

SUMMARY OF PUBLIC COMMENTS RECEIVED

Comment Received	Staff Response
The additional traffic generated by this development cannot be supported by the existing road network.	A Traffic Impact Brief, prepared by Paradigm Transportation Solutions Limited dated May 14, 2024, and updated January 23, 2026, was submitted. Staff support the results of the sightline assessment and that there are no safety concerns. Site-generated traffic by the proposed development is not anticipated to significantly impact the transportation network.
The construction of the proposed development will disrupt the surrounding neighbourhood.	Construction management will be addressed at the future Building Permit stage. Matters such as dust control, street cleaning, traffic management, and storage and loading areas will be dealt with through a Construction Management Plan at the Site Plan Control stage.

COPY OF PUBLIC COMMENTS RECEIVED

From: Seth Floyd
Sent: Friday, January 16, 2026 12:08 PM
To: Planning Division General Inquiries; Planning Division General Inquiries; Michniak, Mark
Subject: File Number: ZAC-25-034 - Written Comments

Address: 974 and 980 Upper Paradise Road (Ward 14)

File Number: ZAC-25-034

To whom it may concern,

Just writing in support of this development, based on my preliminary understanding.

As I have stated in previous comments for applications, we desperately need housing in the urban zones of the city, particularly densification and in-fill. Mid-rises and further density would be preferred, however again, converting effectively 2 living spaces into approximately 12, is progress. I would be curious what others would have to say in support or opposition of this, to further educate myself on perspectives that I may not be considering.

Best regards,
Seth

Marguerite Bowerman

January 19, 2026

Mark Michnian
Senior Planner
Planning & Economic Development Department
Development Planning
71 Main Street West, 5th Floor,
Hamilton, ON L8P 4Y5

RE: File ZAC-25-034 (Address: 974 and 980 Upper Paradise Road (Ward 14))

Dear Mark,

I am writing with respect to the proposal to develop twelve three-storey townhouse units at the above-noted location. I would like to formally submit my comments and concerns regarding this application.

In my view, this proposed development would further exacerbate the already severe traffic congestion along Upper Paradise Road. Upper Paradise is limited to one lane in each direction with a central turning lane, and it is currently operating beyond its practical capacity.


Weekday congestion is already significant due to Saint Thomas More Secondary School traffic, which is not limited to student drop-off and pick-up times. Students regularly walk along and cross Upper Paradise throughout the day, adding to safety concerns. This situation is compounded by existing commuter traffic and, tragically, by past incidents involving pedestrians being struck by vehicles on this roadway.

The addition of twelve townhouse units would inevitably result in increased vehicle traffic, with additional turning movements and frequent ingress and egress directly onto Upper Paradise. This would further strain an already overburdened road and increase risks to both pedestrians and drivers. In my opinion, this added pressure on the existing infrastructure is neither necessary nor appropriate for this location.

While I recognize and appreciate the need to address the current housing shortage, I do not believe that this particular site is suitable for a development of this scale. The traffic, safety, and infrastructure challenges associated with Upper Paradise Road make it an unsuitable location for twelve townhouse units. The zoning needs to be left as is, single family dwelling.

Thank you for considering my comments as part of the review process.

Sincerely,



Marguerite Bowerman
cc: Mike Spadafora

From: sandra serafini
Sent: Sunday, January 25, 2026 3:54 PM
To: Michniak, Mark
Subject: File No: ZAC-25-034

Hello Mr Michniak;

I just wanted to express my concern regarding this property. I've had numerous problems with Winzen over the years.

I am not opposed to them building next-door to me, however they are horrible corporate citizens.

They recently built two houses behind me. They made a mess of the streets. They blocked my driveway numerous times. My sister who is in a wheelchair could not access our driveway. Plus the PSW working the shift could not leave to go to her next shift because they blocked the driveway with their huge trailer truck. She was late for her next client. I asked them to move it and I was told no that they were busy. "You have to wait". Their first construction site directly behind my house (around maybe 8-10 years ago) they had garbage which blew into my backyard, which I cleaned up several times. The garbage was house building materials. I asked them to be a little bit more conscientious but I was told to F off by their site supervisor. I did ask politely. I called the main office. No reply back.

I expressed my concerns before city Council in a letter that I wrote.

If they're building next-door, I fear it'll get even worse so I hope that the planning commission will be on top of them, especially if they're going to block my driveway every time they do work. This for me is unacceptable.

Thank you for your time.
Sandra Serafini

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From: Dave Mosiuk
Sent: Friday, January 30, 2026 12:11 PM
To: Michniak, Mark
Cc: Spadafora, Mike
Subject: File ZAC-25-034 974&980 Upper Paradise Rd

We are opposed to this development due to severe traffic congestion on Upper Paradise! Cramming 12 homes on a lot organically holding two homes is unacceptable. As a result of the anti car councils addition of empty bike lanes it is currently difficult to enter and exit our own survey onto Upper Paradise. Installed traffic light with crosswalk that the students DON'T use the majority of time causes more congestion.

Regards,
Dave Mosiuk

Sent from my iPhone

PUBLIC CONSULTATION SUMMARY



Appendix B:

Public Consultation Strategy

Appendix "B": Public Consultation Strategy
974 and 980 Upper Paradise Road, Hamilton



	Explanation
<i>Target audience of the consultation</i>	The target audience of the consultation includes residents and businesses within 120 metres of the Subject Lands. Refer to the attached list of addresses within the circulation area.
<i>If done, record of consultation efforts made before the application was submitted.</i>	An information letter (Attachment B) prepared by Landwise was mailed to addresses within 120 metres of the Subject Lands. Refer to the attached Information Letter. Two (2) members of the public called the agent requesting additional information. Refer below for correspondence summaries: <ol style="list-style-type: none"> 1. A member of the public expressed support for the proposed development. They asked questions about timeline for construction, quality of construction. Agent answered all questions. 2. A member of the public wanted to confirm the stormwater management would be controlled on site and if possible, a retaining wall along the shared property line. Agent answered all questions.
<i>List the stakeholders and how they are impacted</i>	Surrounding landowners of the subject lands. They will be impacted by the generated activity and increase in traffic. The public realm will be visually changed with the addition of two (2) new buildings, landscaping features.
<i>Tools to be used to consult/engage the public</i>	An Information Letter with an explanation of the proposed development and agent contact information has been mailed to addresses within 120 metres of the Subject Lands. A Public Notice sign will be posted on the property once the application is deemed complete with City Planning contact information.
<i>Timing of consultation</i>	Letters were mailed to addresses within 120 metres of the subject property on May 8th, 2024.
<i>Method to receive and document comments</i>	All comments will be recorded and filed per our internal filing policies. Should additional public comments be received, they will be recorded and memo to provide an update to City Staff will be prepared and submitted to the

Appendix "B": Public Consultation Strategy
974 and 980 Upper Paradise Road, Hamilton



	<p>City. All stakeholders are within 120 metres of the Subject Lands and will therefore be captured in the City's public circulation of the Notice of Complete Application.</p>
<p><i>Proposed participants in consultation and their role(s).</i></p>	<p><u>Landowners/Applicants:</u> Winzen Ancaster Homes Limited c/o Mr. Raymond Zenkovich</p> <ul style="list-style-type: none"> • Mr. Zenkovich will be available to discuss comments and concerns from the stakeholders. <p><u>Agents:</u> Landwise</p> <ul style="list-style-type: none"> • Implement the public consultation strategy. • Coordinate and document the public consultation process. • Prepare and mail out the letter that describes the reasons for the applications. • Provide general information on the planning process and policy framework. • Update the City accordingly. <p><u>Other Consultants:</u></p> <p>Depending on the issues raised by Staff and through the initial City circulation of the Notice of Complete Application, other members of the project team may be included as subject-specific matters arise.</p> <p>Should there be a need for an open house, City Planning Staff and the Ward Councilor will be invited.</p>
<p><i>Requested City Resources</i></p>	<p>Not applicable.</p>
<p><i>Expected/Potential Issues</i></p>	<p>It is anticipated that the applications will have minimal concerns with the development application such as loss of privacy; generated traffic; building design.</p>