

**From:** Meg  
**Sent:** November 7, 2023 8:54 AM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**Subject:** Fwd: 2080 Rymal Road East rezoning. UHOPA-20-010, ZAC-20-015 & 25T200303R

Hi City of Hamilton Clerks,

I received a letter in the mail about the rezoning that is occurring on Bellagio to a mid density building with several units. This email was also sent to AJ Clarke in the previous month so they are aware of the petition to stop the rezoning change that the builder would like to do.

Parking and traffic is one of the huge concerns it is already an issue without adding the mid density building to this area, along with the area being changed from what we initially were informed was going to be a high school so a lot of people built and purchased in this area for that reason for their families to be able to use the amenities right here in our one neighbourhood.

All the schools are over filled in the area and we do need a public high school to accommodate all the students coming out of the elementary school that was built and to are the over flow from Saltfleet and students in Binbrook area and the new condo and houses being built right on the upper redhill area as well.

There is also a need for a recreation centre I. This area as Valley Park can not accommodate the increase in demand with all of the new buildings in the area. But we do not need a mid density building added to make all of these current concerns even worse.

The meeting is next Tuesday at 9:30 when majority of the people in this area are working members of society and will be at work during this time. If it was being held in an evening you would have a lot more people able to show up and voice what they feel for this development. Can you please ensure you send the link for the virtual part of the meeting to myself as I will be working as well and will take my break / lunch early to attend.

How does the virtual part of the meeting work?

To Whom it may concern,

Re: Applications by A.J. Clake and Associates Ltd. for an Official Plan Amendment, Zoning By-law Amendment and Draft Plan of Subdivision Applications for Lands Located at 2080 Rymal Road East, Glanbrook (Ward 9)

I sent this email March 2020 and it still stands true today as well as the petition.

This e-mail is to express our objection to the proposed zoning bylaw amendment and official plan amendment to allow a development of 60-80 apartment units within one multiple dwelling building to be built where an institution is zoned to be

built currently. The medium density of this buildings is not in keeping with the neighborhood which includes single family homes and townhouses. When we purchased our homes 3-5 years ago, we were informed that there would be townhomes and single-family homes built in the future as well as, a school in the area adjacent to our properties not an apartment building.

People in the area purchased their homes knowing that there are plans for both Public and Catholic Elementary Schools and High Schools that are going to be within walking distance for their children and future children to go to and not have to be sent on a bus to a school out of the area making travel and extra curricular difficult to attend. Those who bought for investment purposes bought knowing that their investment will be more valuable and have more potential buyers with having the schools close by. Currently the closest public high school is over capacity and has been since it was built back in the 1990s - 2000s and as the areas are developed in a rapid rate there is an increased demand for schools in the area to accommodate the growing population. So, taking away this school and putting in a mid-rise dwelling will lower the value of the homes in the area where the school added value to the neighbourhood and would attract young families to the area.

The rezoning of this property will lower our property values by adding a higher density multi-story building to the area. Our properties will lose privacy due to a multi level apartment units overlooking the homes nearby, especially our lots that have their backyards facing the building. We all bought town houses and single dwelling homes in a survey that was slated for that use only.

As well, A multi level building will overburden traffic in the survey. The streets already in the area cannot accommodate for the increase in traffic even if people exited out the side streets, everyone has to go to Rymal to get anywhere. Currently, there is only one exit from the survey at Rymal and Kingsborough and with the current population already it is very busy and takes along time to get through the intersection light with the traffic backlog and slow light timing. The Redhill Expressway is already backed up in the mornings and evenings without adding increased density apartment units in our area. There are already high-density buildings being build on the Redhill Expressway that will backup up our entire area being build. If the building is put in that would be at least 60-180 if not more vehicle to be driving down Kingsborough each day. The parking is also a huge issue. We already have residence parking on the main streets or using the visitors parking without authorization. Adding no parking to the area for residence will cause a huge issue with all the roads and snow removal.

This survey and roads were designed to accommodate low-density single-family homes and townhomes not a medium density apartment unit.

Attached is a petition including signatures of residents (1 per multi-person household) who are opposing the bylaw change. These were obtained in an hour

and half period where every single one of the people spoken to signed saying they don't want the developers plans changed and would not like the zoning to be for a medium density building. If I had more time and everyone was home I would be providing a list of everyone in the area apposing this amendment.

The letter sent out seemed to be confusing to a lot of the survey as they did not realize that you would be taking away the school and putting a 60-80 unit mid-rise building in its place.

I do not know who this letter went out to as I hope it included the entire area that is in the school's catchment as well as the homes that are currently being built and purchased as this would impact their decision and lives as well. I know that several of my neighbours did not get the letter as I shows them it and they had not received it in the mail so not everyone was properly informed.

**Please do not publish my name or those on the petition as no one has given the authority to do so.**

Please consider our concerns when reviewing the request for amendments to the present zoning bylaws and official plan.

Regards,

Megan Runciman

**Petition against the proposed UHOPA-20-010, ZAC-20-015 & 25T200303R**

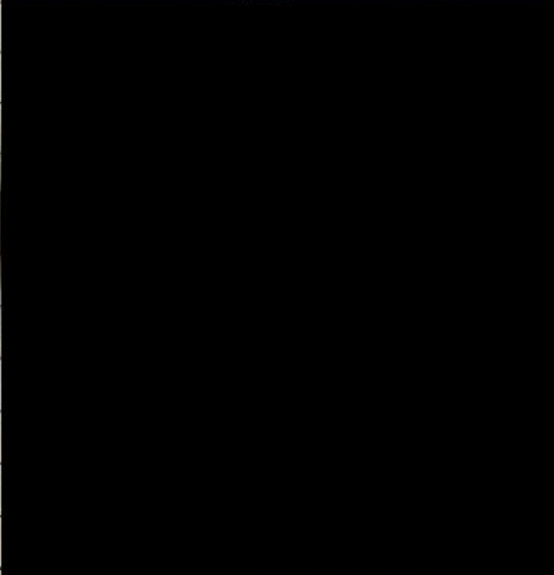
03/04/2020

Zoning bylaw amendment and official plan amendment to allow a development of 228 townhouse unit and approximately 60-80 apartment units within one multiple dwelling building.

We were not informed about a potential high rise in the survey prior to the purchase of our homes.

The rezoning will:

- Lower property values by including medium density residential use.
- Increased traffic in the area. More cars means busier roads and less safe for children.
- There is only one exit currently from the survey at the traffic lights on Kingsborough Dr.
- It takes a long time to exit through this long traffic light already.
- Properties will lose privacy due to a multi level apartment units overlooking homes near by.
- Lower property value with not having a public high school in the area that is not over capacity.

Name	Address
Gene Nuredini	
JODI FINCH	
Julia Richard	
Natalie Likord	
Sabar & Smad	
Bandy Green	
Rodrigo Badraol	
Stacey Sapsford	
Nancy Simpson	
Lina Alotaibi	
Charthalha Duke	

**Petition against the proposed UHOPA-20-010, ZAC-20-015 & 25T200303R**


03/04/2020

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Name	Address
Farkhanda R.	
Masoli J.	
E. CURLEY	
MUHAMMAD HUSSA	
N. Purbhao	
R. Sanyal	
J. Magnum	
M. Ghara	
J. Tavares	
D. Burshiki	
D. McNally	

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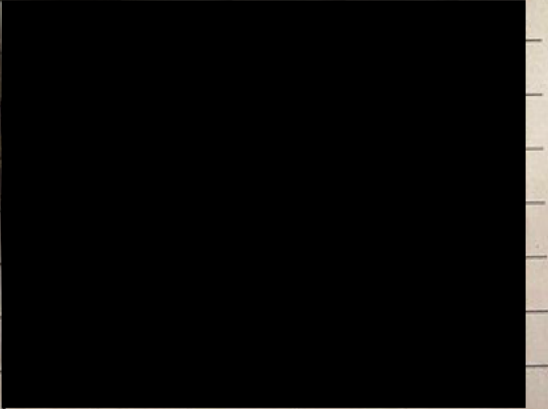
03/04/2020

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Name	Address
Dungo Benici	
Nasra Ramal	
P. M. P.	
Nasra Y. Harby	
Marwah Abdullah	
Karen Mossato	

Petition against the proposed UHOPA-20-010, ZAC-20-015 & 25T200303R

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Name	Address
JANINE YAROMICH	
Chinenye Onweluozo	
Christine Kerr	
Nancy Capretta	
Katie Vallorani	
Humna Saqib	
Paul Pilon	
Steven Paprocki	
W. Jag Runkiman	
A. G.	
Boris Echeverez	

Thanks,  
Meg Hope