

From: Sharon Kovacs
Sent: Monday, February 3, 2025 10:24 AM
To: clerk@hamilton.ca
Cc: Beattie, Jeff <Jeff.Beattie@hamilton.ca>
Subject: Rezoning PED 25035

The following are our concerns and thoughts regarding rezoning on McNeilly Road from parkland to townhomes.

- 1) As long time residents on [REDACTED], 63 years, our family has chosen to stay here since the passing of our mother 5 years ago believing that the area was zoned for a park. This process took many years of work by individuals and countless meetings to finally arrive at a secondary plan that confirmed, I believe, has been in place for over a decade. It seems that the time energy, effort, and resources to put all this into place is now being completely ignored by the new proposal to rezone a large portion of this land.
- 2) As the number of homes in the area continues to be increased so does the volume of cars that travel and speed up and down McNeilly Road. We as a community neighborhood have voiced our concerns by submitting a petition last fall which included approximately 70 signatures of residents witnessing too many incidences. We had a truck crash into our driveway last year which caused some property damage to the culvert, a 50 year old shrub destroyed along with the drivers vehicle being totaled. While acquiring signatures for the petition, a large portion of residents had their own stories to tell regarding this increasing and dangerous problem. To date we have had no traffic calming solutions implemented. We fear this issue of traffic will only increase more with and increase in population with the rezoning.
- 3) There is a concern about existing property values being effected with these townhomes being approved for 3 stories. Our own property would be boxed in by this proposal and our neighbors who I have discussed with share this same concern. No consideration seems to have been thought about for those of us who have lived here for years as well as those who moved here to experience a more open space and belief they would have a park/green space behind them that currently exists for their children and grandchildren.
- 4) Environmental impact of more congestion, that is less greenspace, does not support the benefits of greens space that helps reduce air and water pollution but only mitigates "urban heat islands". Along with the need for places to create community, the existing space for parkland includes several other health benefits well documented and researched. Reducing this space by increasing the population, deceases these benefits to as well.

In closing we encourage the developer and their planning team to be sensitive to the needs and concerns of the neighborhood and find a way to maintain the rural flavor of Winona and why people have stayed here and come here. We do not believe that changing the zoning to accomodate more housing, especially 3 story townhomes is a sensitive and respectful solution to pursue.

Regards, Judy, Kathy and Sharon Kovacs