

August 21, 2016

Re: ZAC-15-055

Attention:

We received a notice in the mail (November 9, 2015) regarding ZAC-15-055. I have a number of significant concerns. I have listed a few of my concerns are as follows:

(1) **Variances.** I am concerned with the number of variances that are being applied for. Land-use regulations are put in place for a reason. The application appears to, ignore these regulations and “pack” a high number of townhouses in a defined area by:

- Significantly decreasing the minimum allowable lot area(by ~48%)
- Significantly decreasing the minimum allowable lot width(by ~27%)
- Significantly increasing the maximum allowable height(by ~23%)
- Significantly increasing the maximum allowable lot coverage(by ~22%)
- Significantly decreasing the minimum allowable front and rear yards(by 22%)
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The above variances are not acceptable. Too many townhouses, in too little space. And by allowing the variances, as proposed in the initial document, other concerns arise (e.g. impact on neighbouring properties, water/flooding, privacy, noise, etc). The planned townhouse complex is also not “in keeping” with the existing neighbourhoods.

(2) **Lack of Green Space.** I am concerned about the lack of greenspace in the proposed townhouse complex. It is recognized that green space within an immediate area is beneficial on multiple levels, including social, health, environmental, and economic. The proposed townhouse complex, ignores this- there is absolutely no provision for greenspace within their proposed complex.

(3) **Traffic.** I have contacted both the City of Hamilton, and the Hamilton Police, regarding traffic concerns I have had in the past within the immediate area of the proposed town house complex. The addition of the large number of proposed units would exacerbate the already existing traffic problems immensely.

(4) **Water/flooding.**

(a) I am concerned about rainwater/flooding due to (1) the amount of land that will now be covered by impervious surfaces (e.g. buildings, roads, etc), and (2) any grading changes. I am

particularly concerned with this issue given that the applied for variances substantially decrease lot areas (green space), as compared to similar developments without the requested variances.

Of note: I have lived in a neighbouring home (<25m away) for 22 years. In that time period I have never had any issues with water/flooding. However, I have heard issues raised about water gushing (“torrents”) during the heavier rainstorms, and flowing “down” to the Connors Nurseries area (the proposed site for development). Again, this concerns also leads back to the applied for variances which substantially increase the amount of land that would be covered by impervious surfaces (as compared to a development that does NOT allow the proposed lot areas/lot coverages). If the proposed variances were allowed, combined with grading changes.....where would the gushing torrents of water go? Would there be flow into homes and onto/into neighbouring properties/basements?

(b) Static ground water. It was mentioned in the report that 6 bore holes were dug, and that the water level is estimated to be between 3-4 metres below the surface. Given that in the immediate area, there is an estimated height difference of several meters (between the proposed townhouse site and the neighbouring residences), where were the bore holes dug? In addition, given that static ground water levels can change significantly (e.g. seasonally, and in response to individual/multiple precipitation events), when were the bore holes dug and the water levels measured?

(5) Privacy.

I am concerned about the impact on privacy that the large number of proposed townhouses will have on the neighbouring properties. The proposed variances increase the “number” of neighbours, and given both the number and height of the proposed townhouses, will impact on the privacy, particularly in the backyards, that is currently enjoyed by the neighbours. This issue should not be minimized. It could be a very significant impact, again given again the number and height of the proposed townhouses. Along with the aesthetic issue, neighbouring homes, including ours, will have 14 townhouses looking “into” the existing backyards. In addition to the privacy issues, shadowing of neighbouring properties and blocking of sunlight will be of concern to the existing residents.

(6) Little concern for neighbours.

The documents, as have been sent, show little concern for the neighbours that will be impacted by the proposed building of the townhouse complex. The impact that the proposed site design has on Dundas Street, has been frequently addressed within document. But the specific impact that the proposed housing complex has on the neighbours has NOT been addressed.

In detail, the impact on the following residences should be addressed:

2 Boulding Avenue

4 Boulding Avenue
6 Boulding Avenue
12 Boulding Avenue
4 Balgownie Court
10 First Street

The above individual residences, as well as others, are the homes/families that will be greatly affected by the proposed townhouse development. But looking at the 49 PAGE DOCUMENT, specifically “Boulding Avenue” (for example), was mentioned only once, and that was only a photograph.

Lastly, I have mentioned only some of my concerns regarding the proposed townhouse complex. I think these concerns need to be addressed. I am not opposed to a townhouse complex being built, however, I am strongly opposed to variances requested. In addition, the lack of greenspace, and the potential impact on water/flooding, privacy etc on the specific homes indicated previously needs to be addressed.

Thank you,

Rena Cornelius
4 Boulding Avenue
Waterdown, ON