

**Pilon, Janet**

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**Subject:** To be included in the June 12th council agenda

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**From:** durra kesibi

**Sent:** June 10, 2024 10:27 AM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Cc:** TAREK MALOUHI

**Subject:** To be included in the June 12th council agenda

Hello,

I am submitting this email to oppose the development and rezoning under the file(s): ZAC-24-006 & UHOP-24-002.

Please find attached 2 reports for the opposition

I would like all my personal information to be private (to remove my personal information) when discussing this report especially from the applicant and general public.

I would also like to receive updates on the city's decisions for these files.

Best regards,

Durmalouk Kesibi & Tarek Malouhi

I would like to provide below points to oppose to the Construction of the 8-Story Retirement building in the zoning and plan amendments (Files No. ZAC-24-006 & UHOP-24-002):

1. **Loss of Natural Light:** The construction of an eight-story building will cast significant shadows on our properties, reducing natural sunlight which can affect both quality of life and health. Sunlight has psychological benefits and is important for well-being; reduced exposure could negatively impact mood and energy levels.
2. **Blocked Views:** The new building will obstruct the previously unobstructed view, which is a significant aesthetic and emotional asset to your home. One of the main reasons we bought out house was for the open view in the back and construction of an 8-story building in this proximity will hinder this very much. It will be difficult to see the sky even.
3. **Reduced Value of Home:** the construction of this building will significantly affect the value of the home putting us at a significant loss. Given all the negative affects it will cause on views, sunlight, privacy, noise, reduced safety, and others. Unless the house's value is much lower than the market no one will want to buy. This can be confirmed by asking any real-estate agent.
4. **Privacy Concerns:** The proximity of a much taller building will lead to loss of privacy, with potentially hundreds of windows looking down into your backyard and home. We have little children and privacy is very important to us.
5. **Increased Traffic:**
  - a. An eight-story retirement home will likely lead to increased traffic in the area, which can mean longer delays on nearby roads. Roads are already tight especially from having a high school very close by, and the street on Rymal 1890 and Dakota are already narrow streets with congestion in the morning and afternoon hours.
  - b. There will be increased traffic from visitors, healthcare workers, and social service personnel.
  - c. There is already limited parking space in the area.
6. **Safety Concern:**
  - a. From the additional traffic which raises safety concerns for pedestrians and cyclists. Our area is predominantly children who play outside and walk to school and bus stops. The increased traffic from the retirement home raises safety concerns.
  - b. Also, the safety concert is heightened given that the building will operate for 24/7 with many visitors and change of staff at midnight.
7. **Increased Noise:**
  - a. There will be more noise in the area from having visitors, health care staff, and ambulances.
  - b. Increased noise from operating 24 hours.
  - c. Staff shift change at night.
  - d. Retirement homes require frequent visits from emergency medical services. This can happen during night hours.

8. Light Pollution: Increased lighting around the facility for security and safety at night can lead to light pollution. This can disrupt sleep patterns.
9. Environmental Impact: It is important to maintain some urban greenery for environmental and community health.
10. Noise pollution- given the proximity of the building to the townhouse complex. Construction work can cause significant disruption of the residence and the construction will be over several years given that it is an 8-story building. Construction will block the entrance to drop off kids to the high school ( Bishop Ryan) may cause noises that will disrupt residence and classes. Also, several daycares walk young kids between the ages of 1.5- 4 years on the sidewalk just where this building will be and this will have to cause the staff to reroute.
11. Air pollution- again given the proximity of the construction to the townhouse complex. This will cause daily significant dust build-up which is very harmful for those with dust allergies.
12. High-density residential buildings can significantly affect urban ventilation leading to reduced wind velocity due to obstructed airflow which can leads to urban heat accumulation in the summer.
13. Community Character: The construction of a large, incongruent building will alter the character and harmony of the neighborhood. Maintaining the architectural and community aesthetic is important for residents' satisfaction. This neighborhood is predominantly of young families with children and high schoolers, and it is often oriented towards children's activities and needs, including parks, playgrounds, and family-friendly services. Introducing a large retirement home might shift the local government and businesses to reallocate resources and reorient services towards the elderly population, potentially at the expense of amenities for young families.
14. Infrastructure Strain: infrastructure like sewer systems, roads, and public services may not be equipped to handle the increased load from a large retirement home. This can lead to longer-term degradation of service quality for existing residents. Retirement homes add additional strain on local utilities (water, electricity, sewer systems). Given the high demands of such facilities, which operate 24/7, this may overload the existing infrastructure.

It was argued in the meeting on June 4<sup>th</sup> that the addition of a daycare in the retirement building has many benefits based on research. However, I do not understand how the elderly will benefit from the daycare. The daycare is a very private and secure place and residence from the building will not be able to access the daycare for safety reasons. As such, I do not believe there are any benefits to that. Also, although there are similar buildings that are being built in the area, but there are differences from this plan. First the houses are much further back from the building being built and the building is of shorter height.

I ask the city to take all these points into careful consideration in their decision on the plan and zone amendment.

Report to the office of the city governor: Opposition to the re-zoning and plan amendment of File(s) No. ZAC-24-006 & UHOP-24-002

I am writing to express my strong opposition to the proposed construction of an 8-story retirement building on 1866 Rymal Rd E which is directly in front of my house. This report outlines several critical concerns, supported by recent research findings, emphasizing the potential negative impacts on mental health, privacy, environmental conditions, and overall quality of life for existing residents.

Research by Wang et al. (2023) highlights the essential role of sunlight in maintaining mental health. The construction of a tall building in this proximity would significantly reduce natural light exposure for nearby homes, potentially leading to negative mental health outcomes.

Dzhambov et al. (2021) demonstrated that exposure to greenery, even indoors, positively affects mental health. Similarly, Zhang et al. (2023) found that indoor greenery is associated with fewer depressive symptoms. The proposed building would obstruct views of existing green spaces, reducing the mental health benefits currently enjoyed by residents. According to Dreyer et al. (2018), having a view of the outside is positively correlated with well-being. An 8-story structure would significantly obstruct such views, diminishing residents' quality of life and overall well-being.

The prolonged construction phase and the subsequent increase in population density will elevate noise levels in the neighborhood. Specifically, having a retirement home which may require the need for ambulances at any time during the day or night, as well as the increased traffic from visitors and the medical team will cause high noise levels. Ma et al. (2020) found that annoyance from neighborhood noise is linked to a higher risk of poor mental health, with those affected reporting 2.34 times higher odds of experiencing mental health issues. Hammersen et al. (2016) also linked noise annoyance to poor mental health.

Privacy is a fundamental aspect of human socio-spatial behavior, essential for mental and emotional well-being (de Macedo et al., 2022). The height and proximity of the proposed building would severely compromise the privacy of existing homes, leading to increased stress, anxiety, and dissatisfaction among residents.

Amiriyar and Asano (2022) examined the impact of high-rise buildings in residential areas, noting issues such as overcrowding, transportation congestion, and changes in housing typology. These factors lead to several environmental and societal challenges, including poor ventilation, shadowing, air and noise pollution, and loss of privacy.

High-density residential buildings significantly affect urban ventilation. Reduced wind velocity due to obstructed airflow leads to urban heat accumulation and pollution, all of which impede the urban environment and disrupt neighbours in close proximity (Amiriyar & Asano, 2022).

The proposed retirement building would likely exacerbate these conditions, negatively affecting the health and comfort of residents. Considering the compelling evidence presented,

it is clear that constructing an 8-story retirement building on 1866 Rymal Rd E will significantly disrupt neighbours of the townhouse on Rymal Street and other neighbours in close proximity as well. It would have severe negative impacts on the mental health, privacy, and overall well-being of existing residents. The potential for increased noise, reduced sunlight and greenery exposure, compromised privacy, and environmental degradation poses significant risks that must be considered. I urge you to reconsider the approval of this project File(s) No. ZAC-24-006 & UHOP-24-002. Your consideration of these points is greatly appreciated. Thank you for your attention to this matter.

References

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