

From: Judi Partridge
Sent: Thursday, August 8, 2024 3:54 PM
To: clerk@hamilton.ca; Kolar, Loren <Loren.Kolar@hamilton.ca>; Pilon, Janet <Janet.Pilon@hamilton.ca>
Cc: Stephanie Card; Judi Partridge
Subject: Ward 15 development 173-177 Dundas St. Waterdown

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Clerks Office:

Please add this letter of objection to the Planning Committee report

Re: The Proposed 18 Town House Development at 173-177 Dundas Street E, Waterdown

In 2018 an application proposal for 18 town homes was submitted to Hamilton planning department for 173-177 Dundas St. Waterdown. The property(s) at the time were zoned single residential. As the Ward 15 Councillor I met with staff and the developer to review the proposal. It was agreed there would be a neighbourhood public meeting hosted by the developer, staff and myself to allow presentation of the development details and allow feedback from surrounding residents. It is important to note that this developer has other successful builds in residential properties in the centre of town. Of particular note is the old Waterdown High School which is a reuse/refurbished condo development on a large property in the heart of town.

The public meeting was held at Waterdown Library with 70+ in attendance. The response was an overwhelming rejection/objection by the residents.

After reviewing the proposal and receiving an overwhelming amount of negative feedback – not only from the residents immediately adjacent to the proposed site but also from those in the surrounding neighbourhood – I informed the developer that I would not support the proposal for 18 Towns at that site. The location is inappropriate for that amount of density. Further issues of note; significant elevation differences, drainage into neighbouring yards, bank erosion, retention wall failings, vehicle entry/egress close to a hazardous intersection, location on a five lane highway with excessive traffic/speeds.

The developer's plan to raise the back of the property by two metres will result in the two blocks of condos at the rear of the property towering over the two-story homes adjacent to the site. The affected homes on Riley and Scott streets are already up to two metres below this site in elevation which will result in the ground level of the development being up to four metres higher than the existing homes abutting this property. These homes will be looking at a retaining wall, fence and tall block of townhouse units from their yards which will detract from the enjoyment of their homes and lower their property values.

The proposed 10.77-metre-high block of street townhomes facing onto Dundas St will dwarf the small bungalow immediately adjacent at 181 Dundas St. as well as the nearby ranch and two-story homes. With the development sitting atop a hill, neighbours on surrounding streets will also be impacted by loss of privacy from these units and their rooftop terraces. The request for a variance to allow this building to sit 2.54 metres from Dundas St is highly incompatible with the existing look of this neighbourhood and will negatively impact the streetscape in which all the other homes are well set back from the road.

I also oppose this development due to major traffic safety concerns for pedestrian, cyclist and vehicle traffic. This stretch of Dundas St has become increasingly busy with the exponential growth and development in Waterdown over the past few years. Children living south of Dundas St cross at the Riley Street crosswalk to walk to Guy Brown Elementary School and Waterdown District High School. Families and seniors also use this intersection to reach the library, municipal office and seniors' centre. I had many constituents reach out to my office over concerns with the safety of this intersection. As a resident of Waterdown I know firsthand how busy and dangerous this stretch of road is.

Adding 18 households of vehicles turning onto Dundas Street so close to such busy intersections where there is already a high number of traffic/pedestrian accidents. Residents have also raised questions about the insufficient number of parking spaces for the development and are concerned about overflow parking on side streets not intended for through traffic.

Although there are other townhouse developments of varying size to the east and west of this location, they are closer to commercial plazas and are built at the same elevation as the adjacent homes. Due to the elevation of this site and proximity to two busy intersections, this site is inappropriate for a development of this scale and density. I stand firm in my statement from 2018 that I do not support nor recommend any more than two residential homes per lot at this location.

Respectfully submitted
Judi Partridge

Judi Partridge
Government Relations
Thank you~Miigwetch~Nia:wen