

Attention Clerk: please add the letter below to the agenda for the Aug 13 Planning Department meeting and share it with members of the Planning committee.

Dear Planning Department and Councillor McMeekin,

We are the owners of [REDACTED]. We submitted our concerns about the proposed development at 177 and 173 Dundas Street East a couple of years ago, but wanted to send another letter to reiterate our concerns since the meeting to discuss this development is next week. Unfortunately, we are away and unable to attend this meeting to speak on such short notice. It's a shame that the meeting couldn't be held in the fall when fewer people are away.

Our home is a small bungalow fronting onto Dundas Street, set back several meters from the road. We noticed in all of the documents submitted by the developer that he justifies the height of the buildings by stating that they fit in with the two-storey homes in the area. The drawing shows that the eight-unit building at the front of the property will be 10.77 meters high plus several 1.32 meter high towers on top of the roof with terraces. We aren't sure of the exact height of our house, but it's a bungalow so this massive building will tower over our home creating privacy issues and lack of sunlight. Nowhere in any of the documents is our house, a bungalow which will be adjacent to this massive block of units, mentioned by the developer, despite it being pointed out by us and our neighbours many times. Having this large development next to us will also lower our resale value.

We are concerned about the plan to reduce the front yards of the building to 2.5m from the required 7.5m. It will look odd next to our large front yard and position of our house far from the road. The driveway will be right next to our driveway which will make it more difficult for us and our tenants to safely come and go from our driveway due to the increased traffic coming and going from a driveway servicing 18 households (each likely with at least two vehicles). It's already dangerous entering and exiting our driveway with the high speed traffic and this will only make it worse. There is also a dip in the road east of the Riley St lights which often makes it difficult to see oncoming traffic so adding that many more vehicles coming and going at an already busy intersection will only increase safety concerns in the area. There are also many pedestrians who use the sidewalk and crosswalk, including families and children walking to school and the library. Adding a driveway there will also be a safety issue for pedestrians.

We are also concerned about the developer's plan for a 1.5m planting strip around the perimeter rather than the 3m required. It seems that he is cutting a lot of corners and requesting many modifications based on fitting a higher number of units on the property than what is allowed.

Since the driveway is too narrow in the development, the townhouses will have to have private garbage and snow removal. Will there be 18 households worth of bins blowing onto Dundas Street? Where will they pile all of the snow plowed from the driveways, interior road and visitors parking?

We are concerned about additional noise from having 18 households next to our house instead of two, including noise from air conditioners, pets, traffic coming and going etc. With the driveway and visitor parking abutting our property the noise from vehicles will definitely impact quality of life in our house and yard. We worry that there will be added noise from people on the rooftop patios as well.

It's a shame that so many mature healthy trees will also be removed from the property in order to fit in as many units as possible.

We are also concerned about our neighbours on Riley and Scott Streets who are at a much lower elevation than the proposed development, especially with the developer's plan to raise the back of the property by more than 2 meters which will dramatically impact our neighbours in a negative way.

On paper this might look like a good spot for a development but if you were to see the site in person I think you would understand why we are concerned. Please file this letter as our official opposition to this development.

In our absence from the meeting, we would also like to have our letter/concerns added to the agenda for the meeting and shared with members of the Planning Committee as part of the information package for the meeting.

Thank you for your time.

Best regards,

Gerard and Diane Woudenberg