

August 11, 2024

Re: 18-unit Townhouse Development

Location: 173-177 Dundas Street, E., Waterdown, ON.

Attention: Planning Committee, City of Hamilton

Members of the Planning Committee:

I would like to submit this letter in opposition to the above mentioned project as currently submitted for your approval.

Please ensure that my letter is added to the agenda for the meeting to be held on August 13, 2024 at 9:30 a.m. and is shared with all members of the Planning Committee.

I live at [REDACTED] and I understand that the Old Village Gate development was constructed by the same developer, Hawk Ridge Homes. I commend the forethought and creativity that went into this redevelopment of the old high school property. It is my thought that Hawk Ridge Homes is diligent about contributing to the Community.

I am very familiar with the area, as my son and his family live in that part of the neighbourhood. I frequently walk to and from the area to visit at their home or the library.

This part of Dundas Street has become increasingly busy with large commercial transports, dump trucks and vehicles exceeding the speed limit. I use the crosswalk at Dundas and Riley Streets and I must admit that I am surprised that the traffic study and the Traffic Department have stated that having a driveway of a large development so close to this intersection is safe or reasonable!

The density for the development of 18 units is too great for the proposed site. This is a residential neighbourhood of 1-2 story homes on large, mature, single detached lots. The elevation difference between the back of the proposed site and the homes on Scott St. is also too great. The height of the townhouse with roof top patios will surely impact the privacy of all neighbours.

I have had the privilege to enjoy many family occasions on my son's deck and to appreciate the privacy of the back yard and it is obvious that this neighbourhood will have to endure:

- loss of privacy, sunlight and the mature trees which bring birds and nature to enhance the enjoyment of the backyard.
- increased noise pollution from HVAC units, lawn mowers, snow blowers, pets, music, vehicles etc.
- it appears that the developer has proposed curbside pick-up as waste management vehicles which are too large to turn around on the site. This means green bins, garbage bins and recycling bins from 18 units at the curb will surely pose a hazard to traffic, pedestrians and cyclists not to mention the appearance of the neighbourhood.
- there is a townhouse project at 122 Dundas Street, E., where there are many bins on pick-up day which are unsightly and on a windy day become a traffic hazard. I suggest you take a look on pick-up day at this development. It is very disconcerting.
- it is obvious that parking issues will surely be a concern and impact surrounding streets and perhaps the library too, as there will be vehicular over load with 2 vehicles being parked in a single lane driveway.
- as previously discussed, the traffic congestion and public safety will be compromised, in fact, the density of the project and quiet enjoyment for existing long-term residents will be impacted and is absolutely unacceptable.

My late husband was an architect and I worked with him for over 40 years and watched many projects from conception through to substantial completion. Perhaps Hawk Ridge Homes along with the architect and the consultants, based on their extensive experience as a Team contributing to residential projects, could rethink this project.

I strongly suggest an alternative design that would be a fair and equitable solution for **all** concerned which will address the concerns of the immediate neighbourhood and the Waterdown Community as a whole.

I respectfully ask for your serious consideration of this my submission.

Sincerely,

Janice Cromarty,

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