

From: jутten lillie

Sent: Friday, August 26, 2022 11:22 AM

To: clerk@hamilton.ca; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>

Subject: Zoning By-law Amendment (File No. ZAC-21-003) (125 Pirie Drive, Dundas (Ward 13))

To whom it may concern,

I'm writing to you with regards to the housing development project on Pirie drive in Dundas Ontario . I **oppose** bylaw changes required to build the development and the scale of the proposed retirement development. The scale of the project is out of character and will be what is seen entering the town. There should be **no** need to adjust the current bylaws regarding building height in the Dundas area. Buildings such as what is being proposed, should be built in the downtown area, like other apartment buildings. Dundas R2 zoning already permits the use of a retirement home, and should be used accordingly.

Here are some of my reasons why the bylaw should not be changed and left as R2 zoning.

With over 184 residents units, the proposed project will add additional traffic to the area, which will flow through a three school zone and cause more congestion along Governors road. Governors road is already busy enough, especially during the school year, with many children walking to school. The road was not updated to handle additional traffic when it was refurbished three years ago. The centre of Dundas is over 3km away from the proposed development, so the 180+ new residents of this building will need to travel and most likely drive to get to shops and services.

- If the proposed project does go ahead will the developer & the city be willing to update the road to ensure there is proper road safety in place for the school zone and cyclists?

I do not see how the proposed project brings any value to my neighborhood? I feel the building will only lower property values of current homes in the area.

- Can the developer and city comment on how this building would impact values of homes and why homeowners in the area should be ok with that?

Any additional housing should fit with the design and flow of the current neighborhood, a multi-level, multi-unit dwelling does NOT! In the last five year 196-198 Governor road houses have been built and those new detached homes that would not increase traffic and would not decrease current home values.

The west end of Dundas is a quiet family dominated area, with three schools on Governors roads should make this very apparent. I understand there is a need for retirement housing, but there are better locations in Dundas.

Please do **not** change any current by-laws, the neighborhood should remain under "Single Detached Residential "R2" Zone"

Regards,

Jutten Lillie