

**From:** Labika Ghani  
**Sent:** Monday, February 3, 2025 11:41 AM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**Subject:** Standing Committee Resident Letter - 525 Stone Church Road Development

**External Email:** Use caution with links and attachments

Dear Legislative Coordinator - I am attaching written comments regarding the proposed development of high-rise building on 525 Stone Church Road East.

In this attachment, we have outlined significant areas of concerns about this proposed development on not only in our immediate neighbourhood, but also for the wider City of Hamilton residents.

If you have any questions, please let me know.

Thank you for your time.

Kindest regards,  
Labika Ghani

Dear City of Hamilton Standing Committee,

We are writing to express our strong concerns regarding the proposed 8-story multi-dwelling development on 525 Stone Church Road East. As long-time residents, directly across from the proposed site, we have called this area home for the past decade.

**Primary Areas of Concerns:**

1. **Security Risks** - Currently, the neighbourhood surrounding 525 Stone Church Road East is a lower-density area. As such, the introduction of high-density housing, particularly with many of the residents being temporary tenants, raises significant concerns about potential increases in crime and theft. This change is likely to place an undue strain on the City of Hamilton's resources, which have historically not been required to address such issues in this area. Research consistently shows that high-density complexes are often associated with an uptick in criminal activity, which could directly impact the safety and well-being of long-standing residents. Assuming each unit houses an average of three individuals, this development could increase the local population by approximately 305 people. While new residents are welcome, the sudden population increase especially in an area that has not had to deal with such pressures before raises serious concerns about the future stability and security of our neighbourhood.
2. **Traffic Hazards** - The proposed development is located along a major road in Hamilton, which is heavily used by residents traveling across the city. Stone Church Road, a single-lane, bi-directional route with bicycle lanes on both sides, is simply not designed to accommodate the increased traffic that would come with this high-density housing. The addition of up to 105 vehicles to this already congested road increases the risk of accidents involving pedestrians, cyclists, and other vehicles. To put this into perspective, whenever there are closures on the Lincoln Alexander Parkway (Linc), traffic is diverted

to Stone Church Road, as it is the primary route for traveling between the west and east sides of the escarpment. During these closures - typically on weekends for renovation - we witness significant traffic congestion. Now, imagine adding a high-density building on this single-lane road, which would introduce up to 105 additional vehicles into the mix. This will not only create traffic issues for our neighborhood but also for the entire city, as many rely on Stone Church to access Limeridge Mall, work, grocery stores, Upper James Street, and other essential destinations.

3. **Parking Concerns** - Given that the current proposed plan allows for only 24 vehicle parking spaces, there are significant concerns about where the remaining cars will be parked.
4. **Public Transit System** - The current transit system is designed to accommodate a certain number of residents, and an influx of new residents who may rely on public transit could strain the system. This development may be better suited for an area along the LRT line, where tenants can easily access key destinations. Currently, HSR Bus Route #43 goes along Stone Church road, operates on a limited schedule, with service every 30 minutes to an hour, depending on the time of day and week. It would be unfair to place tenants seeking affordable housing in a neighborhood that is not equipped to support a high volume of public transit users, especially when most residents in the area have access to private vehicles.
1. **Zoning Concerns** - If the existing zoning regulations do not permit high-rise construction in the neighbourhood, approving such a structure would set an unfavourable precedent, leading to further developments that will disrupt the safety of communities.
2. **Environmental Impact** - The construction of a high-density dwelling will have environmental impact, including noise and air pollution.

Overall, we are deeply concerned about the proposal for a high-rise, high-density development at 525 Stone Church Road East due to the potential safety risks, traffic hazards, strain on public transportation, zoning and legal issues, and environmental impact.

Sincerely,

Abdul Ghani Jan & Tanveer Ghani

