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**Sent:** August 7, 2024 2:11 PM

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**Subject:** Proposed Development at 173-177 Dundas Street East, Waterdown, Ontario

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If this development moves forward, it will allow the developer to cram 18 townhouses on two lots that have been for many years single dwelling homes and are part of a neighbourhood that has been traditionally, for single dwellings.

This development does nothing to help alleviate the shortage of housing for low income families or seniors. It is completely out of character with the surrounding area and will create traffic and safety issues along an already busy section of Dundas Street where many people use the crosswalk to go to schools, the library and the seniors centre. It also sets a very bad precedent for the future of our community as developers snatch up these large single dwelling lots for more high density housing.

These multi-residential units will also tower over existing homes (the site is on a hill that is already two meters higher than neighbouring homes and the developer plans to raise the back of the property by two additional meters, resulting in the new builds being four meters above the yards of surrounding homes). This will eliminate privacy for existing homeowners - some who have been in their homes for four decades - and create water runoff issues due to the property's location on top of a hill. One part of the plan allows for uncontrolled runoff into some yards because existing trees prevent the builder from including it in the storm-water plan. Some of this runoff will go across the Dundas Street sidewalk and roadway.

My question is, why are developers allowed to come into an established neighbourhood and jam in a multi unit development on land that is established for a single dwelling? Especially, when the proposed development is much higher than the allowable density. What about the residents that purchased their homes with the understanding that they would be living in a neighbourhood with single dwellings? Are the developers required to pay towards the changes in infrastructure, schools and greenspace?

I note that the construction is on pause at the St. James townhouse development. The developer says that construction is beginning while the city is still trying to sort out some big issues and the neighbours continue to raise concerns about sewer infrastructure,

parking and increased traffic. I know that when residents try to stop or make changes to development proposals, we hear from politicians that they have no control over the process, citing the Ontario Land Tribunal as being developer friendly. As residents, we have to rely on our elected representatives and professional planning staff to protect the interests of our community. One only needs to visit the proposed site to see that this development is completely wrong for this location. While at the site, you will also note of the high volume of traffic on Dundas Street and the potential safety issues for vehicles and pedestrians.

Robert Thomas