

I am writing about the proposed development of an 18 unit townhouse complex on the site of two single family homes on the north side of Dundas St, just west of the intersection with Riley Street.

I feel strongly that this is an ill-advised project, for various reasons.

1. Safety: The exit from the development will be only about 20m from the traffic lights at Riley. Potentially 36 cars will be exiting onto Dundas St every morning, and returning in the evening. The lane markings controlling access to Riley and Bayview are already a dog's breakfast, where head-on collisions are a constant threat. Competition for the turning lane is compounded by the poor visibility along Dundas St to the east, because of the slight rise at Riley. More traffic entering this confined area can only lead to more likelihood of accidents.
2. Drainage: The proposed development land is higher than the properties to the north, on Melissa and Scott. One can only imagine the threat of mud slides to these existing houses. Any proposed berm to protect these homes, topped by a row of two or three storey townhouses, would seriously detract from the view from the rear of homes on Scott St, resulting in lower property values.

If surface water drainage (which would be greatly increased) is diverted south, it will compound surface water issues on Overdale and Rockcliffe, where there are no storm drains.

3. Parking: I understand there are to be 5 guest parking spaces for the 18 townhouses. This does not seem to be enough, and will likely result in people parking illegally in the library parking lot, or parking on the street on Riley or on Overdale and Bayview. These roads are already congested on the weekends with the cars of the residents.

I should appreciate if you could raise these concerns at any meeting to discuss re-zoning for this project. I should also appreciate confirmation of receipt of this email.

Thank you

Susan Somers

My opinions and concerns have not changed since that time, though I feel the safety issues are more acute now. Traffic along Dundas St has increased considerably, and to have 18-36 extra vehicles turning onto and off Dundas twice a day -only 200m from the lights at Riley - increases the chance of traffic accidents and personal injury.

I was surprised to learn that garbage trucks and snow clearing equipment will be unable to do their job properly in this development. Shouldn't Hawk Ridge plan so that services funded by property tax owners can be provided efficiently and effectively?

Our latest property tax bill included a flyer about stormwater fees. The Hawk Ridge Homes development will be almost entirely impermeable surfaces .... hardly a sustainable way to go these days. Surely the city should be insisting on a more ecological solution for water drainage.

I trust there will be a public meeting prior to the application being brought to the Planning Committee in August. I would love to hear/read your comments.

Thank you.

Susan Somers