

**From:** Brian Peggie  
**Sent:** August 5, 2024 3:15 PM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**Cc:** Stephanie Card; Kim Peggie  
**Subject:** 173/177 Dundas St E Townhouse Development

**External Email:** Use caution with links and attachments

My name is Brian Peggie and I live at [REDACTED] directly behind the proposed townhouse development I have submitted various letters over the last 5 years opposing this build for various reasons. For a start the elevation of the property is 4 meters higher than my backyard as it is now, that is already one and half stories before there is another two story townhouse built so for the residents of Scott Street that is three and half stories we have to deal with. Now you may look at the two townhouse developments built East of this site at 215 Dundas St (Bohemian) and 219 Dundas St (Tannery) as a possible residence but it is definitely not the same situation as they were built on level ground with the single family homes behind not 4 meters above. The proposed site is directly on the highest point in the vicinity if not the whole of Waterdown which also brings to light that the building closest to the road is planned to have rooftop terraces which will overlook the houses on the opposite side of the road all the way down to the properties behind them.

My next major concern is traffic safety the proposed entrance to the complex is about 20 meters west of the intersection of Dundas St and Riley St which as it is now a very busy intersection, the lights are at the same highest point on the road in all 4 directions there is a long open stretch on either side East and West and you can't see all the way ahead of you until close to the light which results a lot of vehicles picking up speed to get through the light and many running red light, I have called Traffic dept on numerous occasions about this to no avail. So the way I see it there will be approximately 36 cars coming in and out of this townhouse complex that can barely turn in and out of the westbound direction of traffic safely but to try and turn in and out of Eastbound crossing the left turning lane for Riley would be insanely dangerous, so traffic wanting to go east will drive all around to Scott Street and turn on to Dundas from Riley but human nature will have people in a hurry to make dangerous turns in and out for access Eastbound traffic.

Proposed 5 visitor parking spaces is hardly enough considering there is no parking on the street for overflow so there will be illegal parking at the library and or in front of my house on Scott St I'm also concerned about garbage pickup and snow removal is the garbage going to be piled up by the entrance and blowing around on Dundas St?

I urge any member of the committee who is considering approving this development to please visit the site and stand on Dundas St where the entrance is proposed at 4pm in the afternoon on a weekday before you decide because this is definitely not doing anything positive for traffic safety

Thank you  
Brian Peggie