

Pilon, Janet

Subject: 1400 Baseline mid-density zoning approval

From: Dawn Simpson
Sent: January 26, 2021 9:05 PM
To: DL - Council Only <dlcouncilonly@hamilton.ca>
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Hello

I am a resident of Winona, having grown up here, and I live and work here now.

I am writing with regard to the lot at 1400 Baseline Rd in Winona. I understand that this site was recently approved for mid-density residential use. As a resident, I don't think it's a good idea for the community.

People don't live in Winona to be next to tall buildings. In fact, people moved away from cities to get away from the tall buildings! That's part of the appeal of our community. It's going to have a negative impact on the visuals and the feel of the area, and the reasons people live here in the first place.

Additionally, the infrastructure can't take it. Have you seen Fifty Road during an evening rush hour? The congested QEW? The bottleneck between Centennial and Fruitland on the way home from Toronto as people are trying to get to their Winona homes? The backlogs onto Barton and even Highway 8 when the QE is backed up? With a mid-density development, that's going to further stress traffic and make it even more frustrating to get around, contributing to a general decline in the area.

While condo units on one level might provide some much-needed accessible units for seniors or others who need it, I still don't think that mid-density is the answer here in Winona. Just an exchange away at Casablanca there is all the mid-density anyone could want. I would like to see something like accessible bungalow towns instead, so seniors can stay in their community after they retire, or for those who need accessible living. I know, the city won't make as much money in taxes that way, but Winona will be a better place to live, which will ultimately attract and retain its residents.

If the city followed all the protocols for informing the community about this zoning amendment, those protocols need to be looked at. I live on Winona Road and I don't even receive the Stoney Creek News, where apparently the meeting about this location was advertised. It seems that a lot of residents in the area found out about this, including myself, after it was approved, which doesn't seem right. There wasn't even a sign posted on the site. I think the community would like to have more of a say in this development. Please reconsider the development plans for 1400 Baseline with more of a community focus in mind.

Thank you.

Dawn Simpson