

From: Nancy Nelson

Date: August 8, 2024 at 7:35:46 PM EDT

To: Alaina.Baldassarra@hamilton.ca

Cc: ted.mcmeekin@hamilton.ca, Maureen.Scally@hamilton.ca, Anita.fabac@hamilton.ca, Jennifer.catarino@hamilton.ca, Tricia.collingwood@hamilton.ca, Rino.dalbello@hamilton.ca, Stephanie Card

Subject: Re: Project 173 &177 Dundas St E HawkRidge Homes

2nd email resend:

Further to my previous email. I am very perturbed by the fact that this meeting regarding the Hawk Ridge build is actually in mid August when people are away on vacation. I am also sure not all the counsellors will be there to vote as well.

Do you, as human beings, not realize how discriminatory, immoral, and one-sided it is to have such an important meeting when any of the affected people are away on a summer trip/vacation?

I would really like to know if any of these counsellors would enjoy living in the homes that are going to be destroyed by this overwhelmingly senseless complex, which will be looking into our backyards, our windows, our daily life, and destroying our community.

I will not be available for this meeting but I give Stephanie Card and ALL my neighbours exclusive rights to speak on my behalf.

N Nelson

The below email has also just been resent.

re: HawkRidge Homes proposal

173/177 Dundas St East, Waterdown

Dear City of Hamilton,

I hope you are reading these emails. We, peaceful homeowners, are shocked about this possible development. Despite our repeated requests for a new neighbourhood meeting to voice our concerns, the developer has refused to do so, and also when asking through emails that the City schedule a meeting date (as recently as Friday morning) they did not inform us at all, and we found out only when someone noticed that the sign on the lawn of 173 Dundas St was updated sometime last week.

This company has not told the truth about the builds they have already done -untruths about sizes, distances etc. — and people in Waterdown know it!!

The developer sent out a new information circular to residents within a 120m radius last week. It was postmarked July 17 so we're convinced the developer knew the meeting date when they mailed it and didn't bother to include it. **The changes they note in their flyer are all very minor and still do not comply with the City requirements:

- 1.5m planting strip, requirement is 3m;
- shifting the development south by 0.5m means it's that much closer to Dundas St. The front building will be 2.5m from the road instead of the 7.5m requirement and will be way closer to the road than all of the homes nearby;
- clerestory windows on the side don't address privacy concerns from the back windows, etc.
- the density of 53 units per residential hectare far exceeds the City limit of 40
- the plan to build up the back of the property by 2m means the two buildings along the back will tower over all adjacent homes

(Would You Live Here?)

- the front building will be 10.77m with rooftop terraces impacting the privacy of a huge area of surrounding homes and dwarfing the bungalow next to it at 181 Dundas St
- the added traffic from 18 households will negatively impact everyone who drives, walks or bikes along this already dangerous stretch of road. The location at the top of a hill makes it an inappropriate site for all of the above listed reasons and more.

As you can see, this will affect many single home dwellings, and I am sure you have received many emails about it. And now with more flooding, the city should recognize that this is a terrible idea. The homes directly north of this build will be destroyed from flooding and definite improper drainage. Plus there is already inadequate parking in the area and many people will detour or park in our quiet subdivision. We are already concerned that fire crews and ambulances have a next to impossible time getting through Scott St. due to Library and extra parking on neighbouring streets.

I am calling this a TERROR. With Highway 5 (Dundas St) being a major route through Waterdown, I am convinced that the actual placement of this proposed build will create many critical accidents and possible deaths at the site if it gets approved. (Also keep in mind the many children crossing Dundas St. for school)

I feel it should be the City Planning Department's DUTY to keep the citizens of Waterdown safe and, in particular, keep this area of town from becoming a DEATH TRAP, so that fatal accidents will not happen! No one wants this on their conscience. WOULD YOU?
Please come and take a look!!

N Nelson