

## 7.7 (c)(a)

Dear City of Hamilton Committee,

We are writing to express strong concerns over the proposed development of the 8-story multiple dwelling on 525 Stone Church Road East. We reside on Stone Church Road East, [REDACTED]. This has been our home for a decade.

### The Key Areas of Concerns:

1. **Security Risks** - The implementation of a high-density residential complex in a current lower density neighbourhood will pose substantial security concerns for the surrounding residents. This influx of a large number of residents, many of whom may be temporary tenants, increases the likelihood of theft and crime. This will cause an increased resources required from the City of Hamilton to address poverty and crime for a neighbourhood which have typically not required resources for. There is an abundance of research that proves that high density complexes increase the risk of crime. This will cause a major concern to the lives of current residents in this area. If we assume that the average number of residents in each unit is 3 individuals, this will increase the population by 305 individuals.
2. **Parking Congestion & Traffic Hazards** - Given the current proposed plan and maximum capacity of the location can only accommodate 24 vehicle spots, there will be major concerns as to where the remaining cars will go. This proposed dwelling falls along a major road in Hamilton that people across Hamilton use to get from one side of the city to another. With Stone Church being only a single lane road with bicycle lanes, there is an increased risk of car collisions, both with pedestrians, other vehicle users, and cyclists. For example, when we experience Link closures, Stone Church road is one of the main roads used by Hamiltonians across the escarpment to travel from East and West of the city. ***Adding a high density building on a main road is a major concern not only for those in the neighbourhood, but the remainder of the city that uses the road to get to Limeridge Mall, to their doctor's office, to their local grocery store, or to work.***
3. **Strain on Public Transit System** - The current system is designed to hold a threshold of residents for which an influx of residents who may rely on public transit is not designed for this population spike of people who rely on transit. This dwelling may be better suited in an area that falls along the LRT line in which tenants can reach areas in a quick and easy manner. Currently, bus line 43 runs on a 30-minute and hourly basis depending on the time and day of week. It is unfair to the population who would choose this dwelling for the purposes of affordable rent to be placed in a neighbourhood that is not designed for high usage of public transportation as most residents in the area have access to a vehicle.
4. **Legal and 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.

5. **Environmental Impact** - The construction of a high-density dwelling will have environmental impact, including noise and air pollution.

Overall, we are deeply concerned by the proposal of this high-rise, high-density unit on 525 Stone Church Road East due to the safety risks, traffic hazards, strain on public transportation, legal and zoning concerns and environmental impact.

Sincerely,

Fahim Wahid & Farid Uddin

A solid black rectangular box used to redact the signature of the sender.