

Pilon, Janet

Subject: 1866 Ryaml Rd E, ZAC-24-006/UHOPA-24-002, comments/appeal

From: Ahmed Ali

Sent: June 5, 2024 6:00 PM

To: clerk@hamilton.ca

Subject: 1866 Ryaml Rd E, ZAC-24-006/UHOPA-24-002, comments/appeal

Dear Planning Committee, Legislative Coordinator

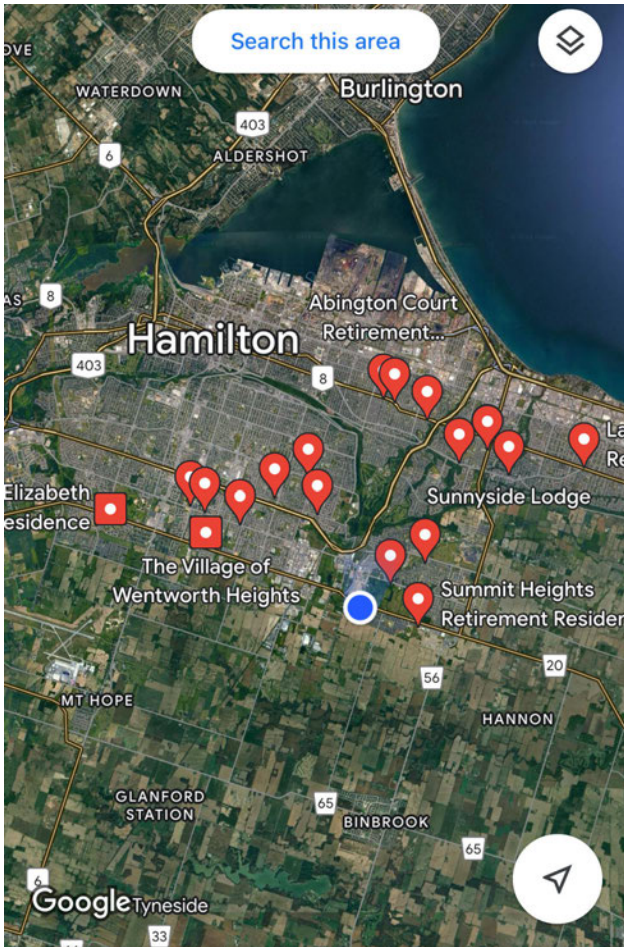
I am Ahmed Ali the owner of [REDACTED] and one of those residents impacted by the proposed amendment of 1866 Rymal Road E. I am writing this email to be included in my previous email dated May 29, 2024. and to be considered for the discussion on June 12, 2024.

First; I would like to thank all of the Committee members for raising and sharing the same concerns we, the residents and owners of 1890s, have about the safety and the traffic congestion which that project brings to the neighborhood and have such a thoughtful discussion about the pros and cons of that project.

Second; I attended virtually the Planning Committee meeting which was held on June 4, 2024 and I highly appreciate considering this message to my previous messages when deciding on the rationale of squeezing an 8 storey retirement home, a day nursery, and commercial space in that small piece of land.

In the surrounding neighborhood of Hamilton City including Hannon, there are about **17 retirement homes** that serve the community. **8 of them** are few Kilometers away from the proposed location and the list as follow: (I am also attaching a google map screenshot for your reference)

Retirement home	Distance from 1866 Rymal Rd E
Summit Heights Retirement Residence (4 storey building in a shopping plaza)	2.2 KM
Extendicare Ridgeview Long-Term Care home	2.7 KM
Heritage Green Nursing Home	4.5 KM
Kingsberry Place Seniors Residency	4.5 KM
The Court at Rushdale	5.6 KM
The Village of Wentworth Heights	5.7 KM
Grace Villa Nursing Home	6.2 KM
Tara Retirement Home	6.3 KM
St. Elizabeth Retirement Residency	8.3 KM
Bayshore Home Health	8.4 KM



In conclusion, there is no added benefit of such a project to the neighborhood. In Contrary, it has a negative impact on the safety, traffic in that area, and any future road widening. it will also depreciate the value of the homes located at the south side of that project which everyone of us has put his life savings into those freehold townhouses. By approving that 8 storey building our houses will be unattractive to either home buyers or tenants and its values will be significantly lower compared to similar units in the neighborhood.

Thank you for your consideration
Ahmed Ali

On Wed, May 29, 2024 at 11:43 AM Ahmed Ali [REDACTED] wrote:

Hello Sir/Madam,

I am Ahmed Ali, the owner of [REDACTED] I am writing this email to express my concerns and appeal to Masri O Architects' – clients of an undisclosed property owner – proposed development project for 1866 Rymal Rd. E. The owner is proposing an 8-story mixed-use building including a retirement home with 177 units, ground floor commercial units, a day nursery, and the rezoning of the property from C3 to C5.

I am writing this email in hopes that the City Council will not allow changes to be made to the property that deviates from the permitted uses or the regulations of the existing Zoning By-law.

My concerns are listed as follows:

1. A construction project of this size, height and duration of time may impose higher than normal safety risks to the students of Bishop Ryan Catholic Secondary School who are located across the street. In addition, many families who live in Freedom Townhouses – 1890 Rymal Rd. E – have young children who play within metres of this lot.
2. The construction of that huge building will take about 4 to 5 years to complete, which puts everyone living in the neighborhood at a safety risk which includes but not limited to,
 - Heavy lifting equipment traffic including trucks, excavation equipment, tower crane, noise, etc.
 - Fire hazard in a construction site which can spread rapidly to the townhomes back onto that project
 - Falling of suspended loads on the units which back onto this project or pedestrians
 - Tower crane collapse especially during a storm or high wind
3. The builder has confirmed (via Zoom meeting on January 19th, 2023) that there will be 180 units with approximately 60 parking spaces. This inconsistency in parking spaces to units may cause an increase in parking along Dakota Blvd which will inherently cause an increase in traffic and congestion at peak times such as school start and school dismissal. This could also cause a safety risk for residents of the retirement home who may be having medical emergencies in the building at peak school times.
4. Reducing the number of units to 177 is not presenting any solution to point #3. Dakota Blvd, Trinity Church intersections with Ryaml Rd E are busy at peak times such as school start and school dismissal. Adding an 8 storey building with a day nursery and commercial area will increase traffic congestion at this area and imposes students, residents, families and other people to high safety risk and increase the probability of road accidents.
5. The builder is proposing **55 parking spots** to cover **177 units**, a nursery, and commercial units. Assuming that 25% of the residents own cars, that means there are **45 parking lots** reserved for residents out of 55 spots. Adding to that, more parking lots are needed for .
 - Staff, nurses, visitors coming to that retirement home on a daily basis
 - Parents who drop off and pick up their kids from the nursery (**creating high traffic in that parking lot, poses high risk on children coming to that nursery**)
 - Customers coming for the commercial space
 - Clear and smooth access for the emergency vehicles
6. An 8-story building in a small lot surrounded by townhomes within a few metres is an eye-sore. Many units which back onto this project will have all views of the surrounding area blocked.
7. There is a high risk of decreased property value or interest from buyers for homes located along the edge or who back onto the 8-story building, because instead of having an open view to Rymal Rd, our units will be facing 29m brick wall.
8. The privacy of residents on 1890 Rymal Rd. East who back onto the development will be lost. In addition, some units of the building may have a clear view into bedroom windows of some homes in the Freedom Townhouses development.

In summary, the proposed development from Masri O Architects and the undisclosed property owner is a disruption to the community. It is my opinion that an unnecessarily vast structure such as this causes more harm than good to local residents, specifically those who purchased a home in Freedom Townhouses (1890 Rymal Rd. E). I hope that the City Council will consider the interests of their citizens by denying the Zoning By-law amendment for this project by Masri O Architects. I hope you will review the application process and respectfully hear our concerns as residents of Hamilton City. I certainly appreciate you taking the time to read my email.

Sincerely,

Ahmed Ali
