

RE: Proposed 18-Unit Townhouse Development at 173-177 Dundas Street E, Waterdown

August 12, 2024

Dear Planning Committee,

Further to our previous submissions to the City Planning Department from August 2018 until today (which we hope have been shared with you as part of your review process), we continue to oppose this proposed 18-unit townhouse development on two single residential lots in the middle of our mature ingle detached neighbourhood.

When you see the plans for this proposed development on paper, it may be easy for you to think that it is an appropriate development for this location, but we hope you will reconsider after weighing all of the reasons that we and our neighbours oppose this project.

We hope you will give our submission and all of the others submitted by area residents the same time and consideration as all of the large reports and documents filed by the developer and the Staff Report from the Planning Department.

After holding a neighbourhood meeting in December 2018 attended by approximately 60 people opposing the development, the proposal has sat dormant for the better part of six years. Based on the large amount of turnover in the neighbourhood during that period, as well as increased traffic, we reached out to the developer several times to ask him to hold a new neighbourhood meeting so he could hear our concerns. We were hoping to have the opportunity to discuss compromises for the development with him so that we could come to an agreement on a modified plan that would be acceptable to him and area residents. He refused to meet with us, so if this development is approved "as is" there will be zero opportunity for input from longterm residents for any modifications to the plan to address our concerns with it.

We live at [REDACTED], adjacent to the proposed development site on the eastern property line. The entire length of our backyard shares a property line with the proposed development site. Below you will find our reasons for opposing this development.

1) The topography/elevation of the property and proposed building

heights: The proposed development sits atop a hill at the highest portion of Dundas Street East and surrounding neighbourhoods. In all of his documentation, the developer makes it sound as though these townhouses will fit in with the existing two-storey homes in the neighbourhood since the 10 units on the north side of the development will “only be” two storeys high. However, with the difference in elevation between these units and the existing homes due to the site being located on a hill, these townhouses will tower above our homes significantly reducing our privacy and creating other issues.

Our house is situated part way down the hill which slopes down from Dundas Street to Scott Street and beyond, all the way to Borer’s Creek behind Melissa Crescent. The elevation of front of the proposed development site at Dundas Street is 237.23 metres. The lower portion of our backyard is at an elevation of 235.03 metres, which is the same elevation as the northern portion of the yard at 177 Dundas Street E in the northeast corner. The developer has proposed using backfill to build up the northern portion of his properties to an elevation of 237 metres. This will result in the foundations of proposed townhouse Buildings 2 & 3 being built two metres higher than the lower portion of our backyard. The houses and backyards of the homes on Scott Street, also adjacent to the site, sit at an elevation of 233 metres and have gardens that slope upwards to meet the 235 metre elevation of the adjacent property in question. The plan to build up the back of the proposed site to 237 metres means that there will be a four metre difference in elevation between their properties and the base of the development. In their yards and ours, we will have large two-metre-high stone retaining walls topped with 1.8 metre fences in all or a portion of our yards (that’s a combined height of 3.8 metres or 12’6” of walls and fencing). From the perspective of the townhouse residents, they will look out and see regular height fences, while on our sides of the property line, it will look like an almost four-metre-high fortress blocking us in.

With this proposed elevation change, these buildings will be taller than our two-storey home and absolutely tower over the homes on Scott Street. It is unfair and patently false for Hawk Ridge Homes to claim that the two-storey townhomes are comparable to the adjacent homes. Building a 9.02 metre high block of townhouses at an elevation that is four metres above the adjacent homes is equivalent to building a 13.02 metre high building next to them, which is *much* taller than a two-storey or even a

three-storey home. This elevation difference will definitely impact the privacy of all adjacent homes and yards as well as block sunlight from entering our yards.

The developer has also proposed a 10.77 metre high block of eight townhouses at the front of the property along Dundas Street. These three-storey units will have rooftop terraces. There is a small bungalow at 181 Dundas St E immediately adjacent to this block of townhouses which has been omitted and ignored in documents submitted by the developer and the Planning Department. The houses across from the proposed development site are ranch, back split and two-storey homes. The developer states that these massive townhouses that will tower over the bungalow and all surrounding homes (they will be tall enough to be seen above the two-storey townhouses from my yard, Scott Street and well beyond) are compatible with the existing neighbourhood. How are buildings that are much taller than all surrounding homes and only set back 2.4 metres from Dundas Street at all compatible with the existing neighbourhood consisting of single detached homes well set back from the road on mature lots?

2) Traffic safety concerns: The developer submitted a Transportation Impact Study in June 2018 and a Sight Distance Review in July 2019. We have requested, and continue to request, a new traffic study be performed because traffic has significantly increased in the six plus years since the study was undertaken. We would like to know if the traffic review was undertaken at peak driving hours from the perspective of a vehicle turning eastbound out of the proposed driveway location across three lanes of traffic? Or turning into the proposed driveway location with vehicular traffic behind them going 60-80+km/h as most drivers do in this area?

We also have concerns with the submitted sight distance and stopping distance calculations. The report is based on an average speed of 70 km/h. Area residents can attest that many vehicles traveling along this section of Dundas St travel at 80+ km/h, including heavy trucks, so a greater (and unobstructed) sight distance should be necessary at this location. In snow, ice and rain conditions it is also more difficult to stop quickly at the intersection and vehicles entering and exiting the development would only compound this issue, and we are concerned that this could lead to additional accidents in this area.

The Riley/Dundas intersection is well-known locally for having a high rate of red-light runners. According to the City's traffic department, there were two accidents at this intersection from January 1 to June 30, 2018. We have also documented that there were two accidents there in December 2018, one on Jan 2, 2020 at 3:15 pm, and one on May 4, 2022 at 4:15 pm. These are accidents that we or neighbours have personally seen, and there are likely many more. There have been numerous posts and comments on local social media groups stating that people have almost been hit in vehicles and as pedestrians while traveling through this intersection, and we have also experienced this personally many times too. A request for further accident data from the Traffic Department was made by a neighbour but a reply was not received at the time this letter was written. We are concerned that, with the speed of traffic, obstructed sightline and added vehicles entering and exiting so close to this intersection, this development will compound traffic safety issues in our neighbourhood.

The Traffic report submitted by the developer also states: in 2020 all intersections are forecast to operate at an acceptable level of service *"with the exception of the eastbound left-turn movement at Dundas Street East and Riley Street which is forecast to operate at LOS F with a v/c ratio of 1.02."* The v/c (or volume demand to capacity) ratio of LOS F is the worst possible grade available in this grading system, meaning that this intersection is insufficient to accommodate vehicular demand and that it is over capacity. Since this intersection will already be over capacity (which will lead to even longer queue reaches) it makes no sense to add 18 additional housing units and their corresponding 1-2 cars per unit into the immediate vicinity of this already busy intersection.

Our neighbours at [REDACTED] have told us that they are nearly rear ended daily turning into their driveway which is mere feet from the proposed development driveway, and one tenant there parks on Scott Street to avoid having to turn across three lanes of traffic on a hill with a blind spot. The developer states in his Planning Justification Report that the current driveways at 173 & 177 Dundas St E are required "to back out onto the road in order to exit the property. The development will make driveway access to Dundas Street safer since cars will be entering and exiting the property in a forward direction." Is this not an admission that the driveway location is unsafe? He also doesn't mention that it will be 18-36 cars exiting, which is much higher than the current number. The tenants at 177 Dundas St E regularly park their personal and commercial vehicles at the

library. If this driveway placement and intersection are as safe as the developer claims, why would they do this when they have sufficient parking for all of their vehicles in their driveway?

3) Loss of mature healthy trees and large swaths of green space: The Urban Design Brief states: *“Urban design should promote environmental sustainability by...integrating, protecting, and enhancing environmental features and landscapes, including existing topography, forest and vegetative cover, green spaces and corridors through building and site design.”*

The developer plans to remove 42% of the existing trees on the property as well as most of the green space in order to fit 18 residential units on two residential lots. The development will comprise 80% non-permeable surfaces. The removal of these trees and other natural surfaces and plantings and replacement with asphalt and concrete is the opposite of “environmental sustainability” and does not serve to protect or enhance environmental features and landscapes.

In the Comment Matrix issued by staff of various City departments, the Natural Heritage and Urban Design departments both recommended that tree #42, 38 and 39 be preserved. Tree #42 is the massive Silver Maple at the northeast corner of the property that is more than 100 years old. It is a healthy, mature tree that provides a habitat for birds, squirrels, chipmunks and raccoons. The developer has refused to preserve this tree and others because “the location of existing trees conflicts with the proposed townhouse units.” Why is the City allowing these large, healthy trees to be cut down in order to let the developer build as many units as he wants on two residential lots? The Forestry Department notes in its report that “due to the primary hydro conflicts, smaller trees are likely required” on parts of the property. The developer plans to replace the removed trees on a 1:1 basis, but is a small, new sapling really a replacement for trees that are that old and large?

4) Drainage/runoff concerns: A representative from MHBC Planning explained to us how the stormwater management plan will capture 70% of the drainage from the property by elevating the back of the property by two metres. Although this solution might decrease the flow of water onto select neighbouring properties, it will compound other issues of concern like loss of privacy, loss of property value, loss of mature trees, changing the look

and nature of the neighbourhood, and shadow/wind/light impacts for the neighbouring properties. So, is it really a viable solution when it compounds and/or creates so many other issues for the area residents?

We are also concerned about runoff from storms during construction and runoff running down the giant fences and retaining walls into our yards.

If there are any runoff, drainage and flooding issues during or post-construction, who will take responsibility for it? A resident at the December 2018 open house asked what would happen if the adjacent homes are damaged with mudslides or runoff during construction. The representative answered “they shouldn’t be” but if they are damaged “the builder would offer full restitution”. These answers were not overly reassuring to those of us who live downslope from the development and demonstrates a lack of confidence on the developer’s part that runoff during the construction process will not be an issue.

5) Overflow parking: Each unit at the proposed development will have one single driveway parking spot and one single spot inside the 10 foot wide garages. Since these proposed units will not have space in their tiny yards for sheds, these homeowners will need to keep all of their lawn, garden, snow removal, vehicle accessories, garbage cans, recycling, green bins etc in their garages leaving little or no room for a second vehicle to park. Popular pickup trucks and SUV’s are 6.3-6.8 feet wide and a full size pickup truck is 18-20.5 feet long while these garages are less than 20 feet long. Unless these households have very small passenger vehicles, they will not be able to use their garage for parking. We are concerned that the residents will turn to the side streets or library parking lot for overflow parking. With only five visitor parking spaces, if more than five units have a guest at the same time, where will their guests park? While two parking spots per unit sounds great on paper, we all know in reality most will be unable to park in their garages and five visitor spaces is woefully inadequate. The developer has also not accommodated those with disabilities with an accessible parking space, because he is not required to.

6) Compatibility with the existing neighbourhood: If this development is as compatible with the surrounding neighbourhood as the developer and City Planning Department claim it is, why have so many people from so many parts of our neighbourhood (Riley Street, Scott Street, Melissa Crescent, Bayview Avenue, Rockcliffe Crescent and more) voiced their

concerns with and opposition to this proposed development? We posted a petition and received 57 signatures and several comments. It is attached at the end of this letter.

In his Planning Justification Report, the developer states that the character of the surrounding area already includes townhouses on Dundas Street, Ryan's Way and Glaceport Avenue. The latter two were planned and built as part of these neighbourhoods not slotted into two single lots after the fact. They are also equivalent in height to the surrounding homes and equally set back from the street. The other Dundas Street developments are all on flat ground and not located at the top of a hill and at four metres higher in elevation. The developer also states that each application must stand on its own merits, so in that case, citing other developments as justification is a moot point.

Former Ward 15 Councillor Judi Partridge — who visited the proposed development site and fully understood the implications of the elevation differences and traffic safety concerns — said that she would not approve “more than two homes per lot at that site” due to its location. She still stands by this today. Current Ward 15 Councillor Ted McMeekin also supports us in our opposition to this development due to the topography and traffic safety concerns.

7) Loss of Property value: the developer states that “a multitude of factors influence house prices like supply and demand, interest rates and mortgage rules.” This is true, but to say that adding a two-metre-high retaining wall with a 1.8 metre fence on top of it right next to our homes, with a three large blocks of buildings overlooking our yards will not decrease our property value is a blatant lie. And if we needed to sell our homes during construction it would have a devastating effect. We consulted three local realtors with knowledge of this neighbourhood in 2018 and they all said that our property values would decrease by a minimum of 10%. Please see the attached realtor letter for reference.

We also believe that it is unfair for a developer to be able to so easily change the zoning of an existing neighbourhood to suit his interests. We bought our home 20 years ago specifically because it was in a mature single-residential neighbourhood backing onto other single residential homes. We moved out of a new build neighbourhood with constant construction due to health issues (chronic daily headaches due to a brain

injury) and intentionally purchased our home in an area that would be free of construction noise so as not to aggravate this health issue.

8) Noise and light pollution: We currently share fence/property lines with three single residential homes. If this development is approved, we will be sharing fence/property lines with 20 households. There will be a corresponding increase in noise from the air conditioning units, lawnmowers, vehicles, humans and pets from 18 new households. There is also potential for light pollution from these units and their outdoor lighting. The noise feasibility study was undertaken only from the point of view of future townhouse residents, and not from those of us who live adjacent to the property.

9) Lack of Compromise: The Provincial Policy Statement (PPS) encourages “development and introduction of new housing options in previously developed areas” to “increase the variety of housing forms” to “satisfy anticipated market-based and affordable housing needs.” We agree with this, but it doesn’t justify building on an inappropriate site such as this one. The topography and location make this site incompatible with a development of this size. This proposed development does not create affordable housing options (similar townhouses on Dundas Street are currently listed for \$774,900, \$709,000, \$729,000 or at a rental of \$2,800/month for a two-bedroom unit). This is not affordable housing. The two- and three-storey buildings are also incompatible for senior housing and, per the City of Hamilton website, senior citizens make up 30% of the City’s population.

The PPS advocated for “all housing options required to meet the social, health, economic and well-being requirements of **current** and future residents including special needs requirements.” This proposed development does not meet the social, health, economic and well-being requirements of the current residents for all of the reasons listed in this letter. It does, however, meet the economic needs of Hawk Ridge Homes.

In an April 2023 CBC Hamilton article regarding the need for affordable housing, Chief Planner Steve Robichaud states “affordable housing is a city priority.” This development also does not address this need or the need for accessible and senior housing.

It seems like the Planning Department and Developer are both viewing this proposed development as an all or nothing project. Having two additional

homes per lot with bungalows at the back would solve the overlook, privacy and shadow issues as well as fill the huge need for housing appropriate for seniors in the community. Duplexes or bungalow-style townhouses in a development on a smaller scale would also be more appropriate. We are not saying that a developer shouldn't build anything there, but there are many other options that are more compatible with the neighbourhood and still meet the need for more housing without jamming as many tall townhouse units onto two single residential lots and negatively impacting the neighbourhood. Fewer units, lower height buildings and relocating the proposed driveway site would address many of the concerns that area residents have expressed, so why were no other options brought forward by the Planning Department?

10) Concerns with the Planning Department's recommendation: We had intended to end this letter with the above concerns and were ready to submit it, but then we were extremely disappointed to learn late on Friday August 9th — four days before the Planning Committee meeting to vote on this proposed development — that the Planning Department has recommended that this inappropriate and irresponsible development be approved as is. We were blindsided by this decision, especially since we only received 16 days notice of the August 13 meeting and residents have been steadily submitting their letters of opposition during the past two weeks. After the City of Hamilton experienced a ransomware attack in February 2024, we were unable to access to any of the developer's plans or documents. The Planning Department emailed us a portion of the files on June 4 after we requested them and sent several additional files on August 6, one week prior to the meeting. Since residents received such short notice of the meeting and had no access to the majority of the relevant documentation for several months, it is extremely unprofessional and unfair that the Planning Department made its recommendation without considering our concerns.

In the approval documentation, the Planning Department states the this proposal "represents good planning and facilitates orderly development as it will provide built form on the edge of a neighbourhood that is compatible with the character of the area." This document lists the surrounding land uses as:

-South: *library and **single detached** (*library should be listed as west)

-North: **single detached**

-East: ***single detached***

-West: ***single detached***

As you can see, in the Planning Department's own rationale for approving this, they are acknowledging that the proposed site is in the middle of a single detached residential neighbourhood. It is not on the edge or periphery, it is right in the middle of this neighbourhood, surrounded on all sides by single detached homes.

This document further states that it is compatible with the existing streetscape. If you look in every direction from this property you will only see single residential homes on large lots well set back from the street, so how is it compatible with the existing streetscape to have a three-storey block of eight townhouses only 2.5 metres from the street?

The document also states that Planning Staff have reviewed the site plan, elevations and urban design brief and it is "compatible with the surrounding area because the proposal is configured such that the two-storey townhouses are located closer to existing residential uses while the three-storey townhouses are located along Dundas Street East in order to address the transition of built form and compatibility with the surrounding area." This is patently false on two counts. First, as previously mentioned, the two-storey townhouses to the north are being built on a backfilled portion of the property built up to 237 metres while the adjacent backyards on Scott and Riley sit at 233 and 235 metres, respectively. To say that these will be comparable to the existing two-storey homes at a lower elevation is laughable. Second, the three-storey block fronting onto Dundas St E will be 10.77 metres high and be situated immediately adjacent to a small bungalow and across the road from split level and two-storey homes, so how does this provide compatibility with the surrounding area? The Planning Department uses the word compatible several times throughout this document, but anyone who lives in this neighbourhood or had visited this site and the backyards of the surrounding homes knows that it is *incompatible*.

The document states that the proposal "does not create negative impacts on surrounding residential or public spaces from a shadowing or privacy/overlook perspective." In the staff response to public comments matrix regarding lack of sunlight, they state that a sun/shadow study is generally required at six or more stories and may be requested on a case

by case basis.” We believe that a sun/shadow study should have been requested by planning staff. When we are going to have a large block of buildings built at a foundation level of 2-4 metres above our homes when previously there were no buildings whatsoever on this portion of the property, of course we are going to lose sunlight. We do receive shade from existing trees (which will be cut down), however, concrete buildings tend to be opaque so it is 100% false to say our properties will not be impacted by shadows or a lack of sunlight.

If the proposed development site was at the same elevation as the existing neighbouring homes, the driveway was placed in a different location and the buildings truly were comparable in height to the surrounding homes, you wouldn't have seen this level of pushback from area residents.

The document also erroneously states that “Staff received 25 public comments for the application”. Appendix H-1 of this submission contains 51 letters as well as 11 small handwritten notes. It also excludes a 37-page letter we submitted to the Planning Department in April 2019 and one the residents of 6 Scott Street submitted around the same time. Our letter contained dozens of fact- and policy-based rebuttals to the developer's plan and was based on three months of research. How many other letters and comments are missing from this file and were not included in the decision-making process? We have resubmitted our 2019 letter to the Planning Department and requested that it be added to Appendix H-1.

In the Summary of Policy Review document, the Planning Department states that this proposal “contributes to the creation of a healthy, liveable and safe community” and that it is near to Guy B Brown elementary school, parks and the Public Library. However, the traffic safety implications from the volume of cars turning in and out of this development in such close proximity to a crosswalk and busy intersection, contribute to a less safe community by putting local residents, including children who cross this intersection to go to school, at greater risk while traveling by in cars, by bicycle or as pedestrians through this area and across the driveway of the development.

This document also justifies the approval recommendation by stating the the proposed site is located “1000 metres from commercial amenities and 850 metres from a range of public service facilities” but does not mention that its also a handful of metres from existing bungalow and two-storey homes.

In the section of this document titled “Urban Hamilton Official Plan” the policy states that “proposals are evaluated based on how it builds upon and is compatible with the established development patterns and built form in the neighbourhood in terms of land use, scale, form and character.” Planning Staff commented “staff are satisfied that the proposed development will not create an overlook or shadowing concern to the surrounding residential uses.” As previously stated, this is false. A 10.77-metre-high building next to a bungalow will create overlook and shadowing. This same building will be able to look into all yards and homes in a very wide radius due to being at the top of a hill and far exceeding the heights of all nearby homes. The rooftop terraces atop this building will also impact privacy. Having a 9.2 metre high building perched on an infilled 237 metre high lot at the back of a property where there were no buildings previously located in this portion of the yard, above homes and yards that are two to four metres lower in elevation will also create an overlook and shadow concern. On page 4 of this report, it says “The Urban Design Brief was reviewed by staff and were satisfied that the development will be compatible with the existing homes to the north and west of the subject site.” What about the bungalow to the east and the homes to the south? Does this mean that Planning Staff are recognizing that it is not compatible with these homes?

Finally this document states that staff are “satisfied that the proposed townhouse dwelling units provide an appropriate form of intensification along a major arterial road while still being compatible with the low density residential uses adjacent to the site.” However, the proposed development site cannot simultaneously be considered to be both *outside* the interior of a neighbourhood and reap the benefits of that designation while at the same time being compatible with the interior neighbourhood, so which is it?

In the Zoning By-law Site Specific Modifications document submitted by the Planning Department as part of its approval, there is a laundry list of modifications granted to the developer in order for him to fit 18 units onto these two single residential lots. The minimum lot area and minimum unit width are both reduced. The minimum set back from the front lot line is reduced to 2.5 metres from 4. The maximum allowable height for the street townhouses has been increased. The required minimum front yard landscaping of 50% has been reduced to 35% for the 10 units at the back. Air conditioning units are supposed to be a minimum of three metres from the street line and they will only be 1.7 metres. Is the Planning Department

in the business of advocating for responsible development while being mindful of impacts of existing neighbourhoods and residents or helping to line the pockets of a developer by allowing all of these variances and concessions to fit as many townhouse units as possible on two single lots to make the highest profit possible? We urge you to listen to all of the voices opposing this development — the people who live, work and go to school in this neighbourhood and are directly impacted by this development. Please vote against this proposed development and ask the developer to come up with a new plan for a development that can safely and harmoniously integrate into the existing neighbourhood or, alternatively, to find a new, appropriate location for this project.

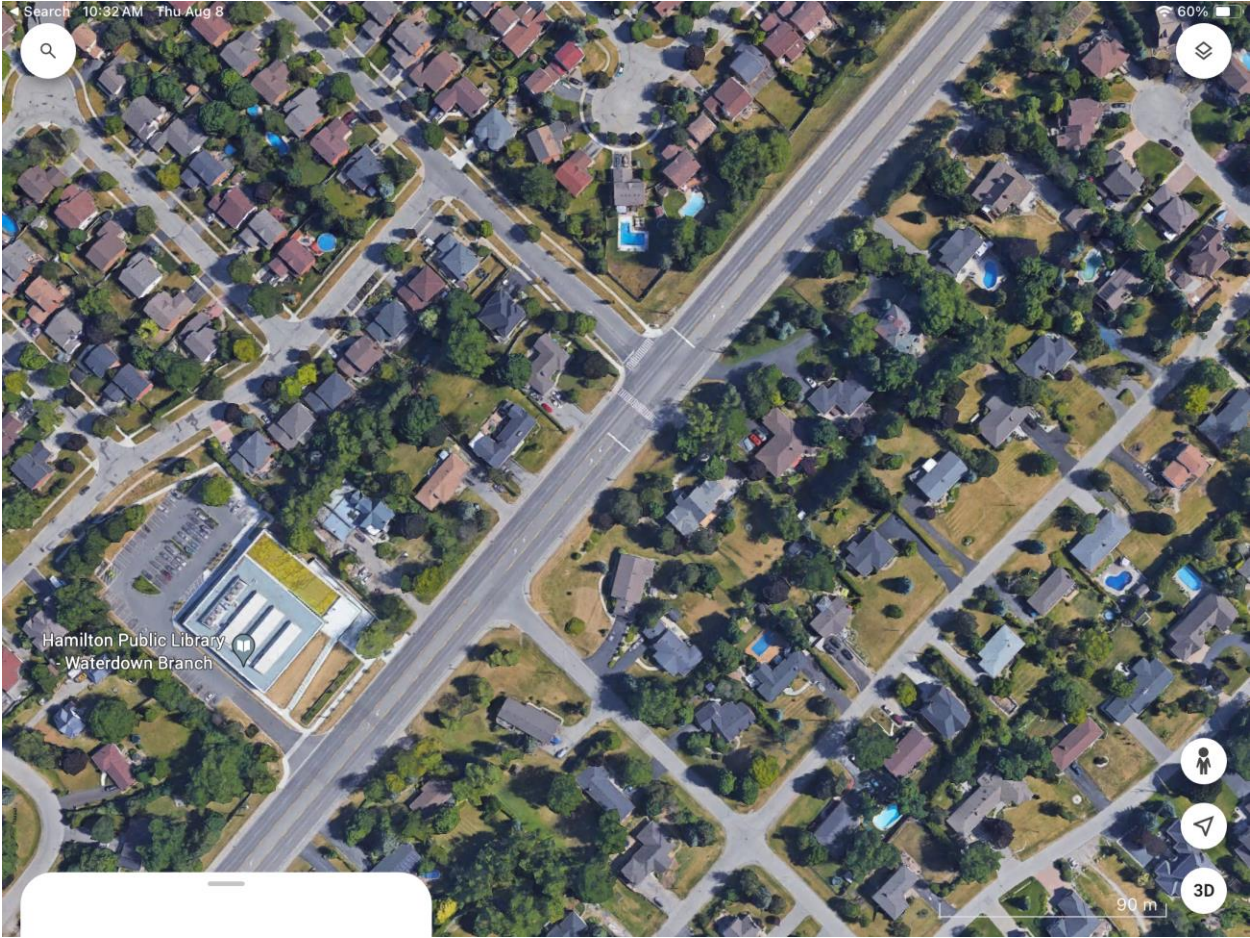
Best regards,

Stephanie, Brent & Oliver Card



PLEASE SEE ATTACHED APPENDICES BELOW

Appendix A: Aerial map of surrounding single-detached neighbourhood and large mature lots



Appendix B: Photos illustrating the slope in the backyard of [REDACTED]



Appendix C: Elevation [REDACTED]



Appendix D – Realtor Letter



WOOLCOTT Pack Before You Call®

March 7th, 2019

To Whom it may Concern,
Re: Proposed Townhouse Development at 173-177 Dundas Street East

I am a local realtor with 23 years experience and a primary focus on buying and selling properties for clients in and around Waterdown and the surrounding area. I am familiar with the property owned by the Card family at [REDACTED] as well as the surrounding neighbourhood. When they purchased their home in 2005 through another local agent, one of the main features that was highlighted in the marketing materials was the "park-like lot" and "private mature yard". They would have paid a premium at the time of purchase for this unique feature.

After reviewing the plans for the proposed 18-unit townhouse development adjacent to their property, I am confident that they – as well as others adjacent to the site – will experience a decrease in property value. Due to the scale of the development and associated loss of view and privacy, I estimate that the Card family will potentially experience a loss of at least 10% of their property value. I would currently value their five-bedroom four-bathroom two-storey home at \$999,999 which translates to a loss in property value of at least \$99,999. With their home being one of the higher value single detached homes in the Rockcliffe subdivision to the north of Dundas Street, this loss in value will also create a trickle down affect in the values of other properties in this neighbourhood.

Best regards,

Tina Roberts
Sales Representative

905 332 9223
905 689 9223

woolcott.ca
drewandjayne@woolcott.ca

RE/MAX
Escarpment Woolcott Realty Inc.,
Brokerage, Real Estate Services Limited

Appendix E – Parking at 177 Dundas Sunday, August 11th – driveway at 177 with vehicle parked at Library next door



Appendix F - the only signage for the development/public meeting is partially obscured by weeds. This has been an ongoing issue for the past 6 years with the City and Developer being notified many times.





This petition has collected
57 signatures
using the online tools at [ipetitions.com](https://www.ipetitions.com)

Printed on 2024-08-11

Help us stop the townhouse development at 173-177 Dundas St

About this petition

****please only sign if you are a resident of Waterdown, Ontario and please include your street name in the comments****

Please help us stop the proposal by Hawk Ridge Homes to build 18 townhouse units on two single-home residential lots at 173-177 Dundas St E in Waterdown. If you are a Waterdown resident who shares our concerns, please sign this petition, thank you!

We are opposed to this proposal for the following reasons:

- this is a single-home residential area which is reflected in the current zoning
- the building lot is at the top of a hill which will create issues with water runoff, loss of privacy and loss of sunlight to the adjacent homes
- the front block of 8 units will be 3-stories high with rooftop terraces which will tower over the surrounding homes, particularly the small bungalow at 181 Dundas Street
- it will create noise from parking, snow blowers, lawn mowers, air conditioning units etc. which will detract from the surrounding residents being able to enjoy their properties
- it sets a precedent for future similar developments in this area on single-home lots
- the driveway is too close to the busy Dundas/Riley intersection which creates traffic safety issues for vehicles, pedestrians and cyclists, especially those using the crosswalk to get to schools, parks and the library
- it will reduce property values of the adjacent homes
- the developer plans to increase the elevation at the back of the property by 2 metres. This portion of the property is already 2 metres above the adjacent backyards on Riley and Scott streets which will result in the 10 townhouse units at the back of the property being built 4 metres higher than the surrounding homes.
- for more information please contact nodundastownhomes@gmail.com and go to <https://nodundastownhomes.wixsite.com/mysite>

Signatures

1. Name: Stephanie Card on 2024-01-30 19:27:36
Comments:

2. Name: Curth Martell on 2024-02-17 22:26:33
Comments: The reasons for opposing this proposal by the applicant are numerous and well founded, pointing out how unnecessary it is, and the potential dangers that may result. We continue to strenuously oppose the application.

3. Name: Kathleen Walsh on 2024-06-13 00:18:26
Comments: 100% I oppose this! I am a resident and the intersection of Dundas and Riley is already a huge traffic problem, with nonstop red-light runners endangering pedestrians and other cars multiple times a day. Current homeowners deserve lot privacy, and less congestion and danger, not more. 18 units on originally 2 lots is merely a tax grab, and an eyesore. Absolutely ridiculous.

4. Name: Lily King on 2024-06-13 00:25:16
Comments: I oppose the proposed townhomes, as eighteen units on what was originally two lots is congestion at its finest. Not only would this be an eyesore and take away from the residential area appearance, it is a traffic risk in an already overly congested area and unsafe intersection (Dundas and Riley). The fact that any of this was approved by anyone is ridiculous. Observing traffic conditions for 15 minutes would demonstrate major traffic concerns. The established homes in the area also deserve to have some semblance of privacy to continue and 18 units zoned here would destroy that, and threaten home values in the area.

5. Name: Janice Cromarty on 2024-06-18 01:28:38
Comments: This project has many issues. It is not acceptable as part of the current zoning, major traffic problems, more important the water runoff is a huge consideration along with loss of quiet enjoyment of existing residents. . Well this project needs to be considered unacceptable as currently presented.

6. Name: Chris Stewart on 2024-06-18 13:30:44
Comments: I strongly apose this development for all the reasons listed here. The size of the building will be an eyesore amongst all the original homes. The added traffic to side streets and Dundas St. will make an already hectic street even worse.

7. Name: Jayme Van Geest on 2024-06-18 13:37:46
Comments:

8. Name: Kellie WELLENREITER on 2024-06-18 13:43:12
Comments: Stop the proposed 18 unit townhouse development at 173 and 177 Dundas St E.

9. Name: Nancy on 2024-06-18 14:34:58
Comments: Anyone who says yes to this build will be responsible for a horrible accident or even death on this area of Dundas St. This is absolutely absurd.
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10. Name: Scott Smith on 2024-06-18 15:05:45
Comments: Dundas is the main Street going through waterdown and our town is being affected by traffic. Sticking a new development will add significantly more traffic, on top of the proposed development being at a dangerous area for drivers right at a traffic light. We are already overpopulated and these new developments need to stop.
-
11. Name: Brooke Smith on 2024-06-18 15:08:25
Comments:
-
12. Name: Cara Smith on 2024-06-18 15:12:49
Comments:
-
13. Name: Alan Smith on 2024-06-18 15:19:38
Comments:
-
14. Name: Bruce on 2024-06-18 18:27:54
Comments: Kids crossing, very unsafe and they will be parking on our lovely streets. Great. Why do these politicians not understand all the terrible issues?
-
15. Name: Kim Phillips on 2024-06-18 19:18:47
Comments:
-
16. Name: Brian Peggie on 2024-06-18 23:05:00
Comments: I have shown my concerns over the previous years and continue to feel this is an unnecessary location for more townhouses and also unsafe due to traffic concerns This is only a grab for a developer to make money without concerns for existing long term residents
-
17. Name: Kim Peggie on 2024-06-18 23:08:23
Comments: [REDACTED]
-
18. Name: Susan Somers on 2024-06-18 23:54:05
Comments: A very unsuitable development
-
19. Name: Karen Viviani on 2024-06-19 00:08:07
Comments:
-
20. Name: Susan Clark on 2024-06-19 00:20:11
Comments: I am apposed to this proposal as the development in this area is too dense, will severely affect the already overloaded traffic in the area, and is affecting the migration

of birds from the Niagara Escarpment. This development in Waterdown has got to stop. It's no longer a Village, it's a town quickly becoming a city and this is not why I moved here.

21. Name: Pauline Carruthers on 2024-06-19 00:59:37
Comments: We do not need anymore traffic in our neighbourhoods

22. Name: Angela Cockburn on 2024-06-19 01:07:51
Comments:

23. Name: Michele Adams on 2024-06-19 02:33:12
Comments: I strongly object to this proposed development.
This will have a great negative impact on the surrounding homes and traffic a.
Safety to pedestrians and cars in the area will be jeopardized.

24. Name: Ed Johnston on 2024-06-19 12:14:21
Comments: Fully disagree with the proposed townhouse plan due to its multiple negative effects on the neighborhood.

25. Name: Eve Peggie on 2024-06-20 12:18:28
Comments:

26. Name: Amy Excell on 2024-06-21 00:16:02
Comments: We are strongly opposed to this townhouse development for all the reasons stated above. The Dundas/Riley intersection is a nightmare already!
Scott Street resident

27. Name: Courtney Crosbie on 2024-06-21 00:45:19
Comments: [REDACTED]

28. Name: Sylvia Dawe on 2024-06-21 02:56:30
Comments: [REDACTED]

29. Name: Kimi Hoefs on 2024-06-21 12:38:46
Comments: I am vehemently opposed to this building project. As a resident of this neighbourhood, I acknowledge his will impact the whole neighbourhood negatively. There is no gain except for the developer. I do hope our members of parliament recognize this impact and will vehemently oppose this project for the resident's sake.

30. Name: Stephanie Candlish on 2024-06-21 13:56:45
Comments: [REDACTED]
[REDACTED]
[REDACTED]

31. Name: Lindsey T on 2024-06-21 14:29:21
Comments:

32. Name: Carrie Hackett on 2024-06-21 15:20:18
Comments: [REDACTED]

33. Name: John Walker on 2024-06-21 17:33:12
Comments:

34. Name: Tina on 2024-06-21 20:51:59
Comments: [REDACTED]

35. Name: william clayton on 2024-06-23 14:27:21
Comments: Plenty of open areas to build. Building here will impact my close-by neighbours.

36. Name: Adam Peters on 2024-06-24 01:03:57
Comments: [REDACTED]

37. Name: Alyssa Peters on 2024-06-24 16:59:35
Comments: [REDACTED]

38. Name: Scott Kline on 2024-06-24 22:51:02
Comments: [REDACTED]

39. Name: Laurie Doma on 2024-06-26 15:23:32
Comments:

40. Name: Lindsey teBrake on 2024-07-03 13:25:56
Comments: [REDACTED]

41. Name: JulieAnn Loken on 2024-07-03 20:16:57
Comments: GodSpeed

42. Name: Sara Trushinski on 2024-07-10 02:59:11
Comments:

43. Name: Lorraine Stange on 2024-07-17 01:48:43
Comments: If you read the many, many reasons for the opposition to this, its a no brainer!

44. Name: Jennifer Gallant on 2024-07-18 18:07:45

Comments: This development as proposed is wrong for so many reasons, but a few huge ones are as follows:

-the density and style of building is not in keeping with the neighbourhood, 3 storey townhomes that sit on top of a hill will completely tower over the existing single family residential homes in the area creating a complete loss of privacy for anyone surrounding the development. Cramming 18 townhomes onto what is currently 2 single residential lots is absolutely not in keeping with the style of the neighbourhood.

-will exacerbate a very significant existing issue of yard/property flooding for the houses adjoining the proposed development to the rear (Scott Street). Every time it rains the homes along this street have flooded yards due to the slope and grade of the land on highway 5 and Scott street (a natural hill). Removing the vast majority of current green space from the property of the proposed development will only serve to make this much worse as all of the water run-off will be forced downhill into our yards and home foundations.

-Parking and Driving Safety Issues: the proposed driveway into the development will create safety issues for a very busy section of highway 5 as it will not be visible when heading towards the west until you are past the intersection at Riley and Dundas St. The parking outlined in the proposed development is grossly inadequate for 18 townhomes. This will cause overflow to surrounding residential streets which are already experiencing issues with overnight and long term street parking.

We are a community of lovingly maintained single family detached homes on mid-sized lots in an older area of Waterdown. It is irresponsible to cram 18 homes (some 3 stories!) into the space that currently contains only 2.

45. Name: Kim Parkes Hallmark on 2024-07-18 19:34:30
Comments: [REDACTED]

46. Name: Nasrin Ghadimi on 2024-07-22 23:49:57
Comments:

47. Name: Brett Gallant on 2024-07-23 17:10:08
Comments:

48. Name: Madeleine Dennison on 2024-07-29 15:20:28
Comments:

49. Name: Michelle Szczesny on 2024-07-29 18:00:52
Comments:

50. Name: Amanda Vresk on 2024-07-29 18:02:13
Comments: [REDACTED]

51. Name: Mike on 2024-07-29 18:32:05
Comments:

52. Name: St Chelvan on 2024-07-30 02:14:02
Comments: Stop the proposed 18 unit townhouse development

53. Name: Tyler Gillis on 2024-07-30 20:22:45
Comments:

54. Name: Gayatri Soma on 2024-07-31 02:27:07
Comments: [REDACTED]

55. Name: Karen Hubert-Pellerin on 2024-07-31 17:56:25
Comments: [REDACTED]

56. Name: Jessie Del Franco on 2024-07-31 21:45:38
Comments: This is a terrible location for 18 homes, most having at least one vehicle each. They'll only have access via Dundas and where are visitors to park? At the library? Will the second or third vehicles that are associated with the homes choose to use the library's parking lot as there own? What about the water drainage? The potential water damage claims for the homes behind this projected eye sore has greatly increased. That will affect their insurance rates which have been increasing steadily for years in Waterdown due to the massive growth. Putting 18 townhomes in that small space is a cash grab by the city and is beyond greedy by the builder. Speaking as someone who has been in the insurance industry for 20+ years and my spouse who has worked on New Homes for 10+ years, no good will come to the community - the people who are going to have to live with this mess daily - if this gets approved by the city. Please make smart decisions people. Quality of life, not quantity of life.

57. Name: Christopher P DiFrancesco on 2024-08-09 15:43:35
Comments:

Please note: this document was submitted to the City of Hamilton Planning Department in April 2019. It was not included in Appendix H-1 of public comments received so we are submitting it to the Aug. 13, 2024 agenda to be included on the public record for submissions received opposing this project.

Stephanie & Brent Card

[REDACTED]

Alaina Baldassarra
Planner II, City of Hamilton
Planning & Economic Development Dept.
71 Main Street West, 5th Floor
Hamilton, ON, L8P 4Y5

RE: RHOPA-18-20/ZAC-18-045

Dear Alaina,

Further to our letter dated Sept. 25, 2018 expressing our opposition to the proposed townhouse development at 173-177 Dundas Street in Waterdown, we would like to add this letter to the file outlining our reasons for opposing this development.

We took time out of our schedule in January to visit City Hall and review all of the documentation submitted by the developer (up until that date) in regards to the development. After reviewing all of those submissions as well as information presented at the open house in December, our concerns regarding the proposed development are even greater than they were previously.

We know that you and Councillor Partridge have both visited our neighbourhood and the area surrounding the proposed development site. We strongly urge others who will review this application – especially those in the traffic and engineering departments as well as Council members who are on the Planning Committee – to please come to our neighbourhood to see the existing subdivision and proposed development site from our perspective. Anyone who stands in our kitchen, living room, bedrooms or backyard (as well as the homes on Dundas Street and Scott Street who are adjacent to and/or across from this development site) can easily see that 173-177 Dundas St is not an appropriate location for this development.

This letter is long, but we have taken the time to painstakingly go through all of the information provided at the open house as well as all reports submitted by the developer. We hope it will be given the same time and consideration as all of the large reports and documents filed by the developer. Below you will find our reasons for opposing this development.

1) Impact of the Development on the nature of the existing neighbourhood:

On paper, the developer makes it sound as if these townhouses will fit in with the existing two-storey homes in the neighbourhood because the 10 units on the north side of the development will only be two storeys high. However, with the difference in elevation between these units and the existing homes due to the site being located on a hill, these townhouses will tower above our homes significantly reducing our privacy. In addition to the natural elevation differential, the developer's proposal to raise the elevation at the back of the development by up to two additional meters (homes on Scott Street are at an elevation of 233-234 metres. The developer plans to build block townhouses that are 7.99 metres tall at an elevation of 237.14 metres) means that the block townhouse units will loom above our homes and properties and will not in be comparable in any way to the existing homes in the neighbourhood. The proposed three-storey (plus rooftop terrace) townhouses fronting onto Dundas Street, will also be significantly taller than neighbouring properties, particularly the bungalow at 181 Dundas Street and homes on the south side of Dundas Street.

The location of the property at the top of a hill differentiates it from other recent developments along Dundas St. The immediate surrounding area of the proposed development site – the properties to the north, south, east and west of it – are the homes and neighbourhood that this proposal should be compared with, not the townhouses that are 350+ metres further to the east and west that are not a part of our single-detached neighbourhood and subdivision. All of the homes that fall into the 120 metre radius that the developer was required by law to send notifications of his proposal to are single detached homes on larger lots. The recently built townhouses to the east and west are closer to the downtown core/commercial business area and the power centre commercial area, respectively. They are not right in the centre of the Rockcliffe neighbourhood which encompasses 173-177 Dundas as well as the homes to the north, south, east and west of this proposed development site.

2) Traffic Concerns

At the open house in December, several residents expressed concerns about the increased traffic turning into and out of the development in such close proximity to the busy Riley/Dundas Street intersection.

On page 26 of the Transportation Impact Study submitted by the developer they recommend that the development be allowed to proceed as planned. The report states *“Dundas Street East has a relatively straight vertical curve in the approximate area of the proposed site driveway. There are slight downgrades to the west and east of the driveway. The available sight distance to the east is approximately 200m which meets the minimum desirable sight distance....Sight distance is not a concern.”*

This is factually incorrect. There is actually an **increase** in grade to the east of the proposed driveway, not a downgrade as suggested. It's impossible for there to be 200m of sight distance to the east because the 200m mark east from the proposed driveway

falls east of the crest of the hill and the hill and a dip in Dundas Street to the east blocks this sight line (please see attached photo taken from the proposed driveway site looking east). A Dundas Street resident who attended the open house, whose driveway is in the middle of the Riley/Dundas intersection on the south side of Dundas Street, stated that the traffic observers had been in her driveway and on her lawn. If this is indeed where they recorded their observations, their data is flawed because the actual development driveway is on the north side of Dundas Street and farther west, not at the crest of the hill where the sight line is much different. Due to these inaccuracies, the City and planning committee should use caution in accepting the data and recommendations from this report.

The report estimates that the development will result in 9 morning trips and 13 evening trips during peak hours and that the queue reach (i.e. number of cars in the middle turning lane heading east to turn onto Riley and heading west to turn onto Bayview) will not “impact the proposed site driveway”. As many area residents can attest, the queue reach in that turning lane is well beyond the location of the development driveway at various times of the day, including outside of peak rush hour time periods. The number of estimated daily trips seems low as well considering that most households have 1-2 vehicles, meaning there will likely be 18-36 vehicles at this development, which could result in a much higher number of daily trips than what the developer suggests.

We also have concerns with the submitted sight distance and stopping distance calculations. The report is based on an average speed of 70 km/h. Area residents can also attest that many vehicles traveling along this section of Dundas St travel at 80+ km/h, including heavy trucks, so a greater (and unobstructed) sight distance should be necessary at this location. In snow, ice and rain conditions it is also more difficult to stop quickly at the intersection and vehicles entering and exiting the development would only compound this issue, and we are concerned that this could lead to additional accidents in this area. The Riley/Dundas intersection is well-known locally for having a high rate of red-light runners. According to the City’s traffic department, there were two accidents at this intersection from January 1 to June 30, 2018. There were also two accidents there in December 2018 (witnessed by area residents) that have not yet come up in a search of the traffic department’s database. We personally have almost been hit as pedestrians and drivers numerous times at this intersection and are concerned that, with the speed of traffic, obstructed sightline and added vehicles entering and exiting so close to this intersection, this development will compound traffic safety issues in our neighbourhood.

The Traffic report submitted by the developer also states: in 2020 all intersections are forecast to operate at an acceptable level of service *“with the exception of the eastbound left-turn movement at Dundas Street East and Riley Street which is forecast to operate at LOS F with a v/c ratio of 1.02.”* The v/c (or volume demand to capacity) ratio of LOS F is the worst possible grade available in this grading system, meaning that this intersection is insufficient to accommodate vehicular demand and that it is over capacity. Since this intersection will already be over capacity (which will lead to even longer queue reaches) it makes no sense to add 18 additional housing units and their

corresponding 1-2 cars per unit into the immediate vicinity of this already busy intersection

3) Water Runoff Concerns

The only point of concern that seemed to receive a concrete answer from the developer's representative at the open house was regarding drainage and water runoff. He said that their study shows flow of water will decrease by 70% because they plan to raise the level of the back portion of the development by up to two metres. Although this solution might decrease the flow of water onto select neighbouring properties and northward into a portion of the neighbourhood, it will compound other issues of concern like loss of privacy, loss of property value, loss of mature trees, changing the look and nature of the neighbourhood, and shadow/wind/light impacts for the neighbouring properties. So, is it really a viable solution when it compounds or creates so many other issues for the area residents?

A resident at the meeting also asked what would happen if the adjacent homes are damaged with mudslides or runoff during construction. The representative answered "they shouldn't be" and if they are damaged "the builder would offer full restitution". These answers were not overly reassuring to those of us who live downslope from the development and demonstrates a lack of confidence on the developer's part that runoff during the process will not be an issue.

We also reviewed the Functional Servicing and Stormwater Report that was prepared on behalf of the developer and continue to be concerned about potential water runoff issues after reading this report. The report states: *"Note that a portion of the site in pre-development conditions (Catchment EX-D) drained northerly away from Dundas Street and into the rear yards of the adjacent houses to the north. It is assumed in the proposed development's drainage design that the proposed development will not be allowed to drain in to these neighbouring properties, **except a negligible portion** that is necessary to retain the existing trees on the property line."* It further states that: *"Catchment E **will drain uncontrolled off the site to the north**. This is such that the line of existing trees along the north property line can be retained in the proposed development. That is, those trees are at a lower elevation than Dundas, therefore runoff from that area cannot be received in the site's drainage conveyances."*

The report states that the post-development flow will be lower, but we are concerned that with the drastic changes to the property grade, addition of large areas of paving and removal of grass and trees that runoff will still be an issue. It is also concerning that Catchment E will drain uncontrolled. Although the runoff is presently uncontrolled (and many residents to the north of this development already have issues with excess water in their yards, sidewalks and homes), with such drastic alterations to the landscape (less grass and trees, more concrete, downspouts and asphalt), there is concern that the uncontrolled drainage of Catchment E will further compound these issues. If there are runoff, drainage and flooding issues during or post-construction, who will take responsibility for it?

4) Parking Concerns

Although the developer stated that he is providing more than the legal minimum requirement for parking spaces by including a single car driveway plus a single car garage for each unit (and five visitor spots), we are concerned that, in reality, there will be insufficient parking spaces for this development. We did an online survey which found that, of the 155 respondents who live in townhouse developments with this type of parking, 64% park one car in the garage and one in the driveway. The remaining 36% use a combination of solutions including parking on nearby streets, parking on the lawn or boulevard, or parking with a portion of the car overhanging the street (all solutions which are by-law issues). Some respondents stated that townhouse garages were too small for larger vehicles or that they needed the garage space to store other items.

We are concerned that, even if a third of unit owners at this proposed development don't properly utilize their designated parking spaces, or if visitor spaces are insufficient, parking overflow will spill onto area side streets like Riley and Scott Street. Overflow parking from rental homes on Dundas Street (including 177) already ends up on Riley Street in close proximity to the traffic lights at Dundas Street. When just 1-2 vehicles park on the west side of Riley just north of the intersection, it causes traffic delays and backlogs during peak hours since vehicles can't properly queue in the right turn lane.

5) Noise Concerns

We are also concerned about increased noise from the development both during and after construction. We will go from sharing our property line with two single family detached homes to sharing it with 18 households. The Noise Feasibility Study submitted by the developer only looks at the development from the perspective of potential buyers of the proposed townhouse units and how the developer can shield potential buyers from outside noise and mitigate noise impacts. This study completely omits mention of any noise impact on the existing area residents that will result from the proposed development. There will be additional noise polluting our homes and yards from the 18 air conditioning units that will be part of the development. There will also be additional noise from the residents themselves as well as any pets they own; from the dozens of cars coming in and out of the development and parking in driveways and the visitor lot; and from the patios backing onto Scott Street and the rooftop terraces proposed for the units fronting onto Dundas Street. These additional noise contributions will impact our enjoyment of our properties (that we specifically purchased because they back onto single detached homes in a park-like setting).

The future noise impacts caused by this development to surrounding, existing neighbourhood homes should be given as much, if not more, consideration as the impacts for potential buyers.

6) Privacy Concerns

One of the biggest selling points when we bought our home was the private backyard surrounded by mature trees and a park-like lot. The original listing (attached) uses the phrases “private mature yard” and “walkout to park like lot” throughout. My childhood home in Burlington backed onto a field that was eventually developed with three-storey townhouses. Although the loss of privacy and view were disappointing, the lot behind us had always been zoned commercial so it was understandable that it was eventually developed. When we moved to Waterdown, we were very conscious of buying a property that was surrounded by properties that were also zoned as single residential. We enjoy looking out onto the back portion of the yard of 177 Dundas Street and all of its trees and grass. We love that there isn’t a house two metres from our back fence. Our seven-year-old son feels safe and secure playing in our private yard. We enjoy our deck, garden and yard without feeling like we are in a fishbowl – at most people from two homes can see into our yard.

If this proposal is approved, people from 18 households will have a bird’s eye view into our yard (and also into the yards of our neighbours on Scott Street). The proposed three-storey height and rooftop terraces of the 8 units fronting on Dundas Street and the proposed raised elevation of the 10 units at the back of the property will remove any semblance of privacy from our yard as well as homes on Scott Street, Melissa Crescent and throughout the subdivision on the south side of Dundas Street. Our master bedroom, kitchen, family room, child’s bedroom and playroom all have windows at the back of our home facing the back portion of the yard at 177 Dundas Street, so if this development is approved it will have a huge impact on the level of privacy inside our home as well.

7) Loss of Property Value

Due to the loss of privacy and major change to the nature of the neighbourhood that this development will bring, our property value will decrease. We have consulted with three area realtors who all agreed that we will suffer a loss of “at least 10%” of our property value if this development is approved. This applies to all of the homes that border onto the development site and creates a ripple effect of lower property values through the entire neighbourhood. Please see the attached letter from RE/MAX Woolcott Team Sales Representative Tina Roberts that further discusses this issue.

8) Differences from Recent Developments on other sections of Dundas St

The developer cites other recent townhouse developments along Dundas Street as justification for his proposal. However, this proposed development shares very few similarities with other developments in the area. Just because other townhouse developments were approved shouldn’t give carte blanche to this developer. His

proposal is very different than the others based on location within the neighbourhood, previous zoning and lot elevation. Please see section 9 of this letter “Objections to Statements in Urban Design Brief” for a detailed description of how this proposal differs from other recent developments.

We would also like to bring to your attention a relevant zoning application and decision regarding a property less than 300 metres from the proposed development site. Application ZAR-014-013 sought to sever one large single residential lot at 12 McDonald Court to build two detached homes on the property. This application was denied by the City in 2015 for the following reasons:

- it **“represents an over-intensification of development within an established residential neighbourhood that would detract from the residential character of the neighbourhood”**
- it **“does not comply with the Urban Hamilton Official Plan, in that it is not compatible with the existing character of the neighbourhood”**
- “approval of the application would encourage other similar applications, which, if approved, would undermine the intent of the Official Plan and Zoning By-law.”**

This application sought to build two homes on one large lot versus the current application in question which seeks to build 18 units on two lots. If two homes on a single lot is considered “over-intensification” that detracts from and is incompatible with the existing character of the neighbourhood, Council should agree that proposing to build 18 homes on two lots 300 metres away represents an egregious over-intensification that will damage the existing character and nature of our neighbourhood.

We are also concerned that, if approved, this proposal will encourage other similar applications that will undermine the intent of the Official Plan and Zoning By-Law resulting in further over-intensification of our residential neighbourhood.

9) Objections to statements in the Urban Design Brief

There are many misleading, contradictory and erroneous statements in the Urban Design Brief submitted by the developer. This document was paid for by the developer and is a one-sided endorsement of his proposal. Please see our section by section rebuttals and concerns below.

Section 1.1:

“The site consists of two properties...each of which contain one single detached dwelling fronting onto Dundas Street East. Both properties have a generous setback from the street.” This demonstrates that the current properties – single, detached, set back from the street – fit in with the other homes that abut the property and that fill the surrounding residential neighbourhood. The report goes on to state: *“The scale of development and architectural style of these properties is reflective of the surrounding*

neighbourhoods, which are defined mainly by low-rise single detached dwellings on large lots.” Right here, in his own report, the developer agrees that the existing homes at 173-177 Dundas Street East fit in with the surrounding neighbourhood. However, throughout the rest of the report he contradicts these statements by claiming the proposed townhouse development will fit in with the existing single-detached neighbourhood.

Section 1.2.1 Community Context:

This section states that the site is within the West Waterdown Secondary Plan. It reiterates that the “*area is characterized predominantly by **single detached dwellings***” but goes on the list other recent townhouse developments that have been recently constructed or approved along Dundas St East as justification for developing the property, which is contradictory to his earlier statement that the current detached homes on the site fit in with the existing neighbourhood.

- Regarding Development DA-13-180/2AC-12-064 at 215 Dundas Street: these two- and three-storey townhouses are built on level ground (not atop a hill like the proposed development) so they are similar in height to the existing two-storey homes on Culotta Crescent that back onto them. This site was previously zoned R6-33(H) urban commercial so there was reasonable expectation that development other than single detached homes could eventually be built there.
- Regarding Development ZAC-15-027 at 219 Dundas St East: this land was previously zoned Urban Commercial R6-44 therefore it would’ve been reasonable to expect that eventually something other than detached homes would be built there. The existing zoning to build something other than single detached homes was already in place, compared with the proposed development at 173-177 Dundas where it is not. This section of Dundas Street marks the beginning of the commercial/downtown core of Waterdown with commercial businesses to the east of the property, whereas properties west of 215-219 Dundas Street are all single detached homes and mark the entrance to the Rockcliffe subdivisions to the north and south of Dundas St.
- Regarding ZAC-16-050 at 10 Dennis. This zoning was amended from urban residential single detached R1-35 to medium density R6. However, they are only building three units and the site is on level ground, not the crest of a hill like the proposed site at 173-177 Dundas. With such a small development, it will not result in an influx of 18-36 cars entering and exiting in close proximity to the busy Riley/Dundas intersection. The 10 Dennis project is part of the Habitat for Humanity build program and meets the need under the UHOP of providing additional affordable living spaces within our community. The proposed project at 173-177 Dundas Street does not.
- Regarding Development DA-15-034 122 at Dundas St East: this site is zoned medium density residential R6-36. The majority of the units back onto public greenspace and therefore do not affect the privacy or sightline of any homes on

the eastern side of the development. They are townhouses on level ground and match the height and look of the existing homes that border the property. The existing homes that abut the property on Newell Ct are zoned R-4 semi-detached and link so this project fits in with the vast majority of homes in the immediately surrounding area that abut the property. Just west of this development there are large commercial properties which is another factor that differentiates this development from the proposed one at 173-177 Dundas which sits solely amongst single detached homes.

Section 1.2.2 Neighbourhood Context:

This section states “*the site is well positioned to provide **future residents** with a complete community setting*” which demonstrates once again that the developer is only concerned with potential benefits to future residents (and resulting profits) while showing zero regard to existing families in the neighbourhood and how his development will negatively impact our day-to-day lives and alter the character of our residential neighbourhood.

Section 1.2.4 Site Context:

The report states: “*In the immediate context of the subject lands are the following: NORTH – existing **single detached residential lots**, an elementary school, park space; EAST – **existing single detached residential lots**, stacked townhouses along Dundas Street East, low-intensity retail; SOUTH – **existing single detached residential lots**, park space, trail networks; WEST – **existing single detached residential lots**, a public library.*” Note the one consistently mentioned feature of the surrounding area in every direction is **existing single detached residential lots**. This further demonstrates that this neighbourhood is a single detached residential neighbourhood and that the density and scale of the proposed development does not fit in with the existing neighbourhood.

Section 2.6.7 Neighbourhoods:

The report states: “*Neighbourhoods shall generally be regarded as physically stable areas with each neighbourhood having a unique scale and character. Changes compatible with the existing character or function of the neighbourhood shall be permitted. Applications for development and residential intensification within Neighbourhoods shall be reviewed in consideration of the local context.*” Again, this proposed development does not fit in with the context of the existing single detached residential neighbourhood. Every building within a 350 metre radius (with the exception of the public library) is a single detached home.

Section 3.2.4. – Neighbourhoods Designation – General Policies:

The report states: “*The existing character of established Neighbourhoods designated areas shall be maintained. Residential intensification within these areas shall enhance and be compatible with the scale and character of the existing residential*

neighbourhood". This proposed development certainly does not fit in with the character or scale of the existing neighbourhood. Cramming 18 units onto two single-detached lots and building two- and three-storey units that will tower over the surrounding properties in all directions absolutely does not enhance our existing neighbourhood nor is it compatible with it.

Section 3.3.2 Residential Uses – General Policies

The report states: "*Development or redevelopment adjacent to areas of lower density shall ensure the height, massing and arrangement of buildings and structures are compatible with existing and future uses of surrounding areas.*" Again, this development is not compatible in any way with the surrounding single-detached homes. The scale, look and density of the proposed development is not compatible with or complementary to the existing neighbourhood. The 3-storey buildings fronting Dundas Street will tower over all area homes, especially the adjacent bungalow at 181 Dundas Street. The 2-storey buildings situated several metres in elevation higher than the abutting homes on Riley and Scott Streets are also not comparable or compatible in height.

Section 2.4.1.4 General Residential Intensification Policies:

The report states that residential intensification developments shall be evaluated on the following criteria: "*the relationship of the proposal to existing neighbourhood character so that it maintains, and where possible, enhances and builds upon desirable established patterns and built form*" and "*the compatible integration of the development with the surrounding area in terms of use, scale, form and character.*" The proposed addition of 18 townhouse units on two single-family detached lots does not in any way maintain, enhance or build upon the existing single-family detached lot mature neighbourhood, it detracts from it and irreparably alters the look and pattern of our neighbourhood. The scale of the proposed development (18 units on two single family lots) is also not compatible with the density of lots in the surrounding area.

Section 2.4.2 Residential Intensification in the Neighbourhoods Designation:

The report states: "*when considering an application for a residential intensification development within the Neighbourhoods designation, the following matters should be evaluated: a) the matters listed in Policy B,2.4.1.4; b) compatibility with adjacent land uses including matters such as shadowing, overlook, noise, lighting, traffic and other nuisance effects; c) the relationship of the proposed building(s) with the height, massing and scale of nearby residential buildings; d) the consideration of transitions in height and density to adjacent residential buildings; e) the relationship of the proposed lot(s) with the lot pattern and configuration within the neighbourhood;*"

In regards to comment a) please see our notes above regarding section 2.4.1.4 and how the proposed development detracts from the existing neighbourhood.

In regards to comment b) placing 18 two- and three-storey units on an elevated lot that will result in the units towering over existing neighbourhood homes is completely

incompatible with adjacent land use. The height of the units and loss of mature trees will cause shadowing and overlook issues and loss of privacy. There will be added noise from having 16 additional households (and their corresponding air conditioning units, vehicles, pets and residents) abutting our properties rather than the two existing single family households. There will be an additional traffic impact with cars from these units coming and going from the driveway so close to the Riley/Dundas and Dundas/Bayview intersections. Other nuisance effects include pedestrian, vehicle and bicycle safety concerns at the poorly located driveway of the proposed development, loss of mature trees and loss of property value.

In regards to section c) the proposed buildings are not similar in height massing and scale to those in the surrounding single-family detached home neighbourhood comprising bungalows, split level and two-storey homes.

In regards to section d) both the height (three-storeys at street level and two-storeys plus the large elevation difference between the back units and existing homes bordering the property) and density (18 units on two single residential lots) are in complete contrast with the immediately surrounding neighbourhood, especially the homes adjacent to the development and in the residential neighbourhoods to the north and south.

In regards to section e) three blocks of townhouses on two single family lots do not fit in with the pattern and configuration of the neighbourhood.

Section 3.3.2 General Urban Design Policies and Principles

This section states: *“Urban design should foster a sense of community pride and identity by: a) respecting existing character, development patterns, built form and landscape; b) promoting quality design consistent with the locale and surrounding environment; f) demonstrating sensitivity toward community identity through an understanding of the character of a place, context and setting in both the public and private realm; g) contributing to the character and ambiance of the community through appropriate design of streetscapes and amenity areas.”*

The proposed development does not foster a sense of community pride, does not respect the existing character (single detached homes on mature treed lots), and is not consistent with the local neighbourhood. The developer – who is not a Waterdown resident – has not shown any “sensitivity toward community identity” with this proposal nor any sensitivity towards the concerns of the residents. He does not understand the “place, context and setting” of our homes and existing neighbourhood. And this development certainly does not contribute to the “character and ambiance” of the community, it severely detracts from it. As indicated by attendance at the December open house, approximately 70 area residents (plus more who could not attend and submitted letters) oppose this development and its negative impact on our neighbourhood.

Section 3.3.2.6

The report states that a new development should *“enhance the character of the existing environment by: a) complementing...existing surroundings through building design and placement...; c) allowing built form to evolve over time through additions that are in harmony with existing architectural massing and style; d) complementing existing massing patterns, rhythm, colour, and surrounding context; and, e) encouraging a harmonious and compatible approach to infilling by minimizing the impacts of shadowing and maximizing light to adjacent properties....”*

The proposed placement of 18 units on two single lots in no way enhances the character of the existing environment, it detracts from it. Having such high density in a large mature lot single detached home neighbourhood is not complementary. By placing two-storey homes on a lot that will be three-four metres above adjacent homes, there really is no way to harmoniously minimize the impacts of shadowing or light. There are currently grass, plants, shrubs and trees where 10 units will be placed – it is irresponsible for the builder to say that there will be no light, shadow or wind impact or that it can be “harmonious” or “compatible”.

Section 3.3.2.8

This section states: *“Urban design should promote environmental sustainability by...integrating, protecting, and enhancing environmental features and landscapes, including existing topography, forest and vegetative cover, green spaces and corridors through building and site design.”*

With the developer’s proposal to remove two single homes on large lots with mature trees and replace them with 18 units with tiny greenspaces while cutting down numerous mature trees in the process, this design is the opposite of “environmental sustainability” and does not serve to protect or enhance environmental features and landscapes.

Section 3.3.3 Built Form

This section states: *“New development shall be designed to minimize impact on neighbouring buildings and public spaces by: a) creating transitions in scale to neighbouring buildings; b) ensuring adequate privacy and sunlight to neighbouring properties; and c) minimizing the impacts of shadow and wind conditions.”*

The developer hasn’t demonstrated that he plans to “minimize impact” of this proposed development on neighbouring buildings. The height differential alone between the eight three-storey high (plus rooftop terrace) units fronting Dundas St and the bungalow at 181 Dundas Street immediately to the east of the development and the homes directly across Dundas Street and on Bayview, as well as the difference in elevation between the 10 units at the back of the property and adjacent properties on Riley and Scott Streets demonstrate that there has been little or no consideration given to minimizing

the impact on neighbouring buildings, creating transitions in scale, ensuring adequate privacy and sunlight or minimizing the impacts of shadow and wind conditions.

Section 3.3.3.3 & 3.3.3.4

These sections state that new development “*shall be massed to respect existing and planned street proportions*” and “*shall define the street through consistent setbacks and building elevations.*”

This development does not respect existing street proportions. All other structures in the immediate surrounding area are one- and two-storey single detached homes on large mature lots. The close proximity of the proposed three-storey units (fronting Dundas Street) to the road is in stark contrast to the properties on Dundas St immediately adjacent to the development which are well set back from the road. Homes across Dundas Street and on the corner of Bayview, and even the Waterdown library are all set back much farther than the proposed development which will create a very inconsistent and disjointed streetscape in this section of the neighbourhood. As stated previously, the proposed building elevations do not respect the existing street proportions.

Urban Design Brief: City of Hamilton Site Plan Guidelines

1.2 Site Development Guidelines

This section states: “*New development should implement the following general design objectives: promote accessibility through safe and efficient pedestrian and vehicular circulation, and accommodate people with a range of disabilities; create a sense of place by preserving significant heritage features and community character, protecting important views, improving the streetscape, and creating community landmarks.*”

This development does not accommodate people with a range of disabilities. They are two- and three-storey buildings with stairs so they will not be accessible to elderly or disabled citizens. It also does not preserve the community character or improve the streetscape. Cramming 18 units onto two single lots between other single lots detracts from the streetscape and community character. Placing the front eight units in such close proximity to the road (2.5 metres compared with the minimum setback requirement of 7.5 metres) will create an inconsistent and fragmented streetscape.

2.2 Built form, Public Realm and Streetscape

This section states: “*Development should acknowledge and incorporate existing historical patterns of built form and streetscape.*”

This development does not acknowledge or incorporate the pattern of single detached homes on mature lots and the streetscape of large lots with single family homes well set back from the road.

2.5 Safety and Security

This section states *“All building entrances should be well lit, well defined and visible from the street or parking areas.”*

This demonstrates once again that the developer is only concerned with the design of the development from a financial/future buyer’s perspective and not from the perspective of existing residents of the neighbourhood. There is no mention in this section on lighting of the increased outdoor lights and spillover into the yards of the existing adjacent properties. With 18 units standing where there were only two previously, there will be a significant amount of additional light emanating from the property and affecting the other homes around it.

Section 3.3 Landscape Design

This section states: *“Landscaping should consider and reflect established neighbourhood landscape character. Front yard landscaping should be compatible with adjacent properties along the street and result in a positive impact on the street.”*

This is a mature neighbourhood with a wide variety of mature trees. Cutting down several of these mature trees on the property and replacing them with new, young trees does not reflect the established neighbourhood landscape character, is incompatible with the large, mature trees on the adjacent properties and therefore does not result in a positive impact on the street.

Section 3.9 Lighting

This section states: *“Site and streetscape lighting should be designed as an integrated system that considers all pedestrian, motorist and building needs. The lighting program should have regard to pedestrian areas, driveways, parking areas, transit stops, service areas, entrances and security.”*

As mentioned above, there is a complete lack of concern by the developer regarding the impact of all of these new light sources on the existing homes. The only concerns here are for the lighting needs of his potential buyers.

Section 4.3 Microclimate design

This section states: *“Building should be designed so that shadows cast onto public and private outdoor spaces located on adjacent properties are minimized. The intent is to provide for the use and enjoyment of outdoor spaces during summer afternoons and evenings.”*

Placing 18 units on two single lots where there are only currently two homes will cast shadows and block sunlight no matter where they place them. Our house at [REDACTED] is due east of building two. The two-storey block on higher elevation will block out the majority of our afternoon sunlight compared with the mix of shade and sun we now experience from the mature maple tree on that lot. The bungalow at 181 Dundas Street

directly to the east of the property will be dwarfed by the massive three-storey (plus rooftop terrace) block of eight units and will sit squarely in the late afternoon/evening shadow of it. The two-storey units that will be elevated several metres higher than the homes on Scott Street will also cast shadows into the yards that were not previously there. These three large building blocks and their corresponding shadows will hinder the “use and enjoyment of outdoor spaces during summer afternoons and evenings” and also affect the growth of our lawns, plants and gardens.

Section 4.6 Design of Buildings on Infill Sites

This section states: *“New building design should complement established neighbourhood character through consideration of the following: new buildings should be scaled to existing adjacent structures; existing setbacks and building heights should be respected in determining an appropriate setback and height of new buildings; the proportions and elements of existing buildings should be used where possible to determine an appropriate relationship for new buildings; roof profiles, windows, entrances and porches that are predominant within the streetscape should be considered in the design of new buildings...”*

This proposed development does not complement the established neighbourhood – it is not scaled to adjacent structures (the three-storey block will tower above all surrounding homes, especially the bungalow at 181 Dundas Street, and the two-storey blocks are set at such a high elevation compared with the surrounding homes on Riley, Scott, and Melissa that they are far more comparable to a three-storey building height), the setback is much closer to Dundas Street than the setbacks of nearby and neighbouring homes, the building heights are extremely different than the surrounding homes especially when you factor in the raised elevation of buildings two and three, the roof profile of building one (flat with rooftop terraces) is the complete opposite of the surrounding homes and in no way fits in with or complements the existing neighbourhood,

Sections 6.4.3 and 6.4.2

These sections both state: *“End units should take advantage of the side yard with porches, windows and entrances on the side elevation, where appropriate to add variety to the streetscape.”*

Our home at [REDACTED] will back on to an end unit. By saying that the end units should “take advantage” of the side yard, the developer is essentially stating that he has zero concern for our privacy in our backyard and inside our home or for the potential light pollution from lights in the end units that will spill over from their entrances and side windows into our yard and home.

Section 2.0 Site Design

In Section 2.1.1 the report states that the proposal will *“maintain adequate setbacks, landscaping and screening along the side and rear lot lines.”* However, in regards to the

side yard setbacks, the developer has applied for a modification because at 2.13 metres on the west side of the development and 2.14 metres on the east side, the development does not comply with the City's requirement for a setback of 3 metres. So the project does not maintain adequate setbacks as this report claims.

In Section 2.1.2 the report states that stepping down from three storeys to two storeys at the back of the property will *"provide an appropriate transition to the existing single detached dwellings adjacent the rear and side of the site. A backyard-to-backyard condition will be created to protect the privacy of neighbouring properties, and fencing and landscaping along the site boundaries will help to minimize concerns of overlook."* Raising the back portion of the lot by nearly two metres does not protect the privacy of neighbouring properties and no amount of fencing will minimize overlook from 10 units towering above our homes.

In Section 2.1.3 the report states that 17 of the 45 trees on the property will be removed and replaced at a ratio of at least 1:1. The majority of the trees on the property are mature – some more than 100 years old. Replacing them with new immature trees is incompatible with the mature trees in the surrounding homes and neighbourhood.

Section 2.2 Analysis of Proposal and Recommendations

In Section 2.2.1 the report states that the development *"introduces intensification in the form of block and street townhouses to an area which consists predominantly of single-detached dwellings."* This demonstrates that the developer knows that this proposal is incompatible with the neighbourhood.

The report also states *"the proposed development will be compatible with the existing character and function of the surrounding established neighbourhoods ensuring that the height, scale and mass of the proposed townhouses are reflective of adjacent residential development."* As previously stated, the proposed development is not compatible with the existing character and function of the surrounding established neighbourhood due to the height, scale and mass of the proposed townhouses being in complete contradiction to the existing one- and two-storey homes adjacent and within the Rockcliffe subdivision.

It states again that the development will *"step down in height towards the interior of the site, ensuring a suitable transition to the existing single detached dwellings to the side and rear."* If the project was on flat ground and not atop a hill, perhaps this stepdown would accomplish a "suitable transition". However, as previously stated, the huge difference in elevation between the property and the surrounding homes negates any chance of a suitable transition between the properties.

The report states: *"The proposed development has been designed to ensure adequate privacy and sunlight to neighbouring properties through the provision of appropriate setbacks and the east-west orientation of the units to mitigate overlook, shadow and wind impacts."* There will be two large five-unit concrete blocks towering over our

properties where previously there were none (at the north portion of the 173-177 Dundas Street lots where there is currently only grass and trees). This will irreparably change the level of privacy in our homes and yards due to overlook and will certainly have an impact on the level of sunlight, shadow and wind in our adjacent properties.

The report also states: *“The proposal incorporates and reflects the existing built form, public realm and streetscape of the area, including along Dundas Street East where a number of recently approved and constructed townhouses of similar scale will define the street.”* As previously stated, the majority of the other recent townhouse projects were on land not previously zoned single residential (as this one is) and are much closer to the commercial sections of Dundas Street to the east and west. This proposed project is in the heart of the Rockcliffe single detached residential neighbourhood and the scale and look will not fit in with the single detached homes on mature lots that define this portion of Dundas Street and the immediately surrounding neighbourhood.

The report states *“amenity spaces in the form of rooftop patios along Dundas Street East will be provided to create social interaction and ‘eyes on the street’.”* Rooftop terraces are a very urban feature and do not fit in with the existing suburban neighbourhood. These terraces will create noise issues for the surrounding neighbourhood and loss of privacy for any property that is lower in height, which means pretty much any home to the north, south, east and west of the property, especially those that are downslope from the property. There isn’t enough space on this property to include yards for these units. The developer is attempting to put as many units as possible onto this small property by building upwards and adding rooftop terraces as outdoor space instead. This is another example of him putting potential future profits ahead of the needs and concerns of existing homeowners.

The report also states the development will include *“lighting that reduces dark pockets and offers a sense of security; and landscaping that does not obstruct views.”* These statements contradict the developer’s claims that light spillover won’t be an issue for adjacent properties and that adequate landscaping will mitigate privacy concerns.

The report states that the single vehicular access point will *“limit potential pedestrian-vehicular conflicts.”* However, adding 18-36 vehicles coming and going from a single driveway will increase pedestrian-vehicular conflicts by exponentially increasing the volume of vehicles at this location. The sidewalk that will cross the proposed driveway is a busy pedestrian walkway used by families, students and children going to the library, parks, shops and nearby schools.

It also states that the *“proposal provides landscaping that respects the existing neighbourhood character”* and *“the proposal will incorporate setbacks and screening through landscaping and fencing along the side and rear lot lines to ensure appropriate transition and the protection of privacy of adjacent landowners.”* As previously stated, the surrounding homes have lots with mature trees and large lawns. Removing the bulk of the lawn and several mature trees and replacing them with concrete and immature

trees does not respect the existing neighbourhood character. With the huge elevation differential, no amount of landscaping or fencing can provide an appropriate transition or protect the privacy of the adjacent homes.

Section 2.2.2 of the reports states that the proposal *“fits well within the existing context, having regard for the established single detached residential lots and the recently approved and constructed townhouses on Dundas Street East. The proposed function, heights, scale and setbacks of the townhouse development are reflective of the development patterns established in neighbouring developments.”* This proposal does not fit within the existing context of our neighbourhood and does not have regard for the single detached lots. It may be similar in look, height and function to other townhouses on Dundas Street, but it differs from the majority of these with its location, elevation, and previous zoning. The height, scale and setbacks are not reflective of the established neighbourhood of single detached residential homes on larger lots.

Section 2.2.3 discusses the sensitivity to existing neighbourhood and states that the proposed townhouses will *“create a seamless transition to the existing single detached homes to the side and rear of the site by locating the 3 storey townhouses along the major arterial road and the 2 storey townhouses internal to the site”* and the proposal *“provides an appropriate transition to adjacent lower density development.”* Placing 18 units onto two single home lots displays zero sensitivity to the existing neighbourhood and its inhabitants. It is impossible to create a “seamless transition” between three blocks of two- and three-storey multi-unit buildings and the adjacent and surrounding single detached homes, especially with the difference in elevation between the proposed buildings and the existing neighbourhood homes.

Section 2.2.3 once again states that the *“townhouse units will be setback and oriented to protect privacy and mitigate wind and shadow impacts on the established abutting lots, in addition to the incorporation of landscaping, screening and adequate setbacks.”* Proposing to build 18 units where there was once only two does not protect the privacy of the abutting lots and no matter how they are oriented there will be wind and shadow impacts. As previously stated, the developer has not planned adequate setbacks on the side portion of the lots and has requested a modification to allow 2.13-2.14 metre side setbacks rather than the City’s required 3 metres. This inadequate setback will compound privacy and shadow impacts on our home and yard.

10) Objections to statements in the Planning Justification Report

In Section 2.1 the report states that the *“site topography is at a high point where the current dwellings are located and slopes down toward the street and toward the rear lot line.”* This statement demonstrates the developer’s knowledge that the property is on a hill, a fact that it mostly ignored throughout much of his arguments as to how his proposal offers “seamless transitions” to abutting homes.

Section 2.2 states that the site *“is located within a residential area of Waterdown which is predominantly characterized by single detached dwellings on local streets and larger*

built forms along Dundas Street East.” The developer is acknowledging that this neighbourhood predominantly comprises single detached dwellings. With the exception of the library, all buildings within a 350 metre radius of the site are single detached homes.

In Section 2.4 the report describes the nearby developments previously mentioned above. These are properties that were predominantly on land with urban commercial zoning; that abut commercial or multi-residential properties; that are closer to the downtown core or power centre; that are not on a hill; that are comparable in look and size to neighbouring properties; and that are 350-550+ metres away from the development site. The proposed development site is surrounded by and part of the Rockcliffe residential subdivision. It is farther from the downtown core and the power centre than other recent developments. Other than the Habitat for Humanity project (which is much smaller) and the townhouses at 122 Dundas Street (which are 550 metres away and in close proximity to a major commercial plaza and back onto green space along the eastern side), none of these other projects were built on lots zoned for single detached homes.

In Section 3.0 the report states *“the proposal has been designed to fit its varied surrounding context.”* Placing 18 units onto two single lots does not fit the context of the immediate surrounding area or the neighbourhood to which these properties belong.

It states: *“Building 1 is located close to the street line”* and that Buildings 2 and three are one storey shorter and *“provide a 7.5 metre yard setback as a buffer to the single detached dwellings located at the rear.”* It also states that Building 1 has a flat roof and rooftop patios while Buildings 2 and 3 have rear yard amenities. With Building 1 being located “close to the street” it is inconsistent with the existing setbacks in neighbouring properties. The 7.5 metre backyard setback meets the minimum mandated requirement but does not address the vast difference in elevation between the units and adjacent homes. The flat roof and rooftop terraces are incompatible with the look, design and function of the abutting and surrounding neighbourhood homes. The rear yard amenities of Buildings 2 and 3 will create a major loss of privacy for the abutting homes as we will now have 10 households using the back portion of this property versus the current two households which are situated several of metres from our property lines.

Section 4.4 of the report states that future background traffic conditions in 2025 (not including the added traffic from the development) will operate at an acceptable level of service *“except for the eastbound left turn movement at Dundas Street and Riley Street.”* It also states that the vehicle queue in the left turn lane (for vehicles turning left onto Riley and Bayview) *“would not be long enough to block the site access driveway.”* As previously noted, the queue reach of the left turn lane already extends beyond the site access driveway as observed by current residents of this neighbourhood who use this left turn lane regularly, so this statement is unequivocally incorrect. It also states: *“sight lines for the site driveway access were also evaluated and deemed to meet existing requirements.”* As previously noted, there is a dip in Dundas Street

approximately 150-200 metres east of the site driveway that affects the sight line to the east creating doubt as to whether the development actually meets the sight line requirements, so the City traffic department should verify if these claims are true.

Section 5.2 of the report and Appendix 4 & 5 outline the requested zoning by-law amendments (ZBA). These amendments include:

- *For townhouses: reduction in side yards from 3m to 2m; and increase in density from 40 uph to 53 uph*
- *For street townhouses: reduction in front yard setback from 7.5m to 2.5m; and reduction in westerly yard setback from 3m to 2.4m*
- *For entire site: removal of planting strip requirements along the side and rear lot lines; and reduction of the driveway width from 6.4m to 6m*

These modifications all do not comply with R6 zoning and are all additional reasons why this proposed development should not be approved. The reduction in side yards reduces that privacy and increases the shadow impact on the surrounding homes. The increase in density demonstrates that the proposed density is not appropriate for this neighbourhood. The reduction in front yard setback to 2.5m from 7.5m demonstrates that the proximity of these units to the road will be disparate to the surrounding buildings and neighbourhood. The removal of planting strip requirements reduces privacy for surrounding homes and changes the look of the area by having fewer trees and less grass. All of these amendments result in the ability of the applicant to cram more units into a space that is inappropriate for a development of this scale, with zero regard for the impact on the abutting properties and look and feel of the existing surrounding neighbourhood.

In Section 6.0 of the report, they state: *“As discussed throughout this report, the proposed intensification can be accommodated, and is appropriate for the site.”* This statement is pure opinion and not factual and therefore should be disregarded. They also state, *“the design takes into account the existing area and provides adequate transitions to existing housing by providing 3 storey buildings along the arterial road and 2 storey buildings internal to the site (adjacent to existing 2 storey buildings on abutting lots.”* As we have mentioned throughout this letter, the proposed two-storey buildings do not provide any semblance of “adequate transition” to the abutting homes due to the huge difference in elevation between the site and the abutting homes. They also fail to mention the massive difference in height between the single-storey bungalow at 181 Dundas Street and the three-storey units at the front of the project – where is the adequate transition here?

In Section 6.2, the report states that under the Growth Plan for the Greater Golden Horseshoe, the applying the policies of the plan supports the achievement of complete communities that *“improved social equity and overall quality of life, including human health, for people of all ages, abilities, and incomes.”* The proposed development does

not offer housing suitable for seniors and those with limited mobility. It also does not offer housing geared to lower income individuals and families.

Section 6.2 also states that the proposal “*addresses the street through reduced front yard setbacks while, provides a transition in height away from the arterial road and contains adequate separations and landscaping as buffer to surrounding properties.*” As previously mentioned, the reduced (non-compliant) front yard setback of 2.5m (compared with the 7.5m required under the bylaw) will have the towering three-storey units jutting out several metres from where the surrounding homes’ setbacks are located. The non-compliant reduced side yard setbacks and lack of planting strips along the side and rear property lines (zero metres vs the required 3m) do not provide a buffer to surrounding properties. As previously mentioned, the “*transition in height*” should be a moot point as the two-storey units will tower above all abutting properties due to the large elevation differential between the proposed development and neighbouring properties.

The report states again that “*the development transitions the built form with lower heights away from the arterial road which provides a compatible backyard-to-backyard interface with the existing 2 storey buildings on abutting lots.*” Again, this fails to mention the massive height difference between the 3-storey (plus rooftop terrace) building and the single storey home immediately adjacent to the development at 181 Dundas Street. It is also laughable that they use the word “compatible” to describe the 2-storey blocks and abutting homes. Yes, the abutting homes are 2-storeys, but they are on a much lower elevation than the building site making them completely incomparable. We urge any city departments and committees that are reviewing this proposal, to please come to our backyard or to the backyards of our neighbours on Scott Street so you can see the difference in elevation first hand and see just how much these units will tower above our homes, especially once you factor in the up to two-metre increase in elevation at the back of the property that they plan to add.

Section 6.3 of the report states that the site is “*designated Low Density Residential 2e on Land Use Plan Map B.4.1-1 in the West Waterdown Secondary Plan.*” If you look at this map (Figure 8 in the report) you will see that **all** properties surrounding the proposed development site are designated Low Density Residential 2E and Low Density Residential 3C. By looking at this map, you can see that the proposed development is right in the middle of a low density neighbourhood and is not compatible with the abutting and surrounding neighbourhood homes, which are all single detached on larger lots.

This section of the report also states that “*the site is located in proximity but outside of the downtown Waterdown Community node*” and that residential intensifications shall be evaluated based on the following criteria:

- a) a balanced evaluation of the criteria in b) through g) as follows;
- b) the relationship of the proposal to existing neighbourhood character so that it maintains, and where possible, enhances and builds upon desirable established patterns and built form
- c) the development's contribution to maintaining and achieving a range of dwelling types and tenures;
- d) the compatible integration of the development with surrounding area in terms of use, scale, form and character
- e) the development's contribution to achieving the planned urban structure as described in Section E.2.0
- f) infrastructure and transportation capacity
- g) the ability of the development to comply with all applicable policies

Regarding b) the developer states that the “*design takes into account the existing neighbourhood character and provide transitions to existing housing by locating 3 storey buildings along the arterial road and 2 storey buildings internal to the site.*” As previously discussed, they fail to mention that the 3-storey building will tower above the adjacent bungalow at 181 Dundas St and, with the development being on such a small site (two single family lots) it will also tower above the other abutting properties as well as those on the south side of Dundas Street. The transition between the 2-storey buildings and the abutting 2-storey homes seems fair on paper, but when you factor in the huge difference in elevation between the site and the abutting homes downslope from it, it is not an appropriate transition or site for these townhouses. It also does not take the existing neighbourhood character into account – the nearest similar units are 350+ metres away and closer to the downtown core and shopping centres – because these units are incompatible with any of the single detached homes in the immediate surrounding neighbourhood.

In regard to c) yes the proposal does diversify the dwelling types, but this is an inappropriate location for this development based on all of the points made in this letter.

In regards to d) the reports states that “*the proposal maintains adequate setbacks, landscaping and screening along the side and rear lot lines and provides a transition in height through the use of both street and block townhouses.*” This statement contradicts information contained in other parts of the report which state that the developer is requesting modifications that are non-compliant with R-6 zoning including:

- reducing the front yard setback to 2.5m from 7.5m;
- reducing side yard setbacks to 2.4m from 3m;
- plans for zero metres of planting strip along the perimeter of the property when the requirement is 3m.

Therefore, the proposal does not maintain adequate setbacks, landscaping or screening. Please see previous comments throughout this letter in regards to the unacceptable transition between the 3-storey units and the adjacent bungalow and 2-storey homes, and the 2-storey units and the 2-storey abutting homes that are several metres below the elevation of the proposed site.

In regard to e) this development would increase density and diversify the available housing stock. However, other recent projects (in more appropriate locations) have already been built or approved and therefore already meet this requirement without tearing down single detached homes and inserting a high density development onto a small property in the heart of a low density neighbourhood.

In regard to f) the report states the developer's Traffic Impact Study *"demonstrates that the surrounding street network is able to accommodate the increased traffic generated by the development."* However, their study shows that the eastbound left turn movement at Riley and Dundas is forecast to operate at LOS F and their claim that the left turn land queue reach will not extend beyond the site driveway is untrue.

In regard to g) the report states that the proposal does not comply UHOP Policy E.3.4.6. This section of the UHOP discusses development in areas dominated by low designated residential uses. Since the proposal is not compliant with this section, it should not be allowed. The developer states that the project *"complies with Section E.3.0 except for Policy E.3.4.6."* However, section 3.3.2 of the UHOP states that *"development or redevelopment adjacent to areas of lower density shall ensure the height, massing, and arrangement of buildings and structures are compatible with existing and future uses in the surrounding area."* As previously discussed, this proposed development and in height, massing and arrangement of buildings is not compatible with the single detached homes in the surrounding area.

The report also states: *"When considering an application for a residential intensification development within the Neighbourhoods designation, the following matters shall be evaluated:*

- *a) the matters listed in Policy B.2.4.1.4*
- *b) compatibility with adjacent land uses including matters such as shadowing, overlook, noise lighting and other nuisance effects;*

Placing a 3-storey building with rooftop terraces on a hill adjacent to 1- and 2-storey homes will create shadow, overlook, noise, lighting, traffic and other nuisance effects (such as loss of property value, loss of privacy, altering the look of the neighbourhood). It is factually incorrect and irresponsible that the developer continues to state otherwise. The buildings, which are taller than the surrounding homes naturally (3-storeys on a hill vs bungalow and 2-storey homes) or due to the higher elevation of the project (2-storey blocks set several metres above abutting homes) will no doubt create shadowing and overlook issues. Adding 18 units where there were previously only two will create more

noise for neighbouring properties from vehicles, air conditioning units, residents and pets. No matter what precautions are taken to mitigate lighting concerns, there will be interior and exterior lights on 18 units (vs two homes) as well as around the parking and interior road of the project. This light will spill over onto adjacent properties, particularly from the units at the rear of the property where there are currently only trees and grass.

- *c) the relationship of the proposed building(s) with the height, massing and scale of nearby residential buildings;*

The height, massing and scale of the proposed development is incompatible with nearby residential buildings, particularly those abutting the project and neighbourhood homes within a 350+m radius.

- *d) the consideration of transitions in height and density to adjacent buildings;*

As previously discussed, there is no valid comparison between the proposed 2-storey buildings and the abutting 2-storey homes that are on a much lower elevation. These units will tower above the surrounding homes including those to the north on Melissa Cres. The 3-storey units will tower above the adjacent 1- and 2-storey homes as well as those throughout the neighbourhood that will be visible from these units and their rooftop terraces.

- *e) the relationship of the proposed lot(s) with the lot pattern and configuration within the neighbourhood;*

This proposal – to place 18 units on two single residential lots – is completely incompatible with the lot pattern and configuration of the neighbourhood. Please see the Figure 8 in the developer's Planning Justification Report as further evidence that this development is out of place in this neighbourhood.

- *f) the provision of amenity space and the relationship to existing patterns of private and public amenity space;*

The rooftop terraces are in stark contrast to the existing large, mature private yards in the surrounding neighbourhood and will infringe upon the privacy of homes in a large radius due to the height of the proposed structure and its location atop a hill. The backyards of the block townhouses will create added noise and less privacy for the abutting homes on Riley and Scott Street. We will have 10 households in close proximity to our homes and 8 households with rooftop terraces all towering over our yards. These tiny yards and rooftop terraces are incompatible with the existing private amenity space in the surrounding homes.

- *g) the ability to respect and maintain or enhance the streetscape patterns including block lengths, setbacks and building separations;*

This proposal does not respect, maintain or enhance the streetscape patterns. The proposed 2.5 metre front setback (non-compliant with the 7.5 metre

requirement) will put these units much closer to the road than all adjacent and surrounding properties. It will create a very disjointed and incohesive look to the streetscape.

- *h) the ability to complement the existing functions of the neighbourhood;*
This proposed development does not complement the existing functions of the neighbourhood, it detracts from it.
- *j) infrastructure and transportation capacity impacts.”*
As previously stated, the developer’s Traffic Impact Study found that the left turn lane will operate at an overcapacity level of LOS F which means that the added traffic from this development will only exacerbate this issue. The queue reach of this left turn lane already extends beyond the development site’s driveway at various times throughout the day.

In the “Urban Design” section of this report. The developer states that under UHOP section 3.3.2.3, “*urban design should foster a sense of community pride by; a) respecting existing character, development patterns, built form, and landscape; b) promoting quality design consistent with the locale and surrounding environment; g) contributing to the character and ambiance of the community through appropriate design of streetscapes and amenity areas.”*

This property does not respect the existing character, development patterns, built form and landscape of the immediate surrounding neighbourhood. The design is inconsistent with the surrounding 1- and 2-storey homes on large mature lots and it detracts from the character and ambiance of the community through its incompatible streetscape.

The report omitted part f) of section 3.3.2.3 of the UHOP which states: “*demonstrating sensitivity toward community identity through an understanding of the character of a place, context and setting in both the public and private realm.”* They also omitted section 3.3.1.5 of the UHOP which states that urban design goals shall “*ensure that new development is compatible with and enhances the character of the existing environment and locale.”* The proposed development does not demonstrate sensitivity toward the community identity as it seeks to place a large, dense development on a hill in the middle of a mature single detached neighbourhood. It is incompatible with the existing environment and locale and detracts from the character of the neighbourhood.

They also fail to mention section 3.3.2.4 of the UHOP which states that development and redevelopment shall create quality spaces by “*creating a continuous animated street edge in urban environments.”* By requesting a non-compliant reduction in the front yard setback to 2.5m from 7.5m, the proposed development will create a very disjointed look to this section of Dundas Street. When you factor in the height difference between the 3-storey block fronting the street and the surrounding 1- and 2-storey homes, this project will detract from the current cohesive streetscape and look.

In regards to section B.3.3.2.6 of the UHOP which states that *“development or redevelopment should enhance that character of the existing environment by a) complementing and animating existing surroundings through building design and placement.”* The developer states that the proposal *“animates the streetscape by locating the front façade of Building 1 close to the front of the lot line.”* As previously mentioned, the non-compliant setback and close proximity of the front façade to Dundas Street compared with the surrounding much greater setbacks will create a disjointed non-cohesive look to this portion of the neighbourhood. The 3-storey building which will tower above all surrounding homes does not complement the existing neighbourhood and also creates a disjointed look.

Part e) of section B.3.3.2.6 of the UHOP states that development should encourage *“a harmonious and compatible approach to infilling by minimizing the impacts of shadowing and maximizing light to adjacent properties.”* The developer states that the proposed *“2 and 3 storey building will cast small shadows”* and that the *“east-west orientation allows for better distribution of sun access throughout the day.”* This statement appears to be false. The properties to the north of the development will be in the shadow of the townhouses for much of the day due to being on a much lower elevation. The properties to the east (the small bungalow at 181 Dundas Street which will be dwarfed by the massive 3-storey block and our home at [REDACTED]) will have our afternoon and evening sun blocked. Surely two and three storey blocks of several units cast more than simply “small shadows” as the developer claims.

Section 3.3.3.2 of the UHOP states: *“New development shall be designed to minimize impact on neighbouring buildings and public spaces by; a) creating transitions to neighbouring buildings; b) ensuring adequate privacy and sunlight to neighbouring properties; c) minimizing the impacts of shadows and wind conditions.”* In response to this section the developer again states that the proposal *“creates a transition in scale,”* and that *“privacy for neighbouring properties is maintained by using appropriate setbacks while sunlight, shadow and wind impacts are not expected given the low rise nature of the proposed built form.”* As previously stated, the transitions are not adequate due to the scale of the 3-storey building at the front compared with the 1- and 2-storey homes that are adjacent to the site and through the surrounding neighbourhood. The developer has also stated that his side and front setbacks are noncompliant so it’s false for him to state that “appropriate setbacks” will be in place. It is irresponsible of the developer to state that sunlight, shadow and wind impacts are “not expected.” There will be 18 units on two single residential lots that currently each hold one single detached home. The 3-storey blocks at the front of the property are significantly taller than the surrounding homes and the 2-storey blocks at the rear sit where there are currently trees and grass and no built structures, so it is impossible for the development to **not** create sunlight, shadow and wind impacts.

Section 3.3.3.3 states that *“new development shall be massed to respect existing and planned street proportions.”* The 3-storey block at the front of the proposed

development does not respect existing street proportions in the immediate surrounding neighbourhood. It's true that these units are similar in height to other recent developments farther down Dundas Street, but this site differs in that it is currently zoned for single detached homes, will be surrounded on all sides by single detached homes, and that it sits atop a hill which will serve to magnify the height difference between the project and existing neighbourhood homes.

In reference to section E3.0 of the UHOP, item E.3.2.4 states that *"the existing character of established neighbourhoods designated areas shall be maintained,"* while section E.3.3.2 states that *"development or redevelopment adjacent to areas of lower density shall ensure the height, massing and arrangement of buildings and structures are compatible with existing and future uses in the surrounding area."* The developer once again argues that the proposal *"provides a compatible form of residential intensification which respects the existing neighbourhood by providing appropriate heights, transitions, massing and separations."* As previously discussed, the heights, transitions and separations of the proposed site compared with the abutting and surrounding homes are not compatible and do not respect the existing neighbourhood.

Section E.3.4.3 of the UHOP states that uses permitted in low density residential areas include *"single detached, semi-detached, duplex, triplex and street townhouse dwellings."* The proposed development includes two structures of block townhouses which are not permitted use under this policy which is yet another example of the developer seeking modifications and variances in order to fit as many units as possible onto these two lots with zero regard or respect for the abutting homes, neighbourhood and community that he does not reside in.

Waterdown and Flamborough are full of locations that are appropriate for a development such as this. Properties that are on the periphery of town, yet still close enough to municipal services, commercial areas and transit. Properties that don't have single detached homes on them that will be torn down and negatively impact the neighbourhood and surrounding properties. Perhaps with a more appropriate location, the developer could offer accessible housing, or units appropriate for seniors and would not need to request so many zoning compliance amendments.

11) Future Precedent

If this proposal is approved, we are concerned that it will set a precedent for future similar applications requesting to tear down single detached homes on large mature lots and infill them with dense housing, creating a negative impact on traffic, privacy and property values of adjacent homes. It's one thing to build on lots that aren't presently zoned single residential, but to build on single lots within a single detached neighbourhood, surrounded by single detached homes is irresponsible and will irreparably change the nature of our neighbourhood.

In conclusion, we hope that you will take all of the above noted concerns into consideration when ruling on this application. We implore you to look beyond the biased

and self-serving massive stack of stats and papers the developer has submitted and please hear our voices do what's right for us – your citizens and taxpayers, those of us who call Waterdown home – and not for a developer who is only seeking to make a profit at our expense. At the Open House hosted by the developer in December, the representative from MHBC Consulting stated that the developer doesn't reside in Waterdown. The developer also didn't care enough about the concerns of the neighbourhood residents to even attend the meeting. The companies who prepared reports on his behalf are also not local to Waterdown. Our family, as well as the residents of this single-family detached home neighbourhood know what it is like to live, work and go to school here. We know what the traffic is like seven days a week (as opposed to the brief observations made in the developer's reports). We know what it feels like to enjoy the privacy and park-like settings of our yards, and many of us bought our properties – and paid a premium – based on these yards and views and level of privacy.

The UHOP states that the “development of a full range of housing forms, types and densities shall be provided for and promoted throughout the City.” We wholeheartedly agree with this statement and plan. However, this particular proposal is inappropriate and should be rejected for all of the reasons stated throughout this letter. This is simply not the right location for this development.

Thank you for your time.

Best regards,

Brent, Stephanie & Oliver Card

██████████

Cc: Councillor Judi Partridge

Encl:

- View from proposed site driveway looking east
- Map showing location of proposed driveway vs location where traffic data was possibly recorded
- Photo showing traffic congestion on Riley due to overflow parking from tenants on Dundas Street rental properties
- Letter from realtor Tina Roberts regarding lower property value
- Three listing feature sheets that describe ██████████ yard as private, mature and park-like
- Photos showing private view of grass and trees from deck/kitchen/bedrooms/family room at ██████████



177 Dundas St E

Dropped pin

1 min

2 min

1 min

1 min



1 min (200 m)

View looking south on Riley Street. This is one example demonstrating that even just one overflow parking vehicle (far right) from rental properties on Dundas Street parked legally causes traffic congestion and backups beyond Scott Street since southbound vehicles cannot properly queue in the right hand turn lane.





WOOLCOTT Pack Before You Call®

March 7th, 2019

To Whom it may Concern,
Re: Proposed Townhouse Development at 173-177 Dundas Street East

I am a local realtor with 23 years experience and a primary focus on buying and selling properties for clients in and around Waterdown and the surrounding area. I am familiar with the property owned by the Card family at [REDACTED] as well as the surrounding neighbourhood. When they purchased their home in 2005 through another local agent, one of the main features that was highlighted in the marketing materials was the "park-like lot" and "private mature yard". They would have paid a premium at the time of purchase for this unique feature.

After reviewing the plans for the proposed 18-unit townhouse development adjacent to their property, I am confident that they – as well as others adjacent to the site – will experience a decrease in property value. Due to the scale of the development and associated loss of view and privacy, I estimate that the Card family will potentially experience a loss of at least 10% of their property value. I would currently value their five-bedroom four-bathroom two-storey home at \$999,999 which translates to a loss in property value of at least \$99,999. With their home being one of the higher value single detached homes in the Rockcliffe subdivision to the north of Dundas Street, this loss in value will also create a trickle down affect in the values of other properties in this neighbourhood.

Best regards,

Tina Roberts
Sales Representative

905 332 9223
905 689 9223

woolcott.ca
drewandjayne@woolcott.ca

RE/MAX
Escarpment Woolcott Realty Inc.
Brokerage, Independently Owned & Licensed

REALTOR® Full

Listing

MLS® #: H174576



PIN#: [REDACTED]
ARN#: [REDACTED]

Type: **Detached**
Style: **2 Storey**
Region: **Hamilton**
Municipality: **Waterdown (46)**
Neighbhd: **Waterdown West (460)**
Age:

Sq Ft / Src: /

Lot Frontage: **85.78 Feet**
Fronting On: **West**
Lot Depth: **99.81 Feet**
Cross Street: **DUNDAS ST**
List Brokerage: **SUTTON GROUP ABOUT TOWN REALTY INC. 681-7900**
List REALTOR®: **PARRY, EILEEN**

Sold

Price: [REDACTED]
Sold Price: [REDACTED]
Price Code: [REDACTED]
DOM: [REDACTED]
Prop Type: **Residential**
Sub Type: **Freehold**
Rooms: **7**

Bedrooms: **5 (4 + 1)**
Bathrooms: **4 (4 + 0)**
2 pc Baths: **0**
3 pc Baths: **0**
4 pc Baths: **4**
5+ pc Baths: **0**

Property Details

Exterior		Exterior	
Exterior Finish:	Brick, Other (see Remarks)	Location:	Roof Type:
Pool:		Year Built:	Shingles Replaced:
Visit/Accessible:	No	Waterfront:	
Driveway/Park Spcs:	2.0	Water Meter:	Yes
Driveway/Parking:	/Private Double Wide	Water Src:	Municipal
Garage Spaces:	2.0	Water Type:	
		Soil Type:	
Interior		Interior	
Basement Size:	Full	Heat Source:	Gas
Basement Finish:	Fully Finished	Heat Type:	Forced Air
Basement Features:		A/C Type:	Central Air
UFFI:	No	Fireplace:	
Rental Items:	None	FP Stove:	Yes
Interior Features:	In-Law Suite, Master Bedroom Ensuite	Elevator:	
Inclusions:	Dishwasher	Laundry Access:	
		Pets Permits:	

Financial Information

Add'l Monthly Fees:
Deposit:
HST Applicable:
Income Potential:
Taxes/Year:
Assessment:

Income Potential:

Refs Required:
Employ Letter:
Private Entrance:

Other Structs:
Water Src: **Municipal**
Water Supply:
Pay Method:
Payment Freq:

REALTOR® Information

Appointments: **LBO**
Commence Date: **06/01/2004**
Commission to Co-op Brokerage: **2.5**

Roll#:
Perm to contact after expired:
Seller List Broker Special Agreement YN: **Yes**

Energy Certification:
Expiry Date: **09/29/2004**

Seller/ Lessor/
Landlord(s): [REDACTED]
Holdover Days:
Lock Box:
Occupancy: **Owner**
Possession: **Other (see Remarks)**

Sign: **Yes**
SPIS:
SPIS Water, Waste, Access, Shoreline:

Legal Description: **CON 3 PT LOT 10 FE FLM RP 62 R15280 PART 1**
List Brokerage 1: **SUTTON GROUP ABOUT TOWN REALTY INC., Brokerage**

L/BR Phone: **681-7900**
L/REP Phone: **(905) 681-7900**
REP Cell:

List Representative 1: **PARRY, EILEEN**
Email: **eparry@sutton.com**
L/REP Fax: **681-8225**

Survey:
Brokerage Web: **www.suttonabouttown.com**

Rmks for Brokerages: **RMS CONT. M/LVL LAUNDRY."ONE OF A KIND" CUSTOM BLT.HOME. GRMET/KITCHEN W/GAS STOVE, GLASS BLK WINDOWS, PERGO FLR.W/OUT TO PARK LIKE LOT.O/CONCEPT GREAT ROOM/CA TH.CEIL.FEAT.INCL:FRENCH DRS,POT LIGHTS,JACUZZI,WALL SCONES,COFFERED CEIL WIN/BLINDS, AUTO DR OPENER.1 BED APT.SEP/ENTR.EXCL:DRM/FIX. PARK 6 CARS.**

Sale Information

REALTOR® Full

Listing

MLS@#: H224688



PIN#: [REDACTED]
ARN#: [REDACTED]

Type: **Detached**
Style: **2 Storey**
Region: **Hamilton**
Municipality: **Waterdown (46)**
Neighbhd: **Waterdown West (460)**
Age: **0-5 Years**

Sq Ft / Src: /

Lot Frontage: **85.78 Feet**
Fronting On: **West**
Lot Depth: **99.81 Feet**
Cross Street: **DUNDAS**
Virtual Tour: <http://www.venturehomes.ca/VirtualTour.asp?tourid=5006>
List Brokerage: **Re/Max Garden City Realty Inc. (905) 689-1717**
List REALTOR®: **Joy Ward**

Sold

Price: [REDACTED]
Sold Price: [REDACTED]
Price Code: [REDACTED]
DOM: **21**
Prop Type: **Residential**
Sub Type: **Freehold**
Rooms: **7**

Bedrooms: **5 (4 + 1)**
Bathrooms: **4 (4 + 0)**
2 pc Baths: **0**
3 pc Baths: **0**
4 pc Baths: **4**
5+ pc Baths: **0**

Property Details

Exterior Finish: Brick, Other (see Remarks)		Location:	Roof Type:
Pool:		Year Built:	Shingles Replaced:
Visit/Accessible:	No	Waterfront:	
Driveway/Park Spcs:	3.0	Water Meter:	Yes
Driveway/Parking:	Asphalt/Private Triple Plus Wide	Water Src:	Municipal
Garage Spaces:	2.0	Water Type:	
Area Influences:	Wooded/Treed	Soil Type:	
Basement Size:	Full	Heat Source:	Gas
Basement Finish:	Fully Finished	Heat Type:	Forced Air
Basement Features:	Walk-Out	A/C Type:	Central Air
UFFI:	No	Fireplace:	
Rental Items:	None	FP Stove:	Yes
Interior Features:	Auto Garage Door Remote(s), In-Law Suite, Master Bedroom Ensuite, Separate Dining Room, Whirlpool		
Inclusions:	B.I. DISHWASHER, SHUTTERS, ALL E.L.F.'S, SHED, WATER FALL		
Exclusions:	FABRIC W/N.TREATMENTS & RODS		

Financial Information

Add'l Monthly Fees: [REDACTED]
Deposit: [REDACTED]
HST Applicable: **No**
Income Potential: [REDACTED]
Taxes/Year: [REDACTED]
Assessment: [REDACTED]

Income Potential:

Refs Required:
Employ Letter:
Private Entrance:

Other Structs:
Water Src: **Municipal**
Water Supply:
Pay Method:
Payment Freq:

REALTOR® Information

Appointments: **L.B.O.**
Commence Date: **10/24/2005**
Commission to Co-op Brokerage: [REDACTED]

Roll#: [REDACTED]
Perm to contact after expired:
Seller List Broker Special Agreement YN:

Energy Certification:
Expiry Date: **12/24/2005**
Seller/ Lessor/
Landlord(s): [REDACTED]
Holdover Days:
Lock Box: **Yes**
Occupancy: **Owner**
Possession: **Other (see Remarks)**
Possess Date:
Legal Description: **CON 3 PT LT 10 FE FLMRP62R 15280 PT 1**
List Brokerage 1: **Re/Max Garden City Realty Inc., Brokerage**

Survey:
L/BR Phone: **(905) 689-1717**
L/REP Phone: **(905) 689-1717**
REP Cell:
List Representative 1: **Joy Ward**
Email: **joyward@cogeco.ca**
L/REP Fax: **(905) 689-8997**
Brokerage Web: **www.remax-gc.com**

Rmks for Brokerages: **THE 'HOUSE ON THE HILL'! STUNNING CUSTOM-BLT OPEN CONCEPT BEAUTY..INSIDE & OUT. FULLY FIN LWR LVL. APT/IN-LAW SUITE W/SEP.ENT & SLIDING DR TO YARD.DRAMATIC LAYOUT W/2 ST GREAT RM W/GAS FP.SURROUNDED BY WNDWS.GOURMET KIT W/GLASS BLK WNDW & W/O TO MATURE YARD SEP.FORMAL DIN RM**



Commence Dt: 10/24/2005
 Selling Date: 11/14/2005
 MLS@#: H224688
 Alt. MLS@#: [REDACTED]
 Neighbhd: Waterdown West (460)
 Ownrshp Type: Residential
 Property Type: Freehold
 Sub Type: [REDACTED]
 Fronting On: West
 Taxes: [REDACTED]
 Cross Street: DUNDAS
 Virtual Tour: <http://www.venturehomes.ca/VirtualTour.asp?tourid=5006>

Region: Hamilton
 Municipality: Waterdown (46)
 Lot Frontage: 85.78 Feet
 Lot Depth: 99.81 Feet
 Lot Shape: [REDACTED]
 Lot Irregularities: [REDACTED]
 Sq Ft: [REDACTED]

Status: Sold
 Price: [REDACTED]
 DOM: [REDACTED]
 Sold Price: [REDACTED]
 Rooms: 7
 Bedrooms: 5 (4 + 1)
 2 pc Baths: 0
 3 pc Baths: 0
 4 pc Baths: 4
 5+ pc Baths: 0
 Age: 0-5 Years

Property Details

Exterior

Accessible: No
 VisitAble: [REDACTED]
 Soil Type: [REDACTED]
 Exterior Finish: Brick, Other (see Remarks)
 Driveway/Park Spcs: 3.0
 Pool: [REDACTED]
 Parking Type: [REDACTED]
 Driveway/Parking: Asphalt
 Garage Spaces: 2.0
 Area Influences: Wooded/Treed

Type: Detached
 Style: 2 Storey
 Location: [REDACTED]
 Waterfront: [REDACTED]
 Water Meter: Yes
 Water Type: [REDACTED]

Foundation: [REDACTED]
 Year Built: [REDACTED]
 Sq Ft/Src: [REDACTED]
 Acres: less than .50
 Roof Type: [REDACTED]
 Shingles Rplc: [REDACTED]
 Water Source: Municipal

Amps: [REDACTED]
 Volts: [REDACTED]
 Sewers: Sewer
 Zoning: [REDACTED]
 Recreational Use: [REDACTED]

Interior

Basement Size: Full
 Basement Finish: Fully Finished
 Basement Features: Walk-Out
 Rental Items: None
 Interior Features: Auto Garage Door Remote(s), In-Law Suite, Master Bedroom Ensuite, Separate Dining Room, Whirlpool
 Inclusions: B.I. DISHWASHER, SHUTTERS, ALL E.L.F.'S, SHED, WATER FALL
 Exclusions: FABRIC W/N.TREATMENTS & RODS

Fireplace: [REDACTED]
 FP Stove: Yes
 Heat Source: Gas
 Heat Type: Forced Air
 A/C Type: Central Air

Elevator: [REDACTED]
 Laundry Access: [REDACTED]
 Pets Permit: [REDACTED]
 UFFI: No

Room Name	Level	L/W/H Imperial	L/W/H Metric	Room Features
Foyer	M			
Great Room	M	21'0" x 15'3"	6.4 x 4.65	
Eat in Kitchen	M	26'0" x 10'6"	7.92 x 3.2	
Dining Room	M	15'6" x 13'10"	4.72 x 4.22	
Master Bedroom	M	25'0" x 14'3"	7.62 x 4.34	
Ensuite	M			4-Piece
Bedroom	M	17'0" x 11'0"	5.18 x 3.35	
Bathroom	M			4-Piece
Laundry Room	M			
Bedroom	2	17'0" x 10'0"	5.18 x 3.05	
Bedroom	2	12'6" x 12'2"	3.81 x 3.71	
Bathroom	2			4-Piece
Bedroom	B	15'0" x 11'0"	4.57 x 3.35	
Living Room	B	15'6" x 12'6"	4.72 x 3.81	
Kitchen	B	15'7" x 11'0"	4.75 x 3.35	
Bathroom	B			4-Piece
Workshop	B			

Listing Brokerage: [Re/Max Garden City Realty Inc., Brokerage](#)

Directions:

DUNDAS TO RILEY

Public Remarks:

Wow...Dramatic open concept custom built on walk-out lot! Full self contained in-law suite/apartment!
 2 storey great room with gas fp surrounded by windows. Gourmet kit w/glass block window, b.i.
 dishwasher & gas cook top. French doors to lrg formal din rm w/wainscotting & buffet niche. Main flr
 master retreat w/coffered ceiling, gas fp.& w.i. closet. Sumptuous ensuite w/huge soaker tub & glass
 shower. Another bedrm and 4 pc bath (both w/10' ceilings) are located on the main flr. Open staircase
 leads to landing over looking great room. 2 large bedrooms & another 4-pc bth. upstairs. W/o from kit.
 to deck in private, mature yard. Lower level offers a full apartment w/bedrm,as well as sliding door from
 lwr lvl. to backyard. Crown moulding, scone lighting, California shutters, "Berber" style carpet
 thru/out. Totally maint.free-ext. Parking for 6 vehicles. Access to lower lvl. from garage. Beautifully
 tastefully decorated. Call Joy Ward at 905-689-1717 or email to view.



