

From: Adam P

Sent: July 26, 2024 10:47 AM

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

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

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Subject: Proposed 18-unit townhouse development at 173 & 177 Dundas St E

External Email: Use caution with links and attachments

Hello,

I have a scheduling conflict (family vacation) and I cannot make it to the meeting on August 13. I did not receive enough notice to make this meeting as I was notified by mail July 23.

I OPPOSE this development for reasons below.

I am the homeowner at [REDACTED] of the proposed development.

My young family and I just moved here last fall with our baby and love our new mature neighbourhood. We love walking around the sidewalks and enjoy the parks and trails with our stroller. Some of the reasons we chose to buy in this neighborhood were the quietness of a crescent, the ravine trails, and larger properties.

I am concerned about the proposed development at 173 and 177 Dundas St. E because of the traffic congestion it will bring, as well as excess noise. The library right next to the planned development is great to have, but already brings many cars parking on our side streets. I believe as a previous townhouse owner, that adding 18 townhouses to two plots will add at least 18 cars to street parking. Every family has at least two cars and the townhomes will only have one driveway spot. The garage that is included in the plans, nobody will use for a car since realistically garages are used far more often as storage for things rather than parking for cars. At least my townhome had two dedicated parking spots in front of the house for vehicles only.

With excess traffic I am concerned for the safety of the children in the community as many often walk, bike, and scooter around, as well as babies in strollers. The traffic is already getting very crazy along Dundas street all the way through Waterdown. The townhomes and condo buildings along that busy road I think are a mistake and that high density housing should be concentrated around transit services like the GO Train and municipal hubs in Hamilton and Burlington city centres.

That being said I am a fan of townhomes and the rooftop patios, although this location is not ideal as it does not fit the maturity and density of the existing neighbourhood. As well, the height of the units and being on a hill is a concern for privacy and sunlight. In my opinion, townhomes belong closer to shopping centres and apartment buildings, such as my old home was in Tansley, Burlington.

If development needs to happen in Waterdown, a more realistic development site should be on Clappison Avenue, which is currently starting to be developed, and is much closer to existing duplexes

and shopping areas. Alternatively, building a couple duplexes would much more closely match the neighbourhood, than adding 18 homes.

At the end of the day, I want all neighbours new and old to love it here as much as we do. I believe anyone moving into one of the 18 proposed units will dislike the neighbourhood as much as the current residents for reasons stated above, that affect everyone. **The only beneficiary here is the developer.**

Sincerely,

Adam Peters