

**RE FILE: ZAC-15-055**

**ATTENTION: Heather Travis, MCIP, RPPP Senior Project Manager and Madeleine Giroux**

**Location at 383 Dundas Street East and 4 First Street, Flamborough, (Ward 15)**

We are writing this letter to inform you of our serious concerns regarding the proposed 79 unit Townhouse development at the above noted location.

As residents of Waterdown, we have witnessed firsthand the expedient growth that has taken place over the past several years. We are not opposed to growth in this small community, and have even experienced and applaud several advantages of the expansions that have specifically taken place in Waterdown.

However in saying that, we are entirely opposed to this 79 Unit Development in this proposed location of Dundas and First Street.

This so-called Medium Density development, is being planned in an area that cannot even handle the current daily volume of heavy traffic that is an ongoing issue at this location. Specifically at corner of Dundas and First Street. Dundas changes from a 4 lane road down to 2 lanes just east of this location and the traffic gets backed up at peak times as well as regular daily flow for up to 1 km to the east.

If this proposed development is approved, we are estimating that there could be a potential increase of approximately 150 additional vehicles converged in this specific area attempting to get in and out of the new subdivision at this corner during rush hours. Specifically the early evening hours are the highest volume peak time. This is not only a Safety issue for the multitude of pedestrians, school busses and children, but also a traffic safety issue in an already volatile area where drivers have been witnessed to drive in the center turning lanes in order to break through the "Grid lock" to get to the downtown core. What will happen with the added influx of vehicles?

Additionally in reviewing the proposed site plan, we have a major concern with parking. It is quite evident that they have maximized as many units as possible in a small space. It appears that there may be approximately 15 parking spaces for what we are assuming would be visitor parking?

This does not seem to be an adequate amount of "over flow Parking" for guests or units with multiple vehicles. There doesn't appear to be any room whatsoever in front of each unit. Once the visitor parking lot is full, where will the additional vehicles park? The only place for over flow parking would be First Street. This is not only a concern for our property and privacy having vehicles parked in front of our homes potentially coming and going at all times of day and night, but also poses potential safety issues with an influx of unfamiliar vehicles in an established, safe and quiet neighborhood.

It is not unrealistic to calculate that given 79 homes, the requirement for additional parking exceeds 15 spaces. Estimating if half of the new units had a visitor on a weekend alone, there could potentially be an additional 40-50 cars to park. What is the plan for this additional volume of Vehicles?

What strategy will be in place for snow plowing? Where will all the snow be pushed / cleared in this new complex? The obvious area would be the visitor parking. Where now will visitors park?

This area has grown substantially, and we are not against Development. We have single family and semi-detached homes with the closest medium density located in a new subdivision on the south side of Dundas Street - East of First Street where Dundas is 4 lanes and they have a traffic light into the subdivision.

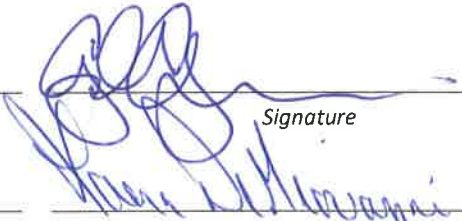

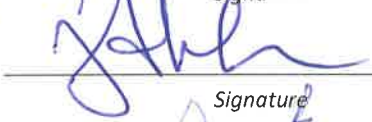
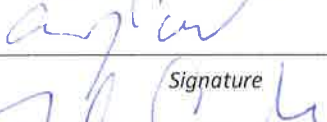


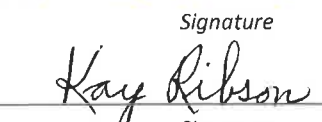
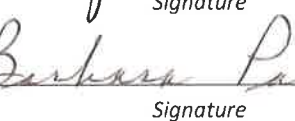



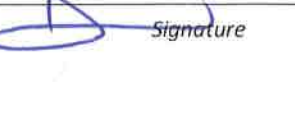

We wish to continue to be informed of future meeting dates and kept apprised of the status on the proposed development as the reports and information becomes available

Regards

Giulio and Laura Di Giovanni - 21 First Street, Waterdown

The letter has been written on behalf of the residents in our neighborhood that are concerned with the proposed development at 383 Dundas Street East and 4 First Street, Flamborough, (Ward 15)

Please accept the names, addresses, and signatures below that represent our community residents that due to commitments and Daily work schedules, will not be available to attend a 9:30 a.m. weekday meeting.

Giulio Di Giovanni	21 First Street	
Print Name	Address	Signature
Laura Di Giovanni	21 First Street	
Print Name	Address	Signature
Stephanie Davis	21 First Street	
Print Name	Address	Signature
JAMES SHANAHAN	23 FIRST STREET	
Print Name	Address	Signature
GARY COWLES	25 FIRST ST.	
Print Name	Address	Signature
PARLEN COWLES	25 FIRST ST	
Print Name	Address	Signature
D. & S. HUNTER	31 FIRST	
Print Name	Address	Signature
Paul Branston	28 First St.	
Print Name	Address	Signature
KAY RIBSON	26 FIRST ST.	
Print Name	Address	Signature
BARBARA PAUTLER	26 FIRST ST.	
Print Name	Address	Signature
Sarah James	24 First Street	
Print Name	Address	Signature
Craig James	24 First Street	
Print Name	Address	Signature
Sandra Barclay	9 James St.	
Print Name	Address	Signature
Ryan Sprague	9 JAMES ST	
Print Name	Address	Signature

