

From: Kim Parkes

Sent: August 9, 2024 1:19 PM

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

Cc: McMeekin, Ted <Ted.McMeekin@hamilton.ca>; Scally, Maureen <Maureen.Scally@hamilton.ca>;

Fabac, Anita <Anita.Fabac@hamilton.ca>; Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>;

Collingwood, Tricia <Tricia.Collingwood@hamilton.ca>; Dal Bello, Rino <Rino.DalBello@hamilton.ca>;

Robichaud, Steve <Steve.Robichaud@hamilton.ca>

Subject: Re: Resident Concerns over 173-177 Dundas Proposal

External Email: Use caution with links and attachments

Office of the City Clerk

Please add this email below, sent previously to a number of individuals, and dated July 22, to the submissions for the Planning Committee Meeting scheduled for Tuesday, August 13.

Please let me know that this email has been received and will be added to the received written submissions.

Thanks,
Kim

On Mon, 22 Jul 2024 at 15:12, Kim Parkes wrote:
Hi Gerry, Alaina, et al:

I am writing to you today to express our continued disappointment and frustration as Scott Street homeowners with regards to the 173-177 Dundas Street development proposal, upon receipt of your information letter, postmarked July 17.

Imagine our surprise, when we received this letter late last week, with no indication of the known date for the Planning Committee meeting contained within, when the signage at 173-177 Dundas Street was changed at virtually the same time to show the actual date and time of the planned meeting. Questionable motives, I'd say, given that a Scott Street resident has been contacting the city frequently, and as recently as last week, to inquire about the potential date for this meeting. But, I digress.

Your mailed update continues to ignore the majority of Scott Street resident concerns, namely: parking/traffic, driveway safety, overlook into existing yards and stormwater runoff.

This development exceeds the City of Hamilton's intensification requirements of 40 units per hectare, at approximately 53 units per hectare. In 2018, an application at 12 McDonald Cres, only 300 m away from the proposed site was denied by the City because "it represents an over-intensification of development within an established residential neighbourhood that would detract from the residential character of the neighbourhood". The McDonald Cres application was for 2 single-family homes on one single, residential lot, and NOT 18 towering townhouses on 2 residential lots. The proposal certainly qualifies as over-intensification and would absolutely detract from the residential character of the neighbourhood. Allowing the current proposal, which flies in the face of city guidelines, while denying the McDonald

proposal is a precedent-setting decision that will have lasting ramifications, not only for our neighbourhood, but for neighbourhoods surrounding ours.

Two parking spots per unit, and 5 visitor spots for 18 units is laughable, and, at best, a joke. As a developer, do you realistically believe that owners will be able to use their garage, plus driveway for two parking spots? We both know the answer is no. One only has to look at other over-intensified builds across the region to understand that single car garages with single car driveways is no recipe for parking success. This will push owners into the limited visitor spots and onto surrounding streets. Scott Street and, illegally, the Public Library, will become the designated parking area for Dundas Street owners and this is categorically unacceptable to Scott Street homeowners.

The intersection at Riley and Dundas, even with traffic lights, is dangerous and unsafe. There are many near-miss events weekly, as a result of drivers either exceeding the posted speed limit and/or ignoring the traffic signal. Add to this already busy intersection, used daily by pedestrians to cross to access the library and local schools, in addition to leisure foot traffic, a development of 18 units and approximately 40 additional cars and the problem becomes even worse. Furthermore, the location of the driveway for this volume of vehicles is reckless, dangerous and will put lives in jeopardy. Traffic already backs up at the lights heading east on Dundas to turn north on Riley. Making a left turn out of the proposed development will be next to impossible at times during the day, and drivers, in their impatience to exit, will turn right to "go around the block", increasing safety and traffic concerns on McDonald, Scott and Riley.

This development is not in keeping with the existing neighbourhood AT ALL. The existing neighbourhood is exclusively single-family homes on large, treed lots, which makes the community a desirable place for families to reside. Residents enjoy privacy on their lots, room between houses and peaceful backyards, without unsightly townhomes towering over them only meters from the proposed rear and side lot lines. This development will in NO WAY increase or maintain existing property values for homeowners, and, in fact, will likely see a decrease in property value on the surrounding, existing lots. This is unacceptable collateral damage for homeowners. Your site plan continues to fail to address existing homeowner concerns over total loss of privacy with buildings towering over 13 metres above yard level with the elevation differences that exist. Comparing this proposal to other intensified, developed, sites ignores the most major issue, which is the elevation change between the proposed site and the private yards on Scott Street.

Further, 18 units with additional lawnmowers, snowblowers and air conditioning condensers will add significant noise pollution to this quiet neighbourhood. Landscaping/streetlights will undoubtedly add to the light pollution. Local HWDSB schools are already beginning an accommodation strategy in September 2024 due to overcrowding from the numerous build sites around town and these additional 18 proposed units have the capacity to impact this even further.

This week's massive rain showed that more green space, not less, is necessary for water runoff and to absorb the rain when it happens. Even with the existing single-family homes at 173 and 177 Dundas, backyards on Scott Street still ended up with ponding water. Once these two lots are over 90% paved/built on, with no ability to absorb water, the backyards on Scott Street will take on even more water with potentially catastrophic results. It is noted in the site plan that "water will drain uncontrolled off the site to the north due to the elevation difference of the trees" as Catchment E; water running uncontrolled into backyards on Scott Street, does not seem like an acceptable tradeoff for the proposal.

Current residents are not reassured that the "changes" to the original plan alleviate any concerns that continue to exist since the first Community Open House in 2018. A follow-up community meeting is necessary, but since last week's unexpected announcement of the August 13 date, it would seem that resident concerns fell on deaf ears.

Alaina, please outline the requirements for a resident to apply to speak at the August 13 meeting. I would anticipate this answer within a reasonable amount of time, given the urgency of timing.

We look forward to hearing from any of you regarding this issue.

Respectfully Submitted,

Kim Parkes Hallmark and Steve Hallmark
Jennifer and Brett Gallant