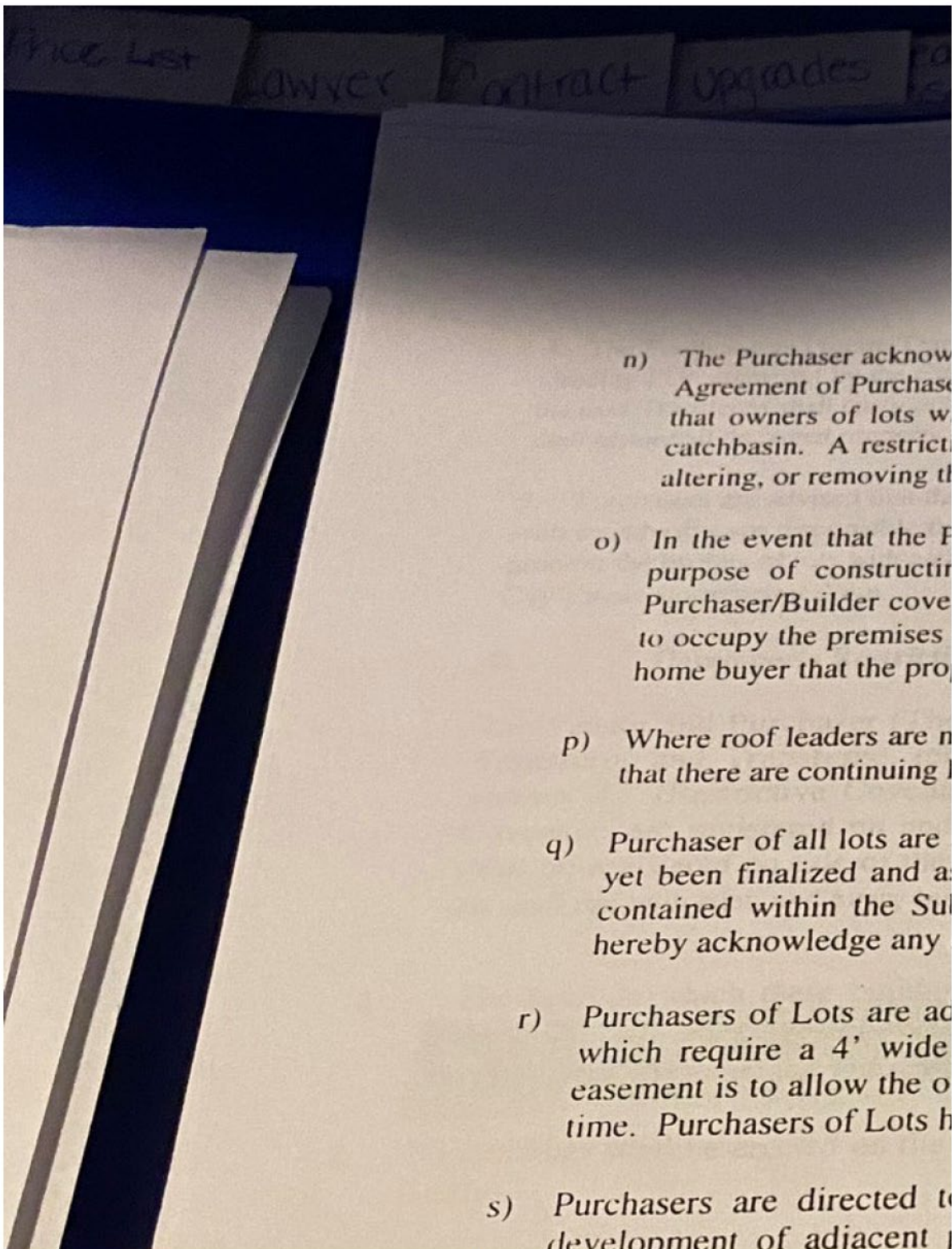
Thank you for your consideration.

Regards,

[REDACTED]







Van Rooi, James

From: [REDACTED]
Sent: Thursday, September 19, 2024 10:11 PM
To: Van Rooi, James
Subject: Regarding Appl. File No UHOPA-24-008, ZAC-24-026

External Email: Use caution with links and attachments

Dear Mr. Van Rooi,

We are writing to you as homeowners on [REDACTED] located just east of Rymal Rd E and Upper Redhill Valley Pkwy, directly north of the proposed site for zone amendment UHOPA-24-008, ZAC-24-026.

Having lived in this neighborhood since its inception in 2017/2018, we have some concerns regarding the proposed project. We anticipated that a newly built neighborhood would involve ongoing construction, noise, and pollution. When we purchased our home, we were informed about the planned Soho buildings on Highland Rd between Upper Redhill Valley Pkwy and Upper Mount Albion Rd. However, the current proposed development was not disclosed, and had we known, it may have influenced our decision to buy. We are disappointed to learn that construction, noise, and pollution will continue for many more years. For context, last summer, the fire department visited our home to check our fire alarms, which kept going off. They advised us to close our windows due to dust from nearby construction affecting the alarm system. Additionally, we have experienced damage to our vehicle tires from nails and debris left by construction vehicles. We were relieved to expect the end of construction in our neighborhood, but now see that further disruptions are planned.

Our second concern involves the existing traffic and parking congestion in the area, which will only worsen with the proposed commercial space and four 12-storey mixed-use buildings, along with two blocks of townhomes. While the developer refers to this as a medium-density amendment, it effectively functions as a high-density land use change in our neighborhood. We already live near a busy high school, an elementary school, and several commercial spaces, and are adjacent to two main connecting roads and a major artery to the Linc. Many parents currently use Columbus Gate and Upper Mount Albion for school drop-offs and pick-ups, while others use Lexington St, Greenwich, and Times Square Boulevard to bypass Rymal Rd congestion. The developer is providing only about 65% of the required parking spaces for these units, which will likely overflow into our neighborhood. Finding street parking is already challenging, as most homes have at least two vehicles. Additionally, traffic congestion worsens during planned or unplanned closures of the Linc and Redhill, often resulting in severe delays. We have experienced 30-minute drives for a 500-meter distance to our neighborhood during such situations. Adding four 12-storey buildings and commercial areas will only exacerbate these traffic issues.

Finally, we have concerns about aesthetics, shadowing, and reduced light. The proposed four 12-storey buildings, situated so close to our neighborhood, will clash with its existing architectural style and character, as there are currently no buildings of such height nearby. The newly built Soho buildings are more aesthetically pleasing, with a park space and walkway separating them from the neighborhood, whereas the proposed site will overshadow our homes.

We hope you will take these concerns seriously in your considerations for the next steps in the process. We understand the need for additional housing amid the current housing crisis; however, this location does not seem appropriate for such a development. We strongly oppose this rezoning.

Thank you for your time.

Sincerely,

1

From: [REDACTED]
To: [Van Rooi, James](#)
Cc: [REDACTED]
Subject: Opposition to Zoning By-law Amendment for Increased Density in Stoney Creek (File No. ZAC-24-026)
Date: Tuesday, September 10, 2024 5:46:59 PM

External Email: Use caution with links and attachments

Dear Mr. Van Rooi,

I am writing to express my strong opposition to the proposed zoning by-law amendment (File No. ZAC-24-026) concerning the properties on Rymal Road East in Stoney Creek. The amendment to permit the construction of multiple condominium buildings will, in my view, significantly and negatively affect the quality of life for residents in the surrounding area.

Firstly, the increased density resulting from this development will worsen traffic congestion in an already fast-growing area of the city. Hamilton is struggling to keep pace with population growth, and the infrastructure challenges are becoming more pronounced. With a condominium project already under construction nearby, adding another high-density development will further burden our roads, which are not designed to accommodate the influx of vehicles in an already car-dependant area. This will inevitably lead to increased noise, pollution, and traffic delays.

Moreover, the height and proximity of the proposed buildings will severely impact the privacy and natural light for existing residents. The overshadowing of nearby homes will diminish sunlight and reduce the sense of personal space that residents expect in a suburban neighborhood.

Additionally, the City of Hamilton does not require further high-density condominium projects. Based on my research, there is already a surplus of condominiums, and many older residents are choosing to remain in their larger homes, as the market does not offer a suitable return on investment for downsizing. This highlights the need for more traditional housing options, such as single-family or semi-detached homes, which better accommodate the needs of both new and long-standing community members.

Instead of contributing to overpopulation and placing further strain on local infrastructure, I believe the City should prioritize green spaces and lower-density housing that fosters a balanced, sustainable community. Such developments would better align with the character of the neighborhood while promoting a healthier living environment for residents.

In conclusion, I urge you to reject the proposed zoning change and advocate for more thoughtful, sustainable development that enhances our community's livability. We need growth that serves the best interests of residents, not projects focused solely on maximizing developer profits.

Thank you for your time and consideration. I look forward to hearing how the community's concerns will be addressed.

Thank you,
[REDACTED]

Thank you,
[REDACTED]

Van Rooi, James

From: [REDACTED]
Sent: Wednesday, September 18, 2024 10:59 PM
To: Van Rooi, James
Subject: Urgent: Concerns Regarding Ward 09 High-Rise Developments

External Email: Use caution with links and attachments

Dear James Van Rooi,

I hope this message finds you well. I am writing to express my significant concerns regarding the recent proposal to construct four 12-storey mixed-use buildings, totaling 812 units, on the property directly behind my townhouse located at [REDACTED].

As a resident of this area, I believe this development poses several issues that warrant serious consideration:

1. Impact on Local Infrastructure:

The proposed development is substantial and could overwhelm our current infrastructure, including roads, public transportation, and utilities. There is a concern that the increased population density could strain our local resources and services.

2. Environmental and Aesthetic Concerns: The construction of such large high-rise buildings would significantly alter the character and aesthetics of our neighborhood. This change could also have adverse effects on local wildlife and green spaces.

3. Privacy and Quality of Life: The proximity of these buildings to existing homes raises concerns about reduced privacy and potential negative impacts on the quality of life for current residents. Specifically, residents whose backyards face Rymal Road will experience a significant loss of privacy, as the high-rise buildings will overlook their private outdoor spaces, disrupting the serene environment we currently enjoy.

4. Traffic and Parking Issues: The increase in residential units is likely to lead to higher traffic volumes and parking shortages, exacerbating current traffic problems and impacting the safety of our streets.

5. Community Input: It is crucial that the community's voice is considered in this matter. I urge you to ensure that thorough public consultations and impact assessments are conducted before making any decisions. I respectfully request that you consider these concerns and advocate for a review of the proposal. Ensuring that the development aligns with the needs and preferences of our community is essential for maintaining the quality and livability of our neighborhood.

Best regards,

[REDACTED]

From: [REDACTED]
To: [Van Rool, James](#)
Subject: Re: Plan Amendment & Zoning By - Law Amendment
Date: Thursday, September 19, 2024 10:12:42 AM

External Email: Use caution with links and attachments

Dear James,

Regarding the file number UHOPA- 24-008 for plan amendment and By-Law Amendment ZAC-24-026, I would like to address my complete opposition to this proposal.

I own one of the townhouses currently backing onto Rymal Road. At the time I had purchased this property, I was advised that a maximum of a four-story building would be built behind our dwelling.

Considering I am totally opposed to this planned amendment, please note the following reasons:

- Reduced Privacy - The 12 story high building will take away the privacy I am currently enjoying, since all the north facing balconies and/or windows would have a direct view into my backyard, and deck.
- Blocking Sunlight - The proposed twelve story building would block direct sunlight into our homes during the winter months when the sun is in the south side of the sky.
- Resale Value - Adding a condo building next to expensive townhouses will lower the value of all homes in that area over time.
- Higher population density - There will be extra kids and population will impact school systems and emergency services in the area.
- Crime has already increased and will further increase due to lower income tenants.
- 12 story buildings do not belong this far south of the escarpment, as it will destroy the natural landscape of the area.

Please confirm receipt of this email.

Thanks,

[REDACTED]

Van Rooi, James

From: [REDACTED]
Sent: Thursday, September 19, 2024 5:41 PM
To: Van Rooi, James
Cc: [REDACTED]
Subject: UHOPA-24-008 ZAC-24-026 Opposed to bulding plan

External Email: Use caution with links and attachments

Hello,

My name [REDACTED] and my wife is [REDACTED]. We own the home on [REDACTED] and are opposed to the proposed building plan. As of today it is **unsafe** in winters due to overpopulation and parking and this will increase that issue. In addition during school months the traffic in our area is unsafe for children and growing the population by this amount will increase that problem.

In addition the plan goes directly against what the land was zoned for when we purchased this property and will dramatically affect our experience here in terms of not only sunlight, but also eliminate the privacy in our backyard by anyone living in upper levels in the proposed building. I think this is poorly planned and irresponsible.

If you have any questions you can also reach me by phone at [REDACTED]

Regards,

[REDACTED]

Van Rooi, James

From: [REDACTED]
Sent: Tuesday, September 17, 2024 2:16 PM
To: Van Rooi, James
Subject: Zoning By-law Amendment (File No. ZAC-24-026)

External Email: Use caution with links and attachments

Dear Mr. Rooi,

We would like to express our concerns towards Zoning By-law Amendment (File No. ZAC-24-026) the rezoning of the Mixed Use Medium Density land on Rymal Rd. E. To allow for an increase from 4 story low rises to Four 12 story High-rises.

While we are strong advocates to "stop urban sprawl" "build up not out" and "save the greenbelt" we believe that this area is not yet properly prepared for such a large housing increase and we would argue that the zoning amendment does not properly address some of these concerns.

While anecdotal. Our experience shows that the schools in the surrounding area are already over crowded and I have not been made aware of any plans to build another in the area. There is a plan to build a new elementary school at 3105 Fletcher Rd. which could theoretically remove some of Binbrooks overflow students from our local area schools thereby giving them the space needed but this doesn't address the issues of Highschools of which there are only 2 that cover all the way out to the entire Binbrook community. One of which being a Catholic school.

The more immediate concern we found, that was not addressed in the amendment was the egregious lack of parking. 679 parking spaces for 812 dwellings and ground floor commercial space is completely unacceptable, in our view. In Canada there are currently 1.5 vehicles per household. And you may argue that these dwellings do not hold the same amount of occupancy as a typical single family household and therefore would not have as many vehicles but. Canada's vehicle per capita as of 2023 was 870 passenger vehicles for every 1000 people. That's an average of nearly .9 vehicles for every person. So by very simple math it should be obvious that these 12 story dwellings and townhomes would require no less then 1412 parking spaces assuming just TWO residents per dwelling despite the Ontario average being 2.6 residents per dwelling. This also does not account for any additional parking to accommodate the ground floor commercial units. Furthermore the local streets are already plagued by a severe lack of parking and simply cannot handle any overflow from these units.

We feel strongly that the rezoning should not be promoted to move forward without addressing these, and some of the other very important issues our community has raised.

Thank you for your time and consideration.

[REDACTED]

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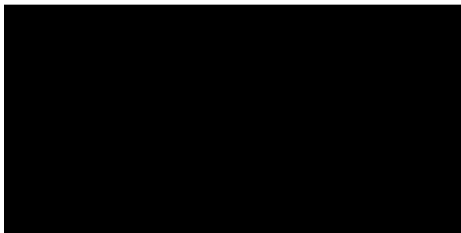
From: [REDACTED]
To: [Van Rooi, James](#)
Subject: Official Plan Amendment
Date: Friday, November 22, 2024 1:20:25 PM
Attachments: [image001.jpg](#)

External Email: Use caution with links and attachments

Hello James

Can you please forward me the proposed Official Plan Amendment and Zoning By-law Amendment for 1809, 1817, 1821, 1825, 1829, 1831, 1835, 1837, 1841 and 1843 Rymal Rd East, Stoney Creek.

Thanks



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**SUMMARY OF PUBLIC CONSULTATION
CONDUCTED BY MHBC PLANNING LTD.**

4.2 Summary of Comments Received

A record of the comments received prior to, during and after the meeting are included within **Appendix E** to this report. The following provides a summary of the key comments received:

General Comments

- Residents expressed that they previously understood that the lands were going to be developed with ground-level retail and expressed concerns with the change in the plans for development to residential.
- Residents expressed concerns with current crime levels in the area and are concerned with how the additional residential density will impact crime.
- Residents asked when Central Park would be completed.
- Residents asked when final asphalt paving would be completed for Central Park neighbourhood.

Height and Design

- Residents expressed concerns with the proposed height adjacent to the townhouses to the north.
- Residents wanted to understand if shadowing will impact existing backyards.
- There were concerns of privacy into backyards and residents asked if a privacy wall or fence will be provided.

Density

- Residents expressed that additional units may be better placed within the SOHO apartment development on Highland Road.

School Services

- Residents noted that schools are currently at capacity and had concerns with how schools will accommodate the additional residents.

Tree Retention

- Residents noted that there are existing mature trees on the lands and asked if trees will be protected.

Access, Traffic & Parking

- Residents had concerns with existing traffic levels through the neighbourhood and on Rymal Road East
- Residents expressed concerns with current on-street parking availability and are concerned with overflow parking caused by the development.
- There were comments on the increased traffic during morning and afternoon during school hours.
- Residents noted that there are other developments planned in the area and asked that traffic from these developments be reviewed.

4.3 Response to Public Comments & Revised Concept Plan

The comments received through the neighbourhood information meeting were considered in the revised development concept. Since the neighbourhood meeting, technical reports have been completed providing additional input into the design of the development. The following provides a summary of the concept plan revisions that have been incorporated since the neighbourhood meeting:

- Stepbacks are incorporated on the proposed apartment buildings to the rear of the site to address resident concerns for a transition of height from 12-storeys to the existing 3-storey townhouse dwellings to the north.
- Townhouse units have been added to the proposed concept to further assist in the transition of height between the proposed 12-storey buildings and the existing 3-storey townhouse dwellings to the north.
- Parking has been modified to be located at grade and within one level of underground parking.
- The residential unit count has been modified to 812 units.
- A pedestrian access has been added to the northwest corner of the site to provide an active transportation linkage to the existing residential development to the north. The pedestrian connection will provide access to the proposed retail uses on the site.