

Tues. Jan 18 2022

City Councillors,

It has recently come to our neighbourhood's attention that the City of Hamilton is planning to develop the land located at 1400 Baseline Rd up to a maximum 9 storey and are strongly opposed to this decision for numerous reasons.

We disagree that this land should be developed as it is already riddled with high rise buildings that have ruined the landscape of the neighbourhood. Purchasing a property along the waterfront is meant exactly for that, to enjoy the waterfront and not have to look at these monstrosity of buildings. The infrastructure in terms of congested major arteries such as the QEW, North and South Service Roads, lack of traffic lights and sidewalks already cannot sustain the numerous condominium buildings that have been constructed, and that is prior to the development that is already approved and not yet completed in the area such as the Winona Crossing Shopping Centre.

Further examples of the congestion include exiting the highway at Fifty Road and making a left has become increasingly difficult due to being continuously backed up as a result of the increased traffic caused by the PenEquity development. In addition, it takes a substantial amount of time to even make the turn safely due to the sheer volume of cars trying to reach the same outcome. I am shocked that there haven't been any accidents there. Once you do manage to get onto Fifty Road, it is frequently backed up from the intersection of North Service Road all the way down to South Service Road. Another major dilemma is the location of the proposed development. In summer months due to its proximity to Fifty Point Conservation, traffic is at a stand still from the entrance of Fifty Point to Lockport Way. Not only is this frustrating to try to get to point A to B, but it is also unsafe as the area has a high volume of walkers and cyclists trying to navigate through the vehicles with no sidewalk. Constructing a yet ANOTHER up to 9 story building will only exacerbate the issues we are already faced with.

In closing, we ask that the land at 1400 Baseline Rd not be developed to the proposed density of 50-99 units per net hectare as the neighbourhood will be impacted negatively, especially those located on Raintree Drive where we are less than 150 meters away.

Thank you for your consideration,

Nada & Jonathan Barlow

