

From: BAHAREH SHAIPI

Sent: Tuesday, May 13, 2025 4:00 PM

To: Van Rooi, James <James.VanRooi@hamilton.ca>; clerk@hamilton.on <clerk@hamilton.on>

Subject: Re: Notice for Rescheduled Public Meeting for an Official Plan Amendment and Zoning By-law Amendment Application at 1809-1843 Rymal Road East, Stoney Creek (Ward 9)

Hello,

Here are the reasons why we are opposed to the Official Plan Amendment and Zoning By-law Amendment Application at 1809-1843 Rymal Road East, Stoney Creek (Ward 9).

- First and foremost, the families and persons who purchased the homes on Columbus Gate did so with the express description that LOW LEVEL COMMERCIAL was all that would be built behind them. We were specifically given brochures and information with this detailed - photo included **below** showing the physical brochure given to us that I still have. "Future Retail Space" was deemed only as low level commercial, with a retaining wall that was to be placed between our homes and said commercial space.

In fact - even the retaining wall was bypassed because I was told Losani "didn't deem it necessary" at the time. Losani has misrepresented the intention for this land and sold its customers property on false pretenses of what was to be built there. **This is fraudulent inducement.** This move is forcing the existing residents to have to consider moving (when some planned to retire here upon purchase), in a market with high interest rates and at a time they hadn't planned to - causing incurred, unplanned fees, school changes (if they can even get in), daycare changes (where they won't be able to get in), and upheaval. Some of the residents of this area have already moved due to just the potential of this plan. If they choose to stay and this moves forward, it will in all likelihood depreciate the value of our properties immensely - a huge hit to the largest investment you can make. This would also depreciate the quality of living for any residents adjacent to the site in PRIVACY. Our blinds would need to be closed at all times to keep our privacy, and any backyard privacy we had would be gone. NOISE and LIGHT pollution would be added to all existing residents. Current residents are reviewing their legal right with a real estate lawyer in this matter due to the depreciated quality of living we would incur.

- **Traffic is an enormous concern.** Per our city councillor on the original call, the city is not ready to extend the Red Hill Valley Parkway (RHVP), and at this time it is already extremely bottlenecked at peak hours, and even during regular traffic times. The closing of Upper Mount Albion, due to already existing traffic concerns with Bishop Ryan, have made Central Park the "cut through" for existing traffic coming off the RHVP and looking to avoid the Rymal lights. Adding another 700+ families, on top of the apartment building already slated to be

built beside Bishop Ryan, will make the streets of Central Park and Rymal Road dangerous and incredibly busy with through traffic. This is irresponsible to consider placing more families in this area that is already "bursting at the seams". Our Maps and GPS also already tell us when driving even close to rush hour to not even attempt to go the approximately 600 metres down Rymal Road from the upper red hill valley parkway end at Rymal to Columbus gate. It sends us through the subdivision already because it's so busy in that short stretch. This means the same route for the additional 700+ families and commuters - again causing stress and burden on the existing area and your already paid customers via more traffic for everyone and a much busier and more dangerous neighbourhood environment.

- **Space for these structures.** The conceptual drawings that were put forth **DO NOT represent the actual space available for structures of this size and the required parking.** They also showcase dozens of fully developed trees in the drawings that are **not** present (and would not be able to fit anywhere in the final space) - just to make it look "nicer", we assume, for presenting to the city. In fact, any existing trees that have been there for decades and decades would be ripped out. Considering this area is directly adjacent to a conservation area, this also seems irresponsible. Additionally, it showcases the homes behind these structures as **SIGNIFICANTLY** farther away from them than they will be - and not even the proper layout of the existing homes is present. It shows only small clusters of a few homes together, and not the tight layout of the existing neighborhood as it is. **If a proper review of this project is to be done, then TO SCALE and MEASURED drawings should be submitted, not a beautiful mockup that does not at all represent the available space, landscaping and layout of existing homes and surrounding area.** This is misrepresentative and should not be submitted as what this project would look like in finality - **this is unfair to submit something for approval based on images that falsely outline what the area looks like and its available capacity.**

- **Parking** is another concern. The parking in Central Park is barely existent as it is. Parking during the winter when it snows is almost impossible. Current residents have a hard time having visitors at all - and now 700+ new families and their visitors are to be introduced. I am aware there is parking, above and below ground, slated for this project - but I also know that visitor parking for 700+ families is **VERY** unlikely to fit here. Overflow parking will surely land on Columbus Gate and adjacent streets where the only viable parking for our guests currently is. This is poor planning on behalf of Losani to introduce a neighborhood with this little parking, and then additionally to plan to cram more families into this space. They knew the parking in this neighborhood would be tight – this was in our contract. We agreed to this knowing that all that would be added behind us was low level commercial buildings – **NOT** another entire neighbourhood - and yet they are trying to cram more into the space surrounding them. **Photo again attached of this in our contract. Highlighted with a red star.**

- **Infrastructure/Services:** as mentioned below, I will clarify here again that surrounding schools and daycares are **OVER** capacity. Schools are not even reviewing out of catchment requests due to capacity constraints. Daycare lists are so long that I had my one year old on 7 waitlists, and have never heard back from any for a space for him – he was only luckily

accepted as a favour in the one his brother had been in due to being a family relation. The same happened with my now 4.5 year old. The only daycare he was able to get into was one that was not in the directory yet, and opening the month I required space. I had him enlisted on 8 other lists and only ONE called me back, 7 months after I required his care to start. This area has been FULL at school level for quite some time, and with an apartment building being built already beside Bishop Ryan, AND SOHO adding what appears to be 7 more levels of families, there will be no where for additional families to go without driving out of the area - adding MORE traffic and environmental impact (pollution) to an area that is already supposed to be protected with the conservation area.

- **Pollution:** Finally, this entire stretch of property in question is full of decade old trees. Losani even went to the length when we moved here of including in their contract (**image attached, highlighted with a red star**) that we could not remove ANY trees from the property - now there is proposal to remove dozens of decade old trees from the area without concern? For a company promoting Central Park as a Nature Focused area (next to Eramosa as a selling feature, "tree lined paths through a lit park", CENTRAL PARK being the only green space in NYC that comparison was drawn to for marketing purpose - this is a far departure from what was promised to your customers. This is also disappointing considering the entire worlds dedication and required help to aid the environment in being further decimated. Additionally, another 700+ families on top of the other apartments slated for the area will be an unimaginable amount of noise and light pollution. Rymal road already is considered a level 3 noise zone for this area – on top of pollutants from all the traffic it already sees. Now right beside a conservation area there will be thousands more humans added? It is irresponsible.

We understand as a city that we need to build "UP AND NOT OUT" and we know that the current housing climate is abysmal - but moving ahead with this many residents added to this neighborhood is not fair to the existing residents OR the new ones. This is setting the area up for failure, a decreased quality of living, and environmental pollution and impact.

All we can hope is that the city and our representatives can understand that this is NOT what is best for this community and its existing residents (both in this neighborhood and surrounding area). This plan is a blatant misrepresentation of what was promised (and still has not been delivered with unfinished services outstanding) to Central Park residents. This rezoning stands to make this entire community, not just the one Losani owns, difficult to travel in, noisier, more polluted, and dangerous. It also serves to depreciate the quality of living for this and surrounding neighborhoods that DO NOT belong to Losani Homes.

Thank you for your consideration.

Bahareh & Shpendi Shaipi