

Fruitland Winona Secondary Plan
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Albert Lateo
81 Richmond Crescent
Stoney Creek

905-643-6037

albertlateo@hotmail.com

Please send my comments to the Planning City Staff and the Clerk's Dept.

What I like:

What I don't like:

We made a life style choice by being in this area. We chose green space, lower population densities and quiet neighbourhoods over higher paying jobs and career opportunities in the cities. The Proposed Plan goes against what we stand for. This is unacceptable.

The Plan goes against the wishes of the community and strips away the character and charm of the region. This is unacceptable.

The Plan is a boiler plate approach to development destined to create yet another neighbourhood reliant on a car for their everyday needs. This is unacceptable.

The Plan creates 17,000 new residents that will increase not solve the existing traffic problem on Provincial and Municipal Routes. This is unacceptable.

The Plan needs to dove tail with intermodal transportation. An upgraded GO Bus, new GO Train and upgraded VIA Rail stations cannot be an afterthought that hits the drawing board years after neighbourhoods are built. This is unacceptable.

The Plan misses a golden opportunity to create a charming, warm community comprising a mix of residential and small scale shops and restaurants that sustain local small entrepreneurs. This is unacceptable.

The Plan for parks and green space misses the mark completely. While money is levied from developers for capital funds and residents for maintenance, the parks in our area are nothing more than swaths of grass that serve as feeding grounds for the goose population. The few bits and pieces of playground amenities provide stimulation to children under the age of 10 leaving the rest of the population in suspense. There is no Parks and Recreation plan for the existing population and the plan proposes to add another 17,000 residents. This is unacceptable.

The City of Hamilton has considerable challenges in managing storm water and sewers during heavy rains and storms. The City should focus on upgrading the existing infrastructure to stop the flooding problem completely. Embarking on new developments without the knowledge and experience of solving flooding problems puts existing properties at risk. This is unacceptable.

The Plan pushes the 50 people/ jobs per ha up to 73 people/ jobs per ha. This number may be correct from a mathematical point of view but it still represents a 46% increase from provincial guidelines. This is unacceptable.

The Plan contemplates creating 6 store dwellings in order to sustain the 73 people/ jobs per ha. This is unacceptable.

The Plan is designed to yield the highest possible revenue for the City of Hamilton from Property Taxes without giving due consideration to maintaining a charming, warm community that the locals always enjoyed. This is unacceptable.

The local population can be grouped as follows:-

- Long term rural and low density urban residents that choose to stay away from high density urban areas. This is a life style choice.
- Residents that moved away from high density urban areas and relocated to rural and low density urban areas. This is a life style choice.

The Plan does not factor that the quality of the region is being threatened by type of zoning, re-zoning, planning and development to the detriment of residents. The life style choice of existing residents is being threatened. This is unacceptable.

The Official Statutory Public Meeting is being held on a Tuesday at 9:30 am when the majority of the community are at work and would have to take a vacation day in order to stand up and be counted at City Hall. This is unacceptable.

Signed

Albert Lateo