

**Pilon, Janet**

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**Subject:** Ward 10 - Initiative CI-20-A Zoning Reclassification 1400 Baseline Road

**From:** Tammy Felts

**Sent:** January 22, 2021 10:21 AM

**To:** DL - Council Only <[dlcouncilonly@hamilton.ca](mailto:dlcouncilonly@hamilton.ca)>

**Cc:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Subject:** Ward 10 - Initiative CI-20-A Zoning Reclassification 1400 Baseline Road

Dear Honourable Mayor & Councillors;

We are writing to you to advise that we, the Condo Board WCECC #479, did **NOT** receive Public Notice of the statutory public meeting held on January 12, 2021.

Whatever courtesy mail-out that has been referenced during your discussions **was not received** by the Condo Board nor any of the residents who live immediately adjacent to the subject lands (and have signed the attached).

On Thursday, January 21 was the first we heard about this change in the land use. In just one day we obtained 36 signatures from citizens who live in our complex, who knew nothing about this "city initiative" and who vehemently opposed the change in land use.

We have been advised that this matter will come before Council again on February 10, 2021 for a final vote on the proposed OPA/ZBA by-laws. Although our own elected official has advised that all statutory requirements have been followed, we are requesting that you recognize and act on the lack of due-diligence in regards to Public Participation in the planning process.

The Condo Board and each of the residents who have signed the attached wish to be on the public record as opposed and individually provided with the Notice of Decision.

We are of the opinion the zoning reclassification is being sought as a means to make the sale of the land more attractive to a prospective developer. If approved, and two 9 storey condo buildings are allowed to be built, the negative impact to everyone who lives in the immediate vicinity will be tremendous.

The volume of traffic we deal with during peak times as a result of our proximity to Fifty Point Conservation Area is horrendous! Residents often have difficulty turning onto Baseline Road because the traffic is lined up the street to Lockport. Factor in the number of people from two condo buildings who are also trying to exit their community onto Baseline Road, it will be a nightmare.

The negative visual impact of two high rise buildings in an area of low rise homes will be devastating. We acknowledge we need housing and implore you to maintain the current low density zoning classification so only lowrise homes can be built on that land. We live in this community and have to live with the consequences of the decisions made by transient elected officials. Please take our objection into account.

Respectfully;

Tammy Felts, President WCECC #479

Ross Crompton, Director WCECC #479

Sean Thomson, Former President WCECC #479

Bill Young, Former Director WCECC #479

Jordan Sandler, Former Director WCECC #479

We, the undersigned, Vehemently Oppose the Zoning Reclassification  
1400 Baseline Road – Initiative CI-20-A

Name	Address
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The Petition contains 36 signatures

A copy of the petition is available for viewing

In the Office of the City Clerk