

From: Chris Stewart

Sent: August 8, 2024 1:18 PM

To: clerk@hamilton.ca

Cc: Baldassarra, Alaina <Alaina.Baldassarra@hamilton.ca>; Robichaud, Steve <Steve.Robichaud@hamilton.ca>; Fabac, Anita <Anita.Fabac@hamilton.ca>; Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>; Collingwood, Tricia <Tricia.Collingwood@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>; Scally, Maureen <Maureen.Scally@hamilton.ca>; Stephanie Card; Jess Stewart

Subject: Opposition to 173 Dundas St Waterdown Build

External Email: Use caution with links and attachments

Hi,

As a resident and taxpayer who lives on [REDACTED], I'm writing to tell you that my wife, Jessica Stewart, and I strongly oppose the development at 174-177 Dundas St Waterdown.

I request that my letter be circulated to all planning committee members and to be included on the agenda for the upcoming meeting.

This development poses several significant concerns for our community:

1. Traffic Safety

- The development is so close to the Dundas and Riley st stop light that seems unlikely another traffic light would be added for this development. Therefore, how do we expect these new residents to exit safely onto Dundas St.? I'm not sure if any of the planners or developers have bothered to study the traffic lately but this street is one of the busiest in Waterdown. Do you expect residents to dash across two busy eastbound lanes to merge into the westbound lanes of highway 5? Additionally, the grading of the intersection has numerous blindspots due to a hill. I've personally witnessed, and almost been struck by, people running the red light at this intersection. There's no question there will be an increase in accidents if this development proceeds as planned. I urge you to spend some time near the proposed development during rush hour and see it for yourself and would recommend a proper study be done.

2. Parking

- According to the developers there will only be 5 visitor parking spaces for 18 units. Where exactly will any overflow cars park? We all know that the 5 visitor spots will likely be taken up by residents' extra vehicles. No modern developer has the sense to design usable garages so these families could park two cars. I fear we'll see not only the nearby library parking suffer due to proximity, but the surrounding streets behind the development will be jammed with extra cars. As a father of two young kids, these extra cars parked on streets create numerous safety concerns. I've lived in Waterdown for 6+ years now and I can't ever recall seeing parking by-law enforced on any side streets. It appears a "hunger games" approach to parking will be the plan.

3. Water Run Off Management

- The building lot is situated at the top of a hill, raising concerns about increased water runoff that could potentially affect surrounding properties and infrastructure. I know first hand some of the houses behind this development have pre existing issues with water runoff. We've all seen how climate change

and increasing rain storms are affecting our nearby communities with flooding due to the poor city grading plans and management. The increased amount of concrete and pavement surface in this area creates great concerns considering Hamilton's reputation with water management. Who will be held accountable if the increased runoff damages these nearby properties? Will the city subsidize the surrounding to help protect themselves? Most of the surrounding homes were built long ago and water management was clearly not a big concern.

4. Loss of Privacy and Sunlight

- The front block of 8 units, including 3-story structures with rooftop terraces, will overlook and overshadow neighboring homes, notably the small bungalow at 181 Dundas Street. This will result in loss of privacy and sunlight for adjacent residents. The sheer size difference in the adjacent buildings is staggering and makes privacy next to impossible.

5. Noise Pollution

- The anticipated noise from parking activities, snow blowers, lawn mowers, air conditioning units, and other daily operations will disrupt the peaceful enjoyment of nearby properties. We are very lucky that the mcdonald court area near the library and the proposed development is a mature quiet neighborhood. It should stay that way.

We understand that criticism is easy and we understand the need for housing. But we don't understand how such an ill-formed plan like this one for 173 Dundas can be moving forward when it will clearly jeopardize the community it will be disrupting. We don't need to suffer because of a lack of foresight from the developer. We urge you to study the traffic implications and water run off implications on the existing infrastructure so none of our friends and family suffer negative consequences. Ultimately, we urge you not to accept the development as planned.

We are unable to attend the planning committee meeting on Aug 14 at 9:30am due to work obligations and a lack of earlier notice to the meeting time but we would like our opposition against this development noted.

We thank you for your time and consideration.

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// Chris Stewart //

Editor. Motion Design.