

From: Steve McEwen

Sent: August 12, 2024 10:17 AM

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Subject: 177 and 173 Dundas Townhomes: Opposition

External Email: Use caution with links and attachments

Hello,

I am emailing to voice my opposition to a proposed townhouse complex on Dundas Street in Waterdown and would like it added to the agenda for the Aug 13 Planning Committee and also circulated to all members of the committee.

My home is located at 14 Scott and the development at 177 and 173 Dundas Street would be built in my backyard-neighbours property. This townhouse complex is on an elevation to my yard since my backyard has a slope of 2m. The proposal includes building up another 2m, and will build a foundation at 4m to my home. This will cause major issues for years to come, through construction and completion. It is too close to my property line and has not been thought through completely. While the plans look clean on paper they do not consider the slope, and the hill that runs directly into my home, and my neighbours homes. As they say, everything runs down hill.

This proposed complex is not thought through and should be relocated elsewhere, to avoid this issue and a number of others. While I acknowledge we need more housing solutions, I cannot imagine how this concept is preferable to the alternatives. Not all housing projects need to be approved especially ones where you jigsaw as many houses as possible into a small parcel of land not designed for multi-unit housing. The ingress/egress onto Dundas Street alone should be reason enough to cancel this project.

Thank you,
Steve McEwen