

From: Mike Strecker
Sent: May 17, 2025 9:52 AM
To: clerk@hamilton.ca
Subject: Resident Comments: ZAC-24-026

External Email: Use caution with links and attachments

As a resident of Ward 6 along the southeast Rymal Road corridor I am appalled by the lack of cohesive planning around transit, infrastructure and public services to support the swath of density requests and approvals in the current plan.

Along with the subject 12 story development being proposed in ZAC 24-026, there are also multiple other medium density proposals/developments occurring in the immediate vicinity:

- a. ZAC-16-064 @ Highland/Upper Mt Albion/Upper Redhill (construction near complete)
- b. ZAC-24-006 @ Rymal and Dakota Blvd
- c. ZAC-23-026 @ Upper Mt Albion/Artfrank - 9 stories, 232 units

The current state of infrastructure and services are inadequate **prior** to adding thousands of more residents in the immediate area:

- inadequate transit capacity: Redhill Valley Parkway and Linc are already significant bottlenecks with large lineups backing onto upper redhill, stonechurch, mud street and surrounding areas during commute hours
- inadequate daycare/childcare capacity with unattainable waitlists
- inadequate primary and secondary school capacity with high volumes of portables already on site
- inadequate parks capacity as the central park playground is already undersized for the current residents
- inadequate police presence - driveby shooting, drugs, vehicular B&E's already problematic in Central Park
- inadequate parking and dangerous visibility levels throughout Central Park

The studies conducted on behalf of the developers of these sites do not contemplate the implications of other proposed developments in the immediate area and are producing flawed results and recommendations.

Not only should the city reject the 12 story density request for ZAC 24-026, the city needs to halt progress on these proposed developments to commission a study that is comprehensively simulating the impact this level of density will have in such a small area.

Thank you
Mike Strecker