

From: Jennifer Williams

Sent: August 1, 2024 10:18 PM

To: clerk@hamilton.ca; Baldassarra, Alaina <Alaina.Baldassarra@hamilton.ca>

Cc: Collingwood, Tricia <Tricia.Collingwood@hamilton.ca>; Dal Bello, Rino <Rino.DalBello@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>; Scally, Maureen <Maureen.Scally@hamilton.ca>; Fabac, Anita <Anita.Fabac@hamilton.ca>; Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>

Subject: Concerns re: Development Proposal at 173/177 Dundas Street Waterdown

External Email: Use caution with links and attachments

RHOPA-18-20/ZAC-18-045 Proposed Development at 173-177 Dundas Street Waterdown

Dear Alaina and Gerry,

This email serves to follow-up and reiterate the tremendous concerns we have with the proposed development at 173/177 Dundas Street in Waterdown which to-date have not been adequately addressed by the developer.

Our initial concerns were sent to the previous City of Hamilton Planner, Brynn Nheiley on September 26/2018, a follow-up email was also sent December 4/2018 (containing photos for reference) as well as a subsequent email sent May 19/2019 which outlined more detailed information and concerns that were brought to light after our thorough review of the additional documentation that was submitted to the city by the developer. This is our fourth email formally submitted to the city yet again expressing our immense concerns regarding the proposed development.

We ask that you ensure the previous emails (including all photos) dated September 26/2018, December 4/2018 and May 19/2019 are included and reviewed by all involved parties prior to the meeting set to take place on August 13/2024 at City Hall in Hamilton. To date, NONE of the issues that we as the home owners of [REDACTED] or our neighbourhood homeowners have presented have been adequately addressed or resolved. It would seem that the legitimate concerns and requests for more information/further explanation of the entire neighbourhood have fallen on deaf ears. The mailed single page "up-date" from July 2024 as it was referred to was worth little more than the paper it was printed on and seemed to only serve to meet the basic requirement that the developer contact the home owners of the adjoining properties. As it contained no explanation or further information to indicate that any of our concerns were being addressed or considered in any way whatsoever.

As a result, we would like to make note of the following issues/concerns yet again in hopes to have them addressed and resolved in some fashion prior to the August 13th vote.

Density and Building Concerns

The development exceeds the City of Hamilton's intensification requirements of 40 units per hectare, at approximately 53 units per hectare. If one recalls there was a submission by a property owner on McDonald court in 2018 (located less than 300, metres away from the proposed development) to build 2 single family detached homes which was denied as the City of Hamilton explained that it represented an "over-intensification of development within an existing residential neighbourhood that would detract from the residential character of the neighbourhood". Surely building 18; 2-3 storey townhomes on what is currently 2 single family detached home lots also meets this criteria. If this isn't a prime ideal example of "over-intensification" then I would like to know is. Also to note is that the style of the proposed townhomes, height of the proposed townhomes, and residential character of the proposed townhomes is absolutely not in keeping with any of the surrounding homes or neighbourhood as a whole. Rather, it is exactly the opposite.

Water Run Off and Flooding

Water Run Off - due to the grading of 173-177 Dundas Street East heading downwards to our property on [REDACTED] we have experienced significant water runoff and consequent flooding in our yard during seasonal spring melts and heavy multi-season downpours. These floods have occurred at a minimum of approximately 8 times per year and upwards to 12+ times per year in recent years which sometimes require pumping out by a sump pump. The development plans indicate that the rear portion of the property will be heightened by 2 meters to create a flat surface for building which will be almost entirely covered in pavement or structures. This will only serve to exacerbate the height difference and will create an environment where water will simply have no place to drain or be absorbed resulting in water running or seeping downhill into all of the adjoining properties on Scott Street. To date we have not received an adequate explanation as to how this can be rectified in a manner that will ensure with certainty that our properties and homes will not be damaged if this development goes forward in any manner.

Privacy

We think it goes without saying that we will stand to lose the vast majority of the coveted privacy that we currently enjoy in our backyard. Having 2 and 3 storey townhomes which will already have a foundation built on the top of a hill 2 meters higher than ours plus 2 and 3 stories on top will quite literally tower over the entire neighbourhood. This will absolutely not be in keeping with the style of the neighbourhood and will also require the removal of multiple very old large trees which we all immensely benefit from and contribute greatly to our current level of privacy.

The proposed 6 foot tall fence on top of the armour stone retaining wall which will run along only half of [REDACTED] (and along the full of other adjoining homes on Scott Street) will be an absolute eye sore and will not help to create privacy from the dozens of 2 and 3 storey windows, and terraces which will have an unobstructed view into all of the backyards along Scott Street. A 6 foot tall fence will do little to nothing to rectify the massive privacy issue this development will create.

Surrounding Road Safety

We think it goes without saying that the traffic along Dundas Street through this section of Waterdown is often dangerous and unsafe. This is supported by the idea that children attending a local school who are within walking distance are offered school bus rides as crossing Dundas Street at anytime of day especially during morning and afternoon rush hour is so unsafe that transportation was deemed necessary to ensure these children can get to school safely. There are many near miss and full-on accidents do to speeding, ignoring traffic signals, congestion and poor visibility due to the location of the hill. During rush hour it is almost always stop and go traffic with many vehicles lined up in both directions of the traffic lights on Riley/Dundas Street. Adding a driveway for a large townhome complex in this stretch would only serve to exacerbate this problem and create potentially deadly results.

Parking

The proposal as well as the recent mailed document from the developer indicates that there will be 2 parking spots per unit with an additional 5 visitor spaces available. It is crucial to note that 1 of the 2 spots per unit are located inside of the tiny 1 car garage which is built into the townhome. It is absolutely unrealistic to assume and expect that this space will be used for parking. As we all know the public transit system in Waterdown is extremely minimal and due to the location of our town and the adjacent cities very few people are able to utilize public transit in order to commute to and from their jobs. The vast majority of Waterdown couples/families own multiple vehicles per household in order to get around. To assume that this remaining 1 parking spot per unit will be adequate for a home which in all likelihood will be filled by a couple or family is ridiculous. Where will all of these extra vehicles park? On surrounding streets like Scott Street and by parking illegally in the Library parking lot. This unacceptable and frankly unfair to the entire neighbourhood surrounding this development not to mention creating safety issues during snow removal from winter snowfall events.

Decrease in Property Values

Since the development was presented in 2018 we have consulted with two unbiased real estate agents who have both come to our home to assess the property and the proposed development properties. Both agents have advised us to expect a decrease in our property value anywhere from 5-10% should the proposal be granted. This property value decrease would then extend in varying amounts throughout the entire neighbourhood. Should dozens of neighbourhood tax paying residents of Waterdown/Hamilton be forced to accept this in order to allow a large development firm to over-intensify yet another quiet residential area of the city? That not only is unfair but also careless and serves to only benefit one involved party.

Our neighbourhood consists of an area that has been zoned for single family detached homes. We purchased our residence in 2012 specifically with that in mind as we appreciate the privacy that this type of area provides. If the proposal was approved it would change the landscape of our coveted quiet and private family oriented neighbourhood.

To conclude, we ask that you please provide us with the steps to be taken so that we may apply to speak at the August 13th meeting. Our concerns deserve to be heard and we intend to ensure that they are. We trust this information will be provided as soon as possible.

Regards,

Jennifer Gallant & Brett Gallant

Kim Parkes Hallmark & Steve Hallmark