

Pilon, Janet

Subject: Rezoning of 1400 Baseline rd

From: Sean Robertson

Sent: January 29, 2021 4:55 PM

To: DL - Council Only <dlcouncilonly@hamilton.ca>; clerk@hamilton.ca

Subject: Fwd: Rezoning of 1400 Baseline rd

Good evening,

It has come to our attention that the city is looking to rezone 1400 Baseline rd. to allow for an up to 9 story apartment. Myself and many others in the neighbourhood are quite disappointed and frustrated with this situation. My family lives within 120 metres of this property and we are disappointed at the lack of care, consultation, and general information that has been provided surrounding these changes. It's almost as though our representatives don't even care.

For many reasons it is not feasible to allow for large apartments to be built in the area:

1) Space and traffic congestion: with the addition of Costco and all the other businesses, traffic has increased substantially. The increased development along baseline and all the way down into Niagara has caused more congestion and a large multi-dwelling building will most definitely make things worse. The baseline and lockport intersection cannot handle this additional traffic. It's already busy enough as it is. What's more, the property lot is so small that it would barely accommodate the space for a large building. The building would practically be on the rd, much like those new condos on Northservice around Fruitland.

2) Power, cable, phone services: This area is prone to many power outages and many network provider issues, presumably as old infrastructure isn't in place to sufficiently account for the rise in population -- this is particularly the case for power consumption. If there are already enough service interruptions on an outdated grid, it doesn't make sense to add more consumers while the current system is barely serving the current populace.

3) Crime and policing:

There is always, always, an inadequate police presence in this community. Adding more traffic and more people will increase the need for more police services. We are currently not having much protection from the nonstop car thefts, speeders, etc, and now the city want to add more people, so it's not a tenable situation. That property is right where children catch the bus for school in the morning and adding additional traffic on an already busy country road is even more dangerous.

4) Escarpment view: For some, like my family, this rezoning will allow for a building which will block the view of the escarpment. Many people moved here to this community for the country feel; It's not quite country and not quite city on the outskirts of stoney creek -- near grimsby --and adding more buildings takes away from the community feel.

5) Parking:

Adding an additional multi-dwelling residence will mean more parking is needed. Will the property be enough to handle it all without overflow onto the road? Parking is a premium in this neighbourhood, so will there be enough for all the residents and visitors in that small lot? I'm doubtful. This means an already busy rd will have more cars parked on it, almost assuredly adding more congestion.

I'm very disappointed by the lack of consultation with the public affected by these changes. Personally, I feel there are many reasons this plan is a bad idea.

The news reports we've seen state that proper notice was given to residents within 120 meters, is false: No sign was posted, we did not receive any notice in our mail, and we do not get the stoney creek newspaper -- so we received no information. Many people don't even read that local paper anyways, and with the pandemic, we cancelled our delivery. The only mention we received was on our community Facebook page.

Your consideration is appreciated.

Thanks,
Sean