

From: Apurv Shah

Sent: May 22, 2025 7:42 PM

To: clerk@hamilton.ca

Subject: Objection to Rezoning Proposal – 1809–1843 Rymal Road East (ZAC-24-026/UHOPA-24-008)

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Hello Legislative Coordinator,

I hope this message finds you well. I am writing as a deeply concerned resident regarding the proposed zoning amendment for 1809–1843 Rymal Road East, which seeks approval to construct four 12-storey high-rise buildings and two blocks of townhouses directly behind my home. As a homeowner whose property directly borders this proposed development, I want to express my strongest opposition to this plan and outline the serious consequences it poses to the integrity and livability of our neighbourhood.

When we purchased our homes, we were clearly told that this land was zoned for low-rise, low-impact mix retail—specifically capped at a maximum of four storeys. The current proposal to allow buildings that are three times that height is not only shocking, but feels like a betrayal of the assurances we received. It is, frankly, an act of bad faith by the developer, who seems to be reshaping the community after selling homes under an entirely different premise.

This push for a zoning amendment would radically alter the character of our peaceful, low-density residential neighbourhood. It is not simply a matter of growth or urban intensification—this is a complete transformation of our environment, one that comes at the direct expense of the families who have already made this community their home.

My key concerns include:

1. **Loss of Privacy and Sunlight:**

These 12-storey towers will loom directly over our backyards, destroying any sense of privacy and drastically reducing natural sunlight. While shadow studies were submitted, they fail to account for the real human impact—this is not a natural or respectful transition in height or density. The so-called "step-down" design with townhouses is merely cosmetic and does little to mitigate the overwhelming scale of these buildings.

2. **Traffic and Parking Overload:**

Our roads already struggle with congestion. Adding 812 residential units will significantly increase traffic volume and place impossible strain on local infrastructure. Parking is already limited, and overflow into our streets is inevitable.

3. **Inadequate Space for Such Density:**

The lot simply does not support this scale of construction. If this proposal were for the north side of Central Park—where there is open space and buffer zones—perhaps it would be more suitable. But in this location, hemmed in by existing homes and a school, the scale is completely out of place. This is not thoughtful urban planning—it's overdevelopment.

4. **Noise, Light, and Community Disruption:**

We already contend with noise from Rymal Road. A massive increase in residents, lighting from parking lots, and around-the-clock activity will further erode our quality of life.

5. **Public Safety and Crime Risk:**

We are already seeing break-in issues in and around the community. Increasing density at this scale—without proportional increases in security or infrastructure—will likely exacerbate safety concerns.

6. **Breach of Community Trust:**

Many residents bought their homes in good faith, relying on the developer's clear representations about the nature and future of the surrounding area. This rezoning proposal feels like a classic bait-and-switch—an abrupt shift that disregards the commitments made to homeowners and

fundamentally alters the character of our neighbourhood after families have already invested their lives here.

Additionally, I have reviewed the city's previous design review process held in December 2023, where concerns about the proposed height were already raised. It is deeply disappointing that the updated design still does not reflect a meaningful reduction in scale. Instead, it tries to repackage the same excessive density with superficial changes.

We are not alone in this concern.

There is an active online petition signed by numerous residents:

 <https://www.change.org/p/stop-zoning-amendments-1809-to-1843-rymal-road-east>

I respectfully urge you and your fellow members to reject this rezoning application. Please stand with the residents of this community—people who trusted the city's zoning plans and invested their futures here—and help preserve the livability, trust, and character of our neighbourhood.

Thank you for your time and attention. I would appreciate being kept informed of any public meetings or consultations related to this proposal.

Sincerely,
Apurv Shah