

From: lisha patel

Sent: May 27, 2024 9:06 PM

To: Michniak, Mark <Mark.Michniak@hamilton.ca>

Cc: clerk@hamilton.ca

Subject: Opposition / Comments for public meeting for the property located at 1866 RYMAL RD E, (ZAC-24-006 & UHOPA-24-002)

Dear Mark / City Of Hamilton & Planning Committee.

I am writing to express my strong opposition to the proposed zoning change from C3 to C5 for the property located at 1866 RYMAL RD E. As a resident of this neighbourhood, I have significant concerns regarding the potential impact this change will have on our community.

1. Increased Traffic and Congestion:

Rymal Rd is a very busy street already and the proposed C5 zoning allows for more commercial use, which will inevitably lead to a substantial increase in traffic. Our current infrastructure is not designed to handle the high volume of vehicles that C5 zoning would attract. This could result in frequent traffic jams, longer commute times, and increased risk of accidents especially when this is right next to a school.

2. Noise and Environmental Pollution:

Businesses permitted under C5 zoning typically generate more noise and pollution than those under C3 zoning. This includes noise from increased traffic, deliveries, and commercial activities which would negatively affect the quality of life for residents.

3. Impact on Property Values:

The shift to C5 zoning could adversely affect property values in the area. Increased noise, traffic, and pollution can make the neighborhood less desirable, leading to a decline in property values. Homeowners who have invested in the community would see a decrease in their property's worth, impacting their financial stability especially right now. THIS IS ABSOLUTELY THE MOST IMPORTANT CONCERN.

4. Strain on Local Services:

An influx of new businesses and visitors would put additional strain on local services, including law enforcement, fire protection, and waste management. These services are already operating at their capacity, and an increased demand could lead to reduced efficiency and effectiveness.

5. Preservation of Community Character:

Our neighborhood has a unique character that is largely defined by its current zoning. The C3 zoning supports a mix of residential and light commercial uses, which fosters a close-knit community atmosphere. Changing to C5 zoning could disrupt this balance, introducing more commercial operations that are out of sync with the existing community vibe.

6. Lack of Public Consultation:

I feel that there has not been adequate consultation or transparency regarding this proposed change. Effective community planning should involve the voices of those who will be most affected. We urge the Zoning Board to ensure that all stakeholders have the opportunity to be heard before any decisions are made.

In conclusion, while we understand the need for development and economic growth, it is essential that such changes do not come at the expense of the well-being of existing residents. We respectfully request that the Zoning Board deny the request to change the zoning from C3 to C5 for the proposed property.

Thank you for your attention to this matter. I hope that the my concerns will be taken into consideration during your deliberations.

Sincerely,
Lisha Patel