

From: **Sarah Chudak**

Date: Sun, Aug 4, 2024 at 10:09 AM

Subject: Comments for zoning change to 2064 and 2070 Rymal Road East (File No. UHOPA-23-007 / ZAC-23-017)

To: <clerk@hamilton.ca>, Clark, Brad <brad.clark@hamilton.ca>, Ribaric, Robert <robert.ribaric@hamilton.ca>

Hello,

As a resident of the neighbourhood impacted by the zoning change to 2064 and [2070 Rymal Road East](#) (File No. UHOPA-23-007 / ZAC-23-017). I would like to submit my comments for the proposed changes.

I have already addressed my concerns with traffic in the area to council and I understand that the roads department has been working in the area to survey the issue.

With the construction of Rymal road finished, the road is now a 4 lane straightaway that sees many cars speeding day and night. Accidents are a frequent issue at many of the intersections, including Kingsborough and Rymal where the proposed building will be.

Based on the plans included in the letter I received, it appears as if the intended building will be close to the road, greatly impeding sight lines for vehicles. This is incredibly dangerous and will only serve to further exacerbate traffic issues in the area.

Additionally, the plan only allows for one parking space per unit. Given the economic climate, many people cannot afford housing without multiple incomes and it is unrealistic to think that residents of the building will only have one vehicle, as people are moving further away from their work to afford housing and need to commute. Given that there are also businesses planned for the building and already existing in the area, parking is going to be an issue.

Parking on the side streets in the area is already an issue and there are cars that are regularly illegally parked on the road because they do not have adequate parking in their homes. I have seen the city ticketing vehicles on many occasions because of this but it does not change the behaviour of drivers.

This becomes a dangerous issue in the winter with snow, as the snowplow is often unable to safely traverse the streets. The snow banks either get pushed out further into the street reducing the driving area to less than 1 lane or, more dangerously, the plow is unable to make it down the road and does not plow the street. In the past few years, there has been more than one occasion where an emergency vehicle was unable to make it down the road because of this.

In addition to all of the safety concerns that I have mentioned above, my other concern is the fact that this proposed building is twice as tall as the other buildings in the area. The two most recent builds: a retirement residence just down the road by the Shopper's Drug Mart and a Condo building currently in construction just off of Fletcher and Rymal are only 5 stories tall. These buildings are already quite tall for the area given that they surround housing. A 10 story building on the corner of a busy intersection surrounded by housing is not only dangerous but also greatly reduces the privacy of the houses nearby.

I understand that there are other buildings proposed for the area - just off the roundabout on Kingsborough (steps away from this proposed building) and near the condo building that is being built on Rymal that will greatly increase density and parking issues.

I urge council to reconsider this proposal. I am all for building affordable housing but this proposal is not in line with the other buildings in the area nor is it supportive of the infrastructure in the area - this will only further strain resources.

I urge council to reconsider the number of floors that the developer is proposing to put this building in line with the others in the area.

I am happy to discuss my concerns further with council. You can reach me by email or phone at

Thank you,
Sarah Chudak