

**From:** Dawn Simpson  
**Sent:** January 11, 2021 11:46 AM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**Subject:** 1400 Baseline - proposed development concerns

Hi there! My name is Dawn Simpson and I am a resident of Winona and a real estate agent in touch with the needs of my community. I grew up here and I now live at ## Winona Road, close to the proposed development at 1400 Baseline Road. I understand there is a public meeting being held this week with regards to the future of this development.

I have heard that a 9-storey development with up to 99 units may be on the table. If this is true, then I do have some concerns, firstly with the potential for increased crime in the area. Condo units are more affordable than housing units, so it's a given that this kind of development would attract lower incomes. Let me make it clear that I have no problem with affordable housing, however, when low-income housing is highly concentrated, it creates problems with crime and a declining quality of the neighbourhood. Low-income units should be dispersed here and there instead, not concentrated in large developments where problems with crime can develop. Following several community pages, I see reports of residents upset with the frequency of neighbourhood crime quite frequently already, especially in the Lake Pointe and Fifty Point West areas. A large development here attracting lower-income residents would only further degrade the quality of the community

A low-income, concentrated development can also serve to devalue the properties in the immediate area, driving local residents away, changing the community demographics. This is not the vision that I think most Winona residents have of their lives as they have flocked here from other areas, settling in to raise their families in a safe and beautiful community.

Additionally, a large building with up to 9 storeys would be out of keeping with the rest of the area. It wouldn't fit in visually, and the increase in traffic would create additional complications with safety, noise, and congestion. While more concentrated developments have sprung up at the end of Casablanca, that doesn't mean that residents here would welcome the change in community direction with open arms. These are major concerns, as this type of development is not what attracted most of Winona's residents to this area initially. It would change the feel of community, and not for the better.

What this area lacks is housing for seniors. There is very little available in units that are one-floor, or accessible, for seniors to live independently. If there was an exclusive place for some of our seniors to live so they could remain in their community, i.e. accessible condos or bungalow townhomes, that might be one way to increase density somewhat, without bringing concerns of increased crime in the area. But 9 storeys, that would be out of keeping with the rest of the community, and I don't believe it would be welcomed by most residents, who moved here for the quiet, the quaintness, and of course, the safety.

Please consider the impact on the community before being wooed by the prospect of the city making a lot of money on a huge development that I know this community would not want.

Regards,  
Dawn Simpson