

From: Walsh, Kathleen

Sent: August 8, 2024 7:32 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>

Subject: Proposed multi-unit development DUNDAS STREET EAST WATERDOWN

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Attention all involved re. proposed development at 173, 177 Dundas Street East in Waterdown:

I am now the sole owner who lives across the street from the proposed development currently progressing on Dundas Street East by Riley Street.

I live at [REDACTED].

I purchased jointly in 2017, and have watched the area grow with abandon with little thought of infrastructure meeting need.

I had hoped to attend this meeting on August 13th, but because I received notice at such a late date, I am unable to attend at this point. If I could change my plans in order to attend, I would, and am currently working on that. I am writing this letter to ensure my concerns are shared regardless. Like most things in this community, it was an afterthought to share this meeting date and time in a timely way. I suspect to avoid attendees.

The roads in the community are overrun with traffic, and despite new red light cameras at some intersections and the threat of cameras to catch speeding and red light running, the intersection directly at my frontage (Dundas and Riley) is one of grave concern.

My unique situation these last few years has allowed me to directly observe the chaos that is Dundas Street, particularly at the intersection directly in front of my home.

I was off work these last few years often, being sole caregiver to my mother who purchased the home with me in 2017. During the school year of 2022-2023, I worked mostly full time, but my mother was home fully, as she was being treated for terminal cancer. I then was home fully starting in July of 2023 until currently, both due to being caregiver to my mother as well as dealing with the aftermath of her passing.

I knew prior to these last few years that traffic and this intersection primarily were unsafe, due to reckless drivers, being located at the peak of a hill, in an area in which cars and large trucks (many dump trucks and construction vehicles due to rampant building), seem to fly through at top speeds with no thought of safety or traffic violations.

However, being home fully for the last 14 months, I have been a keen observer of just how unsafe and reckless this area is. I have called the city in the past and offered my driveway

for police to monitor and catch red light runners, to no avail. However, that offer still stands, as the problem only gets worse.

I CANNOT stress how unsafe this intersection is now and cannot imagine how adding an 18 unit complex a mere 200 metres from the intersection will be like.

Traffic increasing is inevitable, however, adding it smartly is a whole other ballgame. I feel like we are inviting problems by building a multi-residential complex a mere lot away from the intersection.

Many children cross this intersection during the school year on a regular basis and bicycles etc. I have seen personally near misses of cars colliding with pedestrians on a consistent basis. I have even witnessed one actual accident of car hitting bicycle right at the front of my driveway. There have been countless rear-ending accidents involving multiple cars and trucks, too many to include here. This year alone, I was blocked from entering my own driveway twice due to cars and emergency vehicles involved in accidents in front of my driveway.

Large commercial and construction trucks consistently honk and run the red light (not sure why this light is as difficult to see and stop for), and barrel through at high speed. This is a DAILY occurrence.

I imagine I will witness a death/s at some point at this intersection if it continues to be an area in which people can drive however they *choose* (safe or otherwise).

I stress the word *choose* here....there seems to be a common belief in this community that people *can* and *do drive* recklessly as there is little recourse for not doing so. There is no regular police presence, even when contacted. And because of the rampant disregard for members of the community being able to commute in a timely manner (i.e. construction of many east-west corridors at the same time, the "historical" village core which is unable to be expanded in order to accommodate increased traffic, and no sense of roads keeping up with construction and population growth, there exists much frustration amongst drivers in being able to get from point A to point B in any kind of timely way. Adding multi residences that FAR EXCEED recommended population numbers/legal numbers per capita as per zoning seems to again disregard any sense of recommendation for growth in a wise way. I cannot stress enough how I feel about this blatant disregard both for zoning, community safety, and the owners of the single-family residences surrounding this proposal of multi-residence buildings.

Adding a series of townhomes right near this intersection potentially adding 18-36+ vehicles seem to be an obviously unwise idea to me.

The congestion is bad enough and turning out onto Dundas likely turning east (as east is the direction most are commuting) during prime traffic times seems like a series of accidents waiting to happen within the Dundas Riley intersection. The busiest commute times also coincide with the busiest school to and from travel times and Guy B Brown is a local school many children walk to, crossing the street at this intersection. My own daughter when a student at Guy B Brown, was not allowed to cross the street alone, and

eventually I arranged for her to take a bus, to avoid the unsafe intersection right in front of my home.

Traffic is a PRIMARY concern.

Another primary concern is the look and feel of the homes surrounding the area. Most of the homes lining Dundas in this vicinity are single family, large residential properties, most of which are long term owners, and many of which have been invested in significantly to improve and update, and at significant cost to owners.

Taking single home lots and making them multi level and multi dwelling lots towering over existing homes blatantly disregards zoning bylaws, will destroy the look of the area, as well as be highly detrimental to any value of existing homes lining Dundas as well as within the community surrounding the proposed buildings (particularly behind).

It is disgusting to think that with the amount of taxes paid by these surrounding homes, how little actual say we each have as to how our direct community develops. I know our home was purchased with the idea of having a nice sized property we could enjoy to have a semblance of privacy and sense of "peace" in an area still able to be feasible to commute from. I personally had planned to make this home my retirement home, and had hoped to enjoy it with my mother. Unfortunately, things do not always go to plan, and there are things we cannot control or influence, no matter how hard we try. I remain in this home as sole owner, and my remaining in it until retirement and beyond remains to be seen, as I am left to witness the choices of others to disregard community bylaws and basic interests.

I feel as long term residents and large tax payers, we should be able to have some sense of influence and control, simply by citing bylaws, and enlisting representatives. Maybe I am wrongly optimistic in believing our communities are not simply out for profit and greed. I suspect having witnessed and experienced very little in terms of services (lack of policing, poor access to emergency medical, no rec. centres, and an address unrecognized via Canada Post --- Waterdown, Dundas, Flamborough, Hamilton --- which is it?), I am pessimistic in my hopes of being listened to, let alone understood regarding this. While the home has been enjoyable for us in some ways, I never anticipated that our huge investment would be my sole investment, and be threatened by the blatant disregard of the greed of developers and city.

I have lived only within Hamilton zoning since 2017. Halton prior. It amazes me how little thought/care for community interest and pride is given for zoning and buildings within Hamilton borders. Single family dwellings beside multi level complexes beside city owned run down properties and public buildings is beyond haphazard. I'm not sure how any semblance of community is able to remain when such little planning and forward thinking occur within the area.

It seems as if developers are able to steamroll in and do as they choose with little actual input from residents and owners. Property values will plummet and it is sickening to me to see yet more eyesore buildings be pushed on the community which may also cause issues environmentally to the homes behind, as well as without a doubt cause traffic issues and

safety issues being so close to the intersection at Dundas and Riley.

I was told apparently a traffic study was completed. One literally from someone parked on my grass boulevard over 4-5 years ago. Considering how much growth has occurred between then and now, and how much worse traffic has become, I find this 'study' laughable. Residents in the direct vicinity of this proposal have turned over in this time. My home has had one death, as have both direct neighbours (all of whom were direct owners of the properties). One direct neighbour has moved in since this study and therefore, would not have been aware of it years ago.

Beside me are senior residents who would find it difficult both to address concerns, as well as attend any community meetings about this proposed development. This was certainly the case years ago and even moreso now (as time ticks on).

I suspect that is what the developer and city are banking on....residents who will NOT fight back to keep the community viable as a safe, single-family home area, allowing said developers and profit seekers to simply do as they choose. NOT because they agree with the proposed development, but because they are elderly and therefore face more difficulty in being involved in person, and not as informed tech-wise.

As a resident owner I feel it should have been REQUIRED there be a community meeting about the proposed development so that all concerns of community members can be voiced. And all those who were unable to be directly involved, be able to share concerns via neighbours (offering phone meeting attendance and online etc. just is not workable for the elderly neighbours I discussed this with).

A more current traffic study should have been MANDATORY to be completed in order to be viable as well as timely. I also think it should have been completed by an outside source, eliminating bias of a city-connected worker, who likely is looking to increase profits and taxes all around.

I also suspect a current environmental study needs to be conducted to ensure the homes behind the proposed development will be unharmed. With elevation concerns, I cannot imagine erosion and flooding won't be a concern.

Any sense of privacy for those homes will be destroyed with the proposed development and that is beyond unfair. People who typically purchase larger independent residential properties are people who desire some semblance of privacy and value. These are HUGE investments that have been made, many even somewhat recently. It seems beyond unfair that rules of units per acre are not followed. What is the point of having a bylaw and rule if any developer can come along and have them changed? Absolutely disgusting.

Building haphazardly in the midst of independent larger single homes detracts from the community appearance and value greatly.

The absolute LEAST that should have been offered was a meeting : one within the last year,

not years ago. The four homes including my own directly beside me all have had a joint owner/permanent resident pass away since the last "meeting", and one neighbour is new completely and one is a home currently for sale. That home would have been in attendance and have concerns if they were not already looking to leave the area.

The out of date traffic study completed years ago in my opinion is a joke, biased, and not worthy of any merit.

I can be reached at this email address as well as my home contact

Kathleen Walsh

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"When you arise in the morning, think of what a precious privilege it is to be alive --- to breathe, to think, to enjoy, to love."

Marcus Aurelius