

From: Jane Postma

Sent: August 9, 2024 6:53 PM

To: clerk@hamilton.ca; 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: Opposed to proposed development at 173-177 Dundas St E in Waterdown

External Email: Use caution with links and attachments

Dear Planning Committee,

We sent a letter dated September 13, 2018 to Brynn Nheiley, Senior Planner, City of Hamilton, outlining concerns with the proposed development at 173-177 Dundas St E in Waterdown. An electronic copy of that original letter is attached here. However the purpose of this email is to add some additional observations.

We would like to comment specifically on the safety of the driveway that is proposed. It is no secret that sight lines to the east are not very good due to the hill. We have been observing this carefully over many months. We are not experts in road safety or regulations regarding sight lines however would like to make the following points.

An oncoming vehicle (in this case a vehicle coming westbound up the hill) cannot be properly discerned until the entire vehicle is visible. Seeing the roof and windshield is not enough to judge the position or speed. In fact our experience is that the position and speed of the vehicle cannot be properly estimated until the wheels at the road are visible. Given that safe driving decisions are made out of a set of habits and patterns rather than direct conscious thoughts, it should not be assumed that visibility of part of a car is going to register in the brain in the same way as a full car.

To further this point, in the hot weather visibility looking east over the crest of the hill is even worse. Heat rising from the road distorts the images of oncoming vehicles. The vehicles must be even closer before their position and speed can be understood and safe decision about whether or not to turn can be made.

When measuring to see if sight lines are adequate we believe it should include measurement in intense sunlight on a hot day and that a vehicle is not considered "seen" until it is fully visible and the image is significantly stable above the shimmering mirage near the road surface.

It is our observation that from the location of the proposed driveway, westbound vehicles are very close before this proper visibility is achieved. It becomes almost impossible to make a safe decision when to turn or enter the roadway. We are therefore concerned about the safety in this area. Drivers that are making stressful and rushed decisions tend to make mistakes.

Thank you and best regards,

Jane and Scott Postma

Scott and C. Jane Postma

RE: RHOPA-18-20/ZAC-18-045

Brynn Nheiley
Senior Planner, City of Hamilton
Planning and Economic Development Department
71 Main St West, 5th Floor
Hamilton, ON
L8P 4Y5

Thursday September 13, 2018

Dear Ms. Nheiley,

This letter is to express our concerns over the proposed townhouse development at 173-177 Dundas St E in Waterdown.

We are opposed to the re-zoning and opposed to the development proposal for several reasons.

- Although technically a Dundas St location, it is still part of our residential neighbourhood of single family homes. We do not think the density and height of this development is appropriate.
- There are already many traffic problems in Waterdown and this will add to them. The much anticipated Waterdown bypass has been delayed again.
- This particular area of Dundas St is complicated. The presence of a traffic light at Riley helps but when the light is green cars proceed very quickly. Vehicles traveling westbound up over the crest of the hill do not easily see or anticipate what is happening on the other side of the hill. Turning in and out of such a development would be a safety concern for potential residents and all other road users.
- These are yards with beautiful mature trees which everyone enjoys. They are part of the beauty of the area. Residents of such a townhouse development would probably love to have the trees outside their windows too, but of course to accommodate the density the trees will have to come down.
- This area is the crest of a hill. We are concerned about water runoff. How it would affect us at the bottom of Melissa Crescent is hard to say but we already have a lake in front of our driveway whenever it rains and in some weather/seasons, the lake remains for days. We are opposed to additional development in this area that covers permeable yards with impermeable buildings.
- We are concerned for all our neighbours with properties abutting the proposed development in terms of privacy, enjoyment of their properties, and property value. We are concerned it could have a ripple effect to all our property values. We are concerned about setting a precedent for even more development in our neighbourhood.

Sincerely,

Scott and Jane Postma