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Fruitland-Winona-Stoney Creek Community Association for Safe and Healthy Neighbourhoods Inc.

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November 4, 2024

Legislative Coordinator
Planning Committee
City of Hamilton
71 Main Street West, 1st Floor
Hamilton, ON L8P 4Y5

To Whom It May Concern:

I am writing on behalf of the Fruitland, Winona, Stoney Creek Community Association for Safe and Healthy Neighbourhoods Inc., where I serve as President. We appreciate the opportunity to engage with you regarding the Urban Hamilton Official Plan Amendments (**File No. UHOPA-24-007, File No. ZAC-24-022, and File No. 25T-202402**).

Our Association has carefully reviewed the proposed changes, particularly in relation to the site at 286 Lewis Road. We have serious concerns about the potential implications of this amendment, and we wish to express our firm opposition to certain aspects of the plan.

Specifically, we oppose any actions that would:

- Deflate the value of single dwelling homes, and the small community feel that Winona is known for.
- Redesignate lands in a manner that increases density beyond the current designations, which we believe could disrupt the character and increase a negative impact on our community's health and safety. Our Association has been involved and has advocated for well over a decade for our community, including participating and Chairing the Stoney Creek Urban Boundary Expansion Committee. We expressed grave concern with the significant increase of density and were assured by the City that density would not increase beyond the official plan. An Official Plan sets out a community's vision and goals for the future, and ensures that new development and growth considers the interests and perspectives of the community and that land use planning decisions reflect local values. This Application does not adhere to these principles.
- Encroach upon valuable agricultural lands and greenspaces, which are vital to our community's well-being and environmental sustainability.

- Propose land uses that are not aligned with the existing nature and composition of our communities, undermining the unique identity we have worked hard to foster.
- Disregard the protection of the rare microclimate found in Winona, one of only two in Canada, which contributes to our community's ecological health.
- Prioritize the interests of the development community over the rights of our residents to enjoy a safe and healthy quality of life, regardless of age.
- Focus on townhouse blocks and townhouse condominiums without adequately addressing the infrastructure needs of our aging population.

We believe that thoughtful development should enhance our neighborhoods while respecting existing taxpayers who reside here and have supported this community for decades. Respectful development ought to preserve and/or enhance the existing character of a community and support the well-being of all residents, include their largest investment in life – their properties/homes.

We also remain concerned over the lack of Indigenous consultations, as Winona has a rich history of Indigenous heritage. Our Association enlisted the services of a professional and well respected archeologist and scholar, who assembled a team and conducted an excavation in the area. In the short period he was here, they discovered Indigenous artifacts, some dating back over 2000 B.C. . The finds have been officially registered in the Bordon system Ontario. Our Association wrote to the Government of Ontario and the city was ordered to conduct essential consultations with the indigenous community; of which we continue to be concerned and unsatisfied. Our Association remains greatly concerned that full and proper consultations with the Indigenous community remains outstanding.

We urge you to reconsider these proposals in light of our concerns and to prioritize the needs and wishes of the community.

Thank you for considering our perspective. We look forward to further discussions and hope for a collaborative approach that respects the needs of our community.

Sincerely,

Teresa

Teresa DiFalco, President
Fruitland-Winona-Stoney Creek Community Association for Safe and Healthy Neighbourhoods Inc.