

Note re: Privacy: Please note that we would prefer our names not appear on the web-site. However, this letter may be distributed and publicly disclosed with our names and precise address on Scott Street expunged. We are prepared to be identified as "Scott Street homeowners." Thanks.

[REDACTED],
Waterdown, Ontario

Ms. Alaina Baldassarra, Planner II
Planning and Economic Development Dept.
Planning Division, City of Hamilton
71 Main Street West, 5th Floor
Hamilton, Ontario, L8P 4Y5

Sent via E-mail (Alaina.Baldassarra@hamilton.ca)
and Regular Mail

December 11, 2018

Dear Ms. Baldassarra:

RE: File: RHOPA -18-20, ZAC-18-045

Proposed Townhouse Development on Dundas St., near Riley, in Waterdown

We are the homeowners at [REDACTED] Scott Street in Waterdown and have lived in this home for [REDACTED] years. We are writing to register our opposition to the proposed plan for re-zoning of properties on Dundas Street, to permit Hawk Ridge Homes to build a townhouse development on land where two single family dwellings currently exist.

This property directly abuts our own and would significantly alter the characteristics of our property, posing threat of damage due to water runoff and drainage issues due, in part, to the gross disparity in elevation between the Dundas Street property and our Scott Street home to the north. We have serious concerns that this over-intensification of development would detract from the residential character of this neighbourhood and cause traffic problems, parking, privacy and noise issues -- altering the natural environment and community qualities we value.

Nothing that we learned at the developer Open House, held December 5th, has allayed our concerns. Indeed, seeing the proposed design has reinforced our conviction that this application should be denied.

Here are some of the specific reasons we oppose this application:

1. Risk of flooding, mudslide and water damage during and after construction:

The subject land on Dundas Street stands at a much higher elevation than the properties on the east end of Scott. Our own back yard and those of our neighbours to either side have a tiered or sloped grade abutting the Dundas Street property. Plantings on either side of the property line provide some measure of privacy and reduce the threat of erosion and excess run-off from the land above us. Notwithstanding this, excess water tends to accumulate in the lowest part of our back yard in spring and this problem would undoubtedly be exacerbated by *any* additional run-off, let alone that produced by 18 dwellings and a paved parking lot in space now occupied by two homes and a large lawn, with trees and shrubs.

At the developer's open house, it was suggested that construction of a retaining wall and the raised back portion of the development by six feet would decrease water flow by 70%. Our question is, "70% of what?" Because *any additional* run-off over current levels has the potential to cause serious negative effects. We worry that over-intensified development will turn our tiered back yards into waterfalls and, as one of our neighbours, emphatically stated, "Scott Street will become a canal."

It appears from the tree report that the plan provides for retention of the stand of large pine trees at the back of our property. The plan seems to corral them in some sort of fenced trench, with fencing (rather than the *stone* retaining wall in the area to the east) rising up behind them to the elevation of the townhouse lot. It is unclear to us whether the trees and wooden fence provide a better or worse form of amelioration to run-off than the materials used in the easternmost part of the retaining wall.... suffice it to say, it will not provide a complete solution to the probability of increased water in our back yard and *any increase* is going to exceed the capacity of existing drainage. Furthermore, lifting the elevation of the townhouse properties increases light and privacy concerns.

When asked December 5th, whether there was danger of a mudslide during construction, Oz Kemal, of MHBC Planning (developer consultant) replied that "there shouldn't be" and if there were "the builder would offer full restitution." Please know, this is cold comfort. We are working people whose lives and commitments to others would be severely disrupted by a crisis of that kind. Our family home contains some items that are of little monetary value but hold immense personal significance to our families and ourselves. Maintaining the intended use of the neighbouring properties as single residential properties ensures that no additional risk during construction is created. This, rather than an offer of restitution, is the sensible outcome that provides complete assurance.

2. Loss of privacy and light:

It is clear from the proposed plan that the units would tower over our homes blocking out the sunlight and seriously compromising our privacy. Townhouse residents would be peering down on our homes and backyards and the noise associated with increased numbers of people and car traffic close to our lot boundary would impair quiet enjoyment of our backyard. One of the great attractions of our Scott Street home has been the relative convenience of this location, combined with the privacy our lot offers us as homeowners and hosts. With a southern exposure, our backyard and our kitchen, family room and two of our four bedrooms are well-lit during the day and warmed by the sun. The proposed, over-intensified use of adjacent property threatens to compromise the essential character of this area where we enjoy cordial relations with our neighbours while being able to live quietly, with respect for one another's privacy.

3. Traffic, Parking & Safety Concerns:

The proposed entrance to the townhouse development off Dundas Street will cause traffic chaos along a route that currently presents unresolved safety challenges and is heavily overburdened.

Riley Street is the main entrance to our survey, off Dundas Street. As you drive west on Dundas and slow to turn right onto Riley you are climbing a rise that makes it difficult to see west of the lights. Heavy westbound traffic coming through the downtown core, tends to speed up west of the Dairy Queen and you need to signal your right turn well in advance to avoid being rear ended. The installation of lights at Dundas and Riley has improved (but not eliminated) that problem and it is hard to imagine how people will proceed past those lights and safely make their right hand turn, just west of this intersection.

Similarly, those travelling westbound on Dundas, who hope to use the turn lanes to effect a left turn into the townhouses will have problems doing so. The turn lanes on Dundas, on either side of Riley, are heavily used by traffic going in both directions. There is typically a long line up of cars, eastbound, waiting to turn left on Riley. This makes it difficult for those going westbound, who wish to turn left onto Bayview.

Further west, eastbound traffic turning left at McDonald must share the lane with westbound drivers seeking to turn left into the daycare. There's a tendency for folks to enter the turn lanes west of Riley early and drive in them a distance, to get out of the way of the high speed, high volume traffic in the four east and westbound through lanes. This increases the risk of head on collisions in the turn lanes. In our view,

adding an entrance to a multi-unit residential complex in that block will compound an already dangerous situation.

While the number of parking spots provided under the proposed plan are said to be above what is legally required, they are clearly going to be inadequate for eighteen, two-car households who will have visitors. Overflow parking will inevitably extend to the library parking lot, Riley, McDonald or Scott streets impeding car, bicycle and pedestrian traffic and raising safety issues for children who play on the street at the west end of Scott and on McDonald. Furthermore, this will change the quiet character of Scott Street which is generally only accessed by those living on our street or Melissa and McDonald.

4. Trees and Natural Setting

The homes on Scott Street are situated on mature lots that offer a unique natural setting within a residential neighbourhood. Our neighbours' gardens are award winning. The stand of pine trees on the Dundas Street property that abuts our own was planted in 1981. It provides a wind-break and buffers noise, while ensuring privacy. The deep, backyards of lawn, trees and shrubs in the current residential configuration of homes on Dundas Street, combined with the mature plantings on the Scott Street properties have created a green corridor and as a result birds and wild-life abound. We have had every kind of bird at our feeders. Squirrels, chipmunks and rabbits are frequent visitors and we have also seen possum, raccoons and red fox in our backyard.

It seems the pines immediately behind us are to be kept, but the development proposes removal of many other trees and the replacement of lawn with asphalt. This over-intensification of development would completely compromise the backyard corridor and change the essential character of our neighbourhood.

5. Type and density of Building Is Inappropriate for this Area

Scott, Melissa and McDonald are quiet residential streets where, typically, folks buy homes in anticipation of raising families and committing to this community over the long term. We know our neighbours and the kids down the street who deliver our paper and when there's a snow storm those who own snow-blowers help those who don't until the city gets to plowing us out.

We welcome newcomers to the area and have worked co-operatively in accommodating one another's needs. When a tree in our back yard had grown so large it was dangerously overhanging our neighbour's house, we had it taken out. Two years later, we shared the cost of building a fence with that neighbour.

The density of this proposed project is not compatible with this neighbourhood and will alter the essential character of this residential area. Allowing this application

would set a precedent that is likely to be followed by other developers, to the further detriment of the existing neighbourhood.

While we appreciate that Waterdown is a community that the province has designated for growth, we expect our city planners and municipal officials to show leadership by ensuring that the intent of the Official Plan and Zoning By-laws is respected and that such growth is reasonably and appropriately managed in ways that conform to the principles of good urban planning.

Whereas other recent townhouse developments in Waterdown have been built on lands that were formally commercial use properties, this proposal seeks to replace two, single family dwellings with eighteen townhouses. This important distinction should be fatal to the application. The proposed development is not in keeping with the intent of the existing plan and zoning and is clearly incompatible with the existing character of our neighbourhood.

Finally, we express our concern about the effect the proposed townhouse development would have on the property value of residences on Scott Street. We appreciate this factor may not be a specific consideration under applicable municipal planning policy, however the Councillors who ultimately consider your recommendations should know of our concern. Like many middle class Canadians, our home represents a major investment which we, who are now in our 60's, look to as a source of security as our retirement approaches. We have devoted time and money to the improvement of our property, particularly in the past five years, and are crestfallen to think that the value of this beautiful home in a wonderful neighbourhood might be jeopardized because of development we could not have anticipated, given the established character and official designation of this residential area.

Thank you for your consideration of this letter.

Yours truly,



c.c. Judi Partridge (Councillor, Ward 15)
Judi.Partridge@hamilton.ca

/mef 11.12.18

[REDACTED]

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

September 20th, 2018

Dear Brynn Nheiley:

I am writing to express my concern with the proposed townhouse development at 173-177 Dundas Street East, Waterdown. Along with many others in our community, I oppose this proposed re-zoning amendment and the proposed townhouse development project.

For my parents and members of their community, these multi-residential units will tower above their properties, eliminating privacy and creating serious water runoff issues due to the property's location atop a hill. And for every household in town that uses this section of Dundas Street to travel to work, home, school and shops, this proposed development will create traffic and safety issues along an already very busy section of Dundas St. It is already very difficult to turn onto Dundas St from Bayview Ave, Dennis Ave, McDonald Ct, homes along Dundas St, the library and even Riley St where there are traffic lights. As a teacher at one of the catchment schools for this area, I feel concerned for the safety of students and families travelling to school each day.

If this re-zoning application and development are approved, it sets a precedent for future developments along Dundas Street, creating further traffic and safety concerns and will negatively alter the landscape of this residential neighbourhood. Please keep our community safe by rejecting this proposal.

Sincerely,

[REDACTED]

Brynn Nheiley
September 14, 2018
Page 2

September 27, 2018

[REDACTED]
[REDACTED]
[REDACTED]

Brynn Nheiley
Hamilton City Hall
Via Email: Brynn.nheiley@hamilton.ca
Cc: judi.partridge@hamilton.ca

Dear Ms. Nheiley,

Please accept this letter as my formal opposition to the proposed townhouse development at 173-177 Dundas Street in Waterdown.

Adding that many homes onto Dundas street adds traffic to an already busy and dangerous road, making the situation worse for pedestrians crossing Dundas street, especially school children. It will also add traffic to both Scott and Riley streets. Riley is already an extremely busy road, with drivers constantly going above the speed limit of 40 km/hr. It is not unusual to find people speeding at 70 km/hr.

While there is a traffic light at Dundas & Riley, drivers are constantly running red lights. Increased congestion only increases danger in the area. The library's location has already added a substantial increase in traffic & parking on neighbouring streets.

Furthermore, a townhouse complex does not fit in with the character of the neighbourhood and will reduce property values in the area. If approved, it will set a precedent for other developers to build similar complexes.

Other concerns include noise pollution as well as privacy for our neighbours on Scott Street, water runoff and the loss of mature trees. This is not the right area for a townhouse complex. They should be built in new developments, not in mature neighbourhoods.

I thank you for listening to my concerns and respectfully request that you remove my personal information on any published reports.

Sincerely,

[REDACTED]

[REDACTED]

20782 - Read-only



Sign in to edit and save changes to this f... 

Name(s): 
Address: 
Phone: 

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

Date: September 17, 2018

Dear Brynn Nheiley:

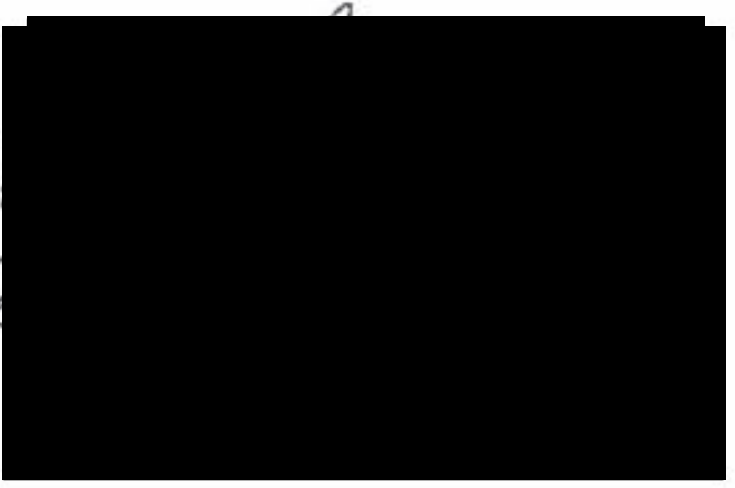
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For some of our neighbours, these multi-residential units will tower above their properties, eliminating privacy and creating serious water runoff issues due to the property's location atop a hill. And for every household in town that uses this section of Dundas Street to travel to work, home, school and shops, this proposed development will create traffic and safety issues along an already very busy section of Dundas St. It is already very difficult to turn onto Dundas St from Bayview Ave, Dennis Ave, McDonald Ct, homes along Dundas St, the library and even Riley St where there are traffic lights.

If this re-zoning application and development are approved, it sets a precedent for future developments along Dundas Street, creating further traffic and safety concerns and will negatively alter the landscape of this residential neighbourhood. Please keep our community safe by rejecting this proposal.

Please keep us updated on the status of this application.

Sincerely,

Name(s): 

Name(s): [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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

Date: Sept 17, 2018 _____

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If this re-zoning application and development are approved, it sets a precedent for future developments along Dundas Street, creating further traffic and safety concerns and will negatively alter the landscape of this residential neighbourhood. Please keep our community safe by rejecting this proposal.

Please keep us updated on the status of this application.

Sincerely,

Name(s): [REDACTED]

Name(s): [REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

Phone: _____

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

Date: _____

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If this re-zoning application and development are approved, it sets a precedent for future developments along Dundas Street, creating further traffic and safety concerns and will negatively alter the landscape of this residential neighbourhood. Please keep our community safe by rejecting this proposal.

Please keep us updated on the status of this application.

Sincerely,

Name(s): [REDACTED]

From:



Subject:

173-177 Dundas st E, Flamborough - files RHOPA-18-20, ZAC-18-045

Date:

Friday, September 28, 2018 3:09:44 PM

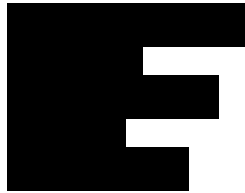
Dear Ms Nheiley, I am writing with regards to the above-mentioned files concerning the development proposal at 173-177 Dundas st in Flamborough.

I am disappointed and concerned that these single family home lots are being considered for development of the density being discussed. This area, stuck in between private homes was never intended for such high density development, and is likely to cause issues with the surrounding neighborhood.

Water runoff, garbage and traffic safety immediately come to mind. The elevation change combined with recurring wind patterns mean that all water runoff and most wind-blown debris end up on Scott st below. Regarding traffic on Dundas st, with the intersection at Riley st, it is already very busy and the entrance to both 173 and 177 Dundas being hidden from westbound traffic can only make matters worse. I would have real concerns about traffic safety if these changes were to be allowed at this location.

I am told we will have more time to discuss this, i just wanted to make my concerns known.

Thank You



From: [REDACTED]
To: [REDACTED]
Subject: 173-177 Dundas st E
Date: Wednesday, January 16, 2019 3:29:25 PM

Hi Alaina

We met at the community meeting on the street and at the library meeting and I just want to follow up with my ongoing concerns about the proposed townhouse development at 173-177 Dundas St.

Being on one the residences on Scott St at [REDACTED] obviously privacy is a major concern but the fact that our properties are about 12 feet below the grade at the lot line and the intention of the developer raising the grade in some areas just makes the issue even worse and the concerns of water run off and potential flooding will not be eliminated in fact we will be shadowed by the equivalent of a low rise apartment building. Just recently there was a nasty traffic accident on Dundas at Riley and the addition of 18 residences requiring access at this location would be insane with the constant increase in traffic and the lack of visibility in fact just this morning while I was waiting to turn left off Riley a west bound dump truck drove through a red light and if someone was pulling out of the proposed development site would have been smashed !!

While driving around Waterdown in all the new development areas there is no lack of townhouses in fact there are thousands of them which is fine as long as the zoning permits it, so WHY is it necessary to re zone an existing single family dwelling property and upset so many existing tax paying residents to accommodate a developer who has no ties to the community and only wishes to make profit at the existing residents expense.

This is basically a loose\ loose situation for all the surrounding residents and that was made quite clear at the Library meeting, it is of no benefit to the community and I really don't think that's its of any benefit to the city to upset so many good residents who felt that they were buying a property that was in a single family residence zoned area

[REDACTED]

From:

Subject:

Date:

Development Proposal at 173-177 Dundas St E Dundas St (RHOPA-18-20 and ZAC-18-045)
Sunday, December 30, 2018 4:39:53 PM

Thanks for your time arranging and attending the town hall on this proposed development on December 5th. We're writing because we have the same concerns that were unanimously expressed by the extremely large turnout at the town hall of people directly affected by the proposed build of 18 new townhomes on the current site of 2 single family homes. Specifically:

- There was very little comfort that the grading and drainage solutions being proposed would be adequate to prevent runoff and potential flooding of all the properties downhill from the 173-177 Dundas St location, and even less comfort that anyone would take responsibility if this proposal is forced through and the solutions do turn out to be inadequate. The same goes for the impacts of construction including the likelihood of mudslides.

- The ability of existing residents to enjoy the area they have invested time and money in is being completely ignored. We've already seen an increase in local traffic with additional traffic direction (lights and stop signs) implemented after the event to try and (fail to) mitigate this. The fallacy of *increasing density by 900%* and only including one parking space per unit (has anyone confirmed that the garages will even be large enough to truly fit the owner's vehicles assuming they're even used for cars) plus only 5 guest spaces needs to be addressed. There is no practical way we will avoid circling traffic and overflow parking in the neighbourhood if this goes ahead when *the best case is a ridiculous assumption that less than a third of the homes will have visitors at any time!*

- It also seems impossible to accept that another multiple vehicle traffic outlet between the top of Riley St and the library is in anyway safe or feasible without major alterations to the current traffic flow, quite possible diverting even more volume through existing residential neighbourhoods. As I understood it some of the studies completed including traffic are only available at City Hall during its opening hours. *How can it be that existing resident families, many of which have 2 jobs and small children have to bear the cost in time and expense of accessing this study, rather than the expense of communicating results being on the developer?* The comments that were made at the meeting about traffic counts that have taken place absolutely do not line up with the day to day experience of everyone at the meeting, and that was clearly communicated. Any review by City staff needs to take into account the specific pushbacks against this report as the report appears to be factually incorrect (I believe others have already provided these comments but please let me know if not and we'll make sure they are communicated)

- *The basic concept of privacy also seems to have been disregarded for all units in the immediate proximity of this development* (we all know that noise and privacy

impacts are absolutely unavoidable regardless of what may be claimed, particularly if the proposal to include rooftop terraces goes ahead), not to mention the unavoidable change in the amount of shade/light etc that will be cast onto surrounding lots.

- As discussed at the meeting, this proposal differs from recent approvals as the property is not currently zoned commercial, and is more in line with the declined 2015 proposal ZAR-014-013 to sever a single residential lot at 12 McDonald Ct (which is in the immediate neighbourhood) to build two detached homes. This application was denied citing the following reasons:

-it "represents an over-intensification of development within an established residential neighbourhood that would detract from the residential character of the neighbourhood"

-it "does not comply with the Urban Hamilton Official Plan, in that it is not compatible with the existing character of the neighbourhood"

-"approval of the application would encourage other similar applications, which, if approved, would undermine the intent of the Official Plan and Zoning By-law."

As such it is impossible to see how this proposal can even be approved by the City without contradicting its own recent decisions. Despite MHBC Planning's Urban Design Brief's claim, allowing townhouse in this location is a fundamental change to the existing character of the neighbourhood even though other developments have been allowed further along Dundas St. The nature of the Scott St/McDonald Court area is very different to the area that backs onto the Bohemian development as those houses already 'faced' commercial operations.

Although we could list additional points we'll stop at the main ones above for clarity, but do want to add that regardless of which government set what policy it is astounding that a developer that doesn't even live locally can buy a property *knowing its existing zoning* and then force residents to actively resist the continued degradation of their neighbourhood. This system really is broken.

We appreciate that you effectively sit between your constituents and the applicable by-laws and policies so I genuinely appreciated your acknowledgement during the town hall that the strong and widely shared level of dissatisfaction with this proposal precludes any possibility of you voting in favour, and we hope your colleagues on the committee feel the same obligation regardless of whether the proposal is put as is or even if it is scaled back.

Thankyou for taking the time to read these concerns and please feel free to forward this email as appropriate. Also, we'd appreciate being kept informed of any upcoming activities related to this proposal and would especially like to receive notification of the planning meeting when/if it is scheduled, and of course, please let us know if there's

anything else we can do to voice our concerns.

Regards

[REDACTED]

From: [REDACTED]
To: [Baldassarra, Alaina](#)
Cc: [REDACTED] Proposed Townhouse Development - Dundas Street, Waterdown
Date: Tuesday, December 11, 2018 9:47:46 AM
Attachments: [\(F\)Letter to City re- Townhouse Development.pdf](#)

Dear Ms. Baldassarra:

We are homeowners on Scott Street in Waterdown. Please find attached our letter registering our opposition to the application of Hawk Ridge Homes for Official Plan Amendment and Zoning By-law Amendment currently before you for consideration.

Yours truly,

[REDACTED]

From: [REDACTED]
To: [REDACTED]
Cc: [REDACTED]
Date: [REDACTED] 18-20, ZAC-18-045: declared opposition
Friday, September 28, 2018 3:58:01 PM

Dear Brynn Nheiley,

My husband Steve and I live on [REDACTED] and strongly oppose and changes to zoning or additional building to the corner of Riley and Dundas Street in Waterdown.

Intensification of homes in this area would not be unsafe due to traffic concerns in this area. As you know we are experiencing a crisis with our roads.

It would also not be consistent with the neighbourhood that surrounds it. It is ludicrous to think that any and every spot could be changed into high density housing.

There are many other high density areas being built in Waterdown and this does not need to be part of it.

Sincerely,

[REDACTED]

From: [REDACTED]
To: [Baldassarra, Alaina](#)
Subject: Fwd: Rezoning of 173-177 Dundas for Townhouses proposal
Date: Thursday, December 6, 2018 8:53:46 PM

Hi Alaina, copying you on the email message below that I sent to the developer based on our session Wednesday eve.
Thanks. [REDACTED]

Begin forwarded message:

From: [REDACTED]
Date: December 5, 2018 at 18:43:43 EST
To: [REDACTED]
Subject: Fwd: Rezoning of 173-177 Dundas for Townhouses proposal

Re unacceptable project: my comments below.

Begin forwarded message:

From: [REDACTED]
Date: September 25, 2018 at 09:03:36 EDT
To: brynn.nheiley@hamilton.ca
Cc: [REDACTED]
Subject: Rezoning of 173-177 Dundas for Townhouses proposal

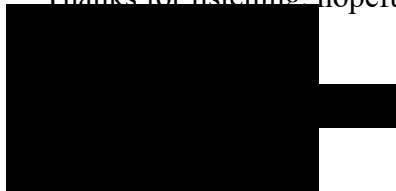
We are providing feedback as part of the process related to the application for rezoning of the lands at 173-177 Dundas St. East for the development of townhouses. Writing to share our thoughts on the proposal, which we do not support. As new retirees and new residents of Waterdown, we are very disappointed to learn of this proposal which we believe has many negative impacts on our community.

These are the primary impacts from our perspective on Riley Street East side, and noting that there are fundamentally worse impacts for the Riley Street west side and Scott Street homeowners and residents/ taxpayers:

- 1)Increased Traffic- both on Dundas and on Riley, where there are already traffic volume, speed and congestion issues.
- 2)Safety- related to traffic and parking- concern that on Riley, where there is already significant unsolved issues of speeding north from, and south to, Dundas, this will only get worse. Increased parking will enable hidden dangers, such as residents, children, pets stepping out onto Riley between parked cars.
- 3)Noise- loss of trees from the current properties will increase road noise from Dundas. With increased resident density, there will naturally be increased human noise.
- 4)Wind break- loss of trees will eliminate the natural wind break in a relatively high wind area.
- 5)Parking- worry that overflow for visitors to the proposed townhouses will likely use Riley and Scott, making for increased congestion.
- 6)Reduction in comparative property values- with the mix change of higher density, lower value properties. High density block and row townhouses do not conform with the nature of the neighbourhood. Will The taxes we pay to Hamilton be reduced?
- 7)Disruption during construction- creating excessive noise and dust.

Please keep us in the loop on any new information and meetings related to this issue.

Thanks for listening, hopeful for action.



From: [REDACTED]
To: [Nheiley, Brynn](#)
Subject: In reference to applications RHOPA-18-20 and ZAC-18-045
Date: Wednesday, September 26, 2018 12:45:05 PM

Dear Ms. Nheiley,

We are opposed to applications RHOPA-18-20 and ZAC-18-045 for rezoning and building high density housing on Dundas Street East.

Although the property is on Dundas St, it is still part of our residential neighborhood of detached homes. The height and density of the development don't fit with the look and feel of the existing neighborhood.

It is adjacent to the main entrance into our subdivision. We are concerned (as drivers and pedestrians who use this portion of Dundas St daily) about the large increase in traffic going in and out of this property and corresponding impact on traffic flow and safety. Visibility from the entrance to the property is negatively impacted by its proximity to the crest of the hill at Riley St making it a dangerous place to have so many cars entering and exiting the property.

We hope you will consider these concerns during the review process.

Thank you,

[REDACTED]

From: [REDACTED]
To: [Nheiley, Brynn](#)
Cc: [REDACTED]
Subject: Letter of Concern RE: RHOPA-18-20, ZAC-18-045
Date: Wednesday, September 26, 2018 9:17:44 PM
Importance: High

Attn: Brynn Nheiley, Senior Planner, City of Hamilton

RE: File:RHOPA-18-20, ZAC-18-045

We are in receipt of the notice dated August 27, 2018 regarding the Application for Proposed Re-zoning By-law Amendment and Proposed Townhouse Development at 173-177 Dundas Street East in Waterdown.

My family resides at [REDACTED] in Waterdown, our property backs onto 173-177 Dundas Street East. As you can see from looking at the location map provided on the back of the notice we are one of the multiple properties that surround the perimeter of the proposed development property lot. We are writing to express our concerns for the information expressed within the letter as well as advise of our opposition to the proposal as it stands now.

Based on our understanding of the information outlined in the letter we have come to realize that there are some glaringly obvious issues as well as some significant secondary issues that will be of major concern should the proposals proceed. Since we are land owners who share a property line with 177 Dundas Street East we have found the following issues which we would like to bring to your attention:

Water Run Off - due to the grading of 177 Dundas Street East heading downwards to our property on [REDACTED] we have experienced significant water runoff and consequent flooding in our yard during seasonal spring melts and heavy multi-season downpours. These floods have occurred at a minimum of 4 times per year and upwards to 8 times per year in recent years. Just last spring the water level in our back yard was so high that we were very concerned about flooding/drainage into our basement foundation leading us to require a submersible pump which pumped out thousands of litres of water off and on over a few days. Just yesterday (September 25th, 2018) we experienced a rainfall overnight which left our yard drenched and spongy with some water pooling in the lowest laying areas. We are concerned that the proposed building of 18/19 townhomes on the Dundas Street lots will decrease drainage by reducing soil and grass covered land with homes and driveways. Also we understand that in order to build said townhomes the land at 173-177 Dundas Street East will need to be leveled further adding to the dramatic drop in grading between their lots and ours. This difference in grading will also cause secondary run off moving down Melissa Court

towards the creek therefore affecting additional properties.

Privacy - it is obvious that we will lose the privacy which we so value in our backyard. With the proposed townhomes built on such a high grade difference we will have many residences towering over our yard. The removal of mature trees including the 100+ year old tree located behind our property will also effect the privacy issue severely.

Traffic/Safety - as you might be aware Dundas Street East is a very busy and at times congested area of Waterdown. During rush hour it almost always stop and go traffic. Adding an entrance driveway to a multi unit townhome complex will add to and create additional concerns for that area.

Decrease in Property Values - we have consulted with two unbiased real estate agents who have both come to our home to assess the property and the proposed development properties. Both agents have advised us to expect a decrease in our property value anywhere from 5-10% should the proposal be granted. This translates to a loss of anywhere from \$40,000 upwards to \$80,000. This property value decrease would then extend in varying amounts throughout the entire neighbourhood.

Additional issues we have considered are increased noise and pollution, loss of mature trees, and parking/traffic overflow onto side streets.

Our neighbourhood consists of an area that has been zoned for single family detached homes. We purchased our residence in 2012 specifically with that in mind as we appreciate the privacy that this type of area provides. If the proposal was approved it would change the landscape of our coveted quiet and private family oriented neighbourhood.

In conclusion, we have given this notice very through consideration and have presented our comments for your review. We ask that you please keep us updated with respects to both proposals outlined in the letter dated August 27, 2018 and notify us of any upcoming public meetings with respect to the same.

We ask that you kindly respond to confirm your receipt of our letter.

Regards,

Jennifer & Brett Gallant



From: [REDACTED]
To: [REDACTED]; [Baldassarra, Alaina](#)
Subject: Proposed development for Dundas St E / Riley in Waterdown
Date: Sunday, December 9, 2018 5:28:43 PM

Hi [REDACTED]

Thank you so much for your input at the meeting in the Flamborough Seniors Centre. This is my input on the proposed Townhouses.

After attending the meeting at the Flamborough Seniors Centre about the proposed development on Dundas Street I want to address my concerns below.

The area on Dundas St E that this proposed development would be located is designated for single family dwellings only and to put townhouses on this site would be incompatible with this area. The townhouses on Hwy # 5 would also be 3 story, which being at the top of a hill would be totally out of character with the other houses.

One of the biggest issues involved is the traffic problems on Dundas Street. I have lived at [REDACTED] in Waterdown for 50 years and have seen many changes in this community. When we moved into our new house we were told there would be a Waterdown bypass built very soon. Since then there has been so much growth and a steady increase of traffic on Dundas Street but still no bypass. It is always busy now and some days quite difficult to get out of my driveway. There are many days that the traffic is bumper to bumper along the Highway all the way from Highway 6 and beyond right through to Evans Road and further. When an accident happens on the 403 Hwy it is even worse.

The Riley Street intersection is at the top of a hill and traffic driving west from Waterdown cannot see over the hill until they get most of the way up. I have memories of a young man on a bike being killed on the road just over the top of the hill because the driver did not see him in time. This was some years ago when the highway was not as busy but it raises concerns now. I believe extra traffic entering and exiting Dundas St in this area should not be considered at this time - it is already far too congested going through Waterdown but also this location is not a safe area to have an entrance to townhouses.

We were told the back of the lot (north side) would be raised up 6 feet in order to stop flooding of the houses on Scott Street. This means that the townhouses behind Scott Street would be far higher and not only affect the view for the neighbours but also property values.

I am totally opposed to this development in this area and ask that you would not allow it.

Yours sincerely,

[REDACTED]

From: [REDACTED]
To: [Nheiley, Brynn](#)
Subject: Proposed re zoning
Date: Wednesday, September 26, 2018 9:55:27 AM

Dear Ms. Nheiley,

We were disappointed to see the proposed rezoning and development application on Dundas Street (file RHOPA-18-20 & ZAC-18-045) and we oppose this application. This site is just west of the entrance to our subdivision at an already very busy section of Dundas Street.

We frequently walk our dog in this area and our children often ride their bikes to the library. We are concerned that the increase in cars/traffic along this part of Dundas Street as well as cars turning in and out of this property will create added traffic and safety concerns for cyclists and pedestrians.

The intersection at Riley and Dundas is very busy and there's often a backlog of eastbound cars waiting to turn north onto Riley. The proximity of this property to the intersection will compound this issue.

Thank you for considering our concerns as part of the application process.

Sincerely,

[REDACTED]

From: [REDACTED]
To: [Nheiley, Brynn](#)
Subject: Proposed Townhouse Bruce and Nancy Nelson development RHOPA-18-20/ZAC-18-045
Date: Monday, September 17, 2018 2:53:58 PM

Hello Brynn,

Our neighbors have just informed us of a proposed townhouse development at 173-177 Dundas Street East, Flamborough. We live at [REDACTED]. Although we are not directly behind this development we are 100% against it for a number of reasons.

- 1) Will be a huge increase in traffic at an already busy intersection Dundas/Riley which increases noise and pollution
- 2) Townhouse tenants will use the side streets to park their extra vehicles (Riley St. & Scott St.). I can tell you we already have enough people using Scott street as a parking lot when the library lot is full and it is a nuisance. Scott street was a quiet street and one of the reasons we chose to live here. Building this townhouse complex will create more traffic and safety concerns for Scott street.
- 3) The houses directly impacted by the development will see their property value decreased which could affect my property value.
- 4) loss of mature trees
- 5) Will change the overall look and feel of our neighbourhood
- 6) possible increased flood risk to homes behind (Scott St. & Melissa Cres.) due to the elevation change from the townhouse units

We DO NOT support this development!

Please do not include our personal information on the City's website.

thanks.

[REDACTED]

From: [REDACTED]
To: [Nheiley, Brynn](#)
Subject: Proposed Townhouse Development at 173-177 Dundas Street East
Date: Tuesday, September 11, 2018 9:45:34 PM

Re RHOPA-18-20 / ZAC-18-045

This is to express opposition to the proposed bylaw zoning change to allow construction of a number of townhouse units on what are currently single home residential lots at 173 - 177 Dundas Street East.

In addition to the obvious inappropriate proposed building construction between remaining houses which will significantly alter to feel of the neighbourhood, the land structure has potential for serious water runoff which will further impact problems, which already occur to the houses on Scott Street, and may expand further North onto Melissa Crescent.

Another issue concerns traffic problems. Since the opening of the new library, Scott Street is at times already being used for overflow parking. Also current tenants are parking on Riley close to the junction with Dundas Street, thus causing potential hazards on the blind hill. Drivers frequently run the red traffic lights across Dundas Street causing a dangerous situation for traffic attempting to turn East (and possibly West) from Riley. This is compounded in the winter when there are snow banks on the North east corner of the junction causing vision to be obscured from traffic traveling West on Dundas Street. All of this would be compounded by the development of a town house complex close to this area.

Please do not make my personal information available to the general public.

Sincerely

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Baldassarra, Alaina](mailto:Alaina.Baldassarra@hamilton.ca)
Subject: Re: Proposed development for Dundas St E / Riley in Waterdown
Date: Monday, December 10, 2018 10:06:53 AM

Thank you Alaina.

This is my mailing address: -

[REDACTED]

[REDACTED]

On Mon, Dec 10, 2018 at 9:43 AM Baldassarra, Alaina <Alaina.Baldassarra@hamilton.ca> wrote:

Dear [REDACTED],

I have added your comments to the application. If you would like to be notified directly about the public meeting at city hall or decisions about the application, please provide your address for the purposes of future mailings.

If you have any further questions or concerns do not hesitate to contact me.

Regards,

Alaina Baldassarra, B.E.S.
Planner II
Development Planning, Heritage & Design Section (Rural Team)
Planning and Economic Development Department
City of Hamilton

71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5
T: (905) 546-2424 x7421
F: (905) 546-4202
E: Alaina.Baldassarra@hamilton.ca

From: [REDACTED]
Sent: December-09-18 5:28 PM

To: [REDACTED] Baldassarra, Alaina
Subject: Proposed development for Dundas St E / Riley in Waterdown

Hi [REDACTED],

Thank you so much for your input at the meeting in the Flamborough Seniors Centre. This is my input on the proposed Townhouses.

After attending the meeting at the Flamborough Seniors Centre about the proposed development on Dundas Street I want to address my concerns below.

The area on Dundas St E that this proposed development would be located is designated for single family dwellings only and to put townhouses on this site would be incompatible with this area. The townhouses on Hwy # 5 would also be 3 story, which being at the top of a hill would be totally out of character with the other houses.

One of the biggest issues involved is the traffic problems on Dundas Street. I have lived at [REDACTED] in Waterdown for 50 years and have seen many changes in this community. When we moved into our new house we were told there would be a Waterdown bypass built very soon. Since then there has been so much growth and a steady increase of traffic on Dundas Street but still no bypass. It is always busy now and some days quite difficult to get out of my driveway. There are many days that the traffic is bumper to bumper along the Highway all the way from Highway 6 and beyond right through to Evans Road and further. When an accident happens on the 403 Hwy it is even worse.

The Riley Street intersection is at the top of a hill and traffic driving west from Waterdown cannot see over the hill until they get most of the way up. I have memories of a young man on a bike being killed on the road just over the top of the hill because the driver did not see him in time. This was some years ago when the highway was not as busy but it raises concerns now. I believe extra traffic entering and exiting Dundas St in this area should not be considered at this time - it is already far too congested going through Waterdown but also this location is not a safe area to have an entrance to townhouses.

We were told the back of the lot (north side) would be raised up 6 feet in order to stop flooding of the houses on Scott Street. This means that the townhouses behind Scott Street would be far higher and not only affect the view for the neighbours but also property values.

I am totally opposed to this development in this area and ask that you would not allow it.

Yours sincerely,

[REDACTED]

September 20, 2018



Director of Growth Planning
Growth Management Division
Planning and Economic Development Department
City of Hamilton
71 Main Street West
5th Floor
Hamilton, ON
L8P 4Y5

RECEIVED
SEP 24 2018

FILE(S): RHOPA-18-20, ZAC-18-045

To the Co-ordinator:

RE: NOTICE OF COMPLETE APPLICATION(S) AND PRELIMINARY CIRCULATION FOR APPLICATION(S) BY MHBC PLANNING, C/O OZ KEMAL FOR A RURAL HAMILTON OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT FOR LANDS LOCATED AT 173-177 DUNDAS STREET EAST, FLAMBOROUGH (WARD 15)

I wish to be notified of the decision of the City of Hamilton in respect of the proposed Draft Plan of Subdivision regarding the above subject/reference.

I have sent a letter stating my concerns for the proposed Amendment to Mr Brynn Nheiley, Senior Planner for the City of Hamilton. I am a property owner at [REDACTED] in Waterdown and my property is one of the properties that backs onto the properties of 173 – 177 on Dundas Street East.

Concerned Property Owner



→ Steve Robichaud
cc Alvin Chan

From:



September 21, 2018.

RECEIVED

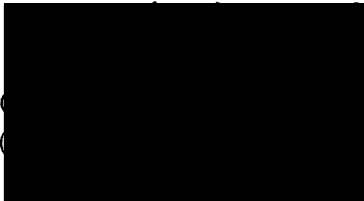
SEP 24 2018

TO: The Director of Growth Planning,
Growth Management Division,
Planning and Economic Development Department,
City of Hamilton.

Re.: File: RHOPA-18-20, ZAC-18-045

Please note that I am hereby requesting to be notified of the decision of the City of Hamilton in respect of the proposed Draft Plan of Subdivision relating to the above mentioned file.

Thank you.



→ Steve Robichaud
cc: Alvin Chan

From: [REDACTED]
To: [Nheiley, Brynn](#)
Cc: [REDACTED]
Subject: Rezoning of 173-177 Dundas for Townhouses proposal
Date: Tuesday, September 25, 2018 9:03:39 AM

We are providing feedback as part of the process related to the application for rezoning of the lands at 173-177 Dundas St. East for the development of townhouses. Writing to share our thoughts on the proposal, which we do not support. As new retirees and new residents of Waterdown, we are very disappointed to learn of this proposal which we believe has many negative impacts on our community.

These are the primary impacts from our perspective on Riley Street East side, and noting that there are fundamentally worse impacts for the Riley Street west side and Scott Street homeowners and residents/ taxpayers:

- 1) Increased Traffic- both on Dundas and on Riley, where there are already traffic volume, speed and congestion issues.
- 2) Safety- related to traffic and parking- concern that on Riley, where there is already significant unsolved issues of speeding north from, and south to, Dundas, this will only get worse. Increased parking will enable hidden dangers, such as residents, children, pets stepping out onto Riley between parked cars.
- 3) Noise- loss of trees from the current properties will increase road noise from Dundas. With increased resident density, there will naturally be increased human noise.
- 4) Wind break- loss of trees will eliminate the natural wind break in a relatively high wind area.
- 5) Parking- worry that overflow for visitors to the proposed townhouses will likely use Riley and Scott, making for increased congestion.
- 6) Reduction in comparative property values- with the mix change of higher density, lower value properties. High density block and row townhouses do not conform with the nature of the neighbourhood. Will The taxes we pay to Hamilton be reduced?
- 7) Disruption during construction- creating excessive noise and dust.

Please keep us in the loop on any new information and meetings related to this issue.

Thanks for listening, hopeful for action.

[REDACTED]

Sent from my iPad

From: [REDACTED]
Subject: RHOPA 18 20
Date: Thursday, September 13, 2018 10:22:33 AM

After our conversation last week i have a few more thoughts on the proposed development at 177/173 Dundas street

I have measured that the properties on Scott st directly behind the proposed site are approximately 12 feet below the grade and if townhouses are to be built we would be looking up at the equivalent of a low rise apartment building and only 25 ft. From the lot line The backyards on Scott street are very wet due to run off but manageable but I feel that changing the balance might increase the chance of flooding

I moved here one year ago because of the private backyard and have spent over \$200,000 in renovations and oppose the idea of multiple residences towering over my backyard at the equivalent of 4 to 5 stories high

I also think that the traffic impact on Dundas so close to the traffic lights at Riley would be an issue

Thanks [REDACTED]
[REDACTED]

[Sent from Yahoo Mail on Android](#)

From: [REDACTED]
To: [Nheiley, Brynn](#)
Subject: RHOPA-18-20 / ZAC-18-045
Date: Friday, September 28, 2018 4:22:00 PM

I wish to forward my comments regarding the above proposed land use amendment proposal:

I am a resident of Waterdown, in close proximity to these proposed development lots and emphatically want to relay my opinion that these lands should remain as single family residential. A town home development will not blend in with the surrounding properties. This area west of Riley does not have any high density development and it is not amenable with either the density or lay of the land of this area. There is a high grade to the street below, and would impinge on the current amount of privacy the homes this area backs onto, as well as the properties on either side.

Dundas Street is not able to have street parking, due to its design and the fact that it is the only east-west road servicing all the traffic through Waterdown. In fact.....that alone is a problem that needs immediate attention and remedy. This type of development only compounds the traffic problems of Waterdown. I suspect because we are so removed from the Hamilton per se, that nobody at city council gives a hoot about us except for the exorbitant taxes they enjoy from our area. We are pretty well ignored for anything that can enhance the appearance of our neighbourhoods, or the heavy traffic that we all have to contend with on #5 highway. Services other than garbage pickup is pretty well ignored eg. The broken glass at the library which has been this way for over a year!

Attention to the speed limit on #5, and police presence in town is almost nil.....which leads me to believe that the only reason the rampant development in both the centre of town and the perimeter is a tax grab on the part of the City of Hamilton.

I hope these comments will be taken into consideration and the amendments will NOT go forward

Regards,
[REDACTED]

From: [REDACTED]
To: [Nheiley, Brynn](#); [REDACTED]
Subject: RHOPA-18-20/ZAC-18-045 comments
Date: Monday, September 24, 2018 2:36:00 PM

Brynn Nheiley, Senior Planner

Sept. 24/18

City of Hamilton

Planning and Economic Development Department

Development Planning, Heritage and Design – Rural Team

71 Main Street West, 5th Floor

Hamilton, ON L8P 4Y5

Dear Brynn Nheiley,

Below are comments and concerns relating to RHOPA-18-20/ZAC-18-045

These are the major concerns regarding the above Planning request:

1. This will be a major invasion of privacy. Owners will be able to view many neighbourhood yards and windows, reinforcing Peeping Toms.
2. This is a single family home area.
3. This will present yet another major problem on Highway 5.
4. This will cause major flooding onto/into not only the Scott St. homes, but also down onto the Melissa Crescent homes.
5. Any tree removal will create even more flooding issues, due to the fact that these trees retain some of the moisture around the neighbourhood homes.
6. Removing trees this size causes erosion and environmental damage.
7. Housing in the area will decrease in value due to lower status townhouses.
8. Typically there is never enough parking in townhouse areas, so guest parking will roll over to Scott St. This will create major problems with through traffic, especially if Fire Trucks, Ambulance, or Police are required to drive on Scott St.
9. There will be more traffic on Scott St. and Riley St. This will create grave dangers to children from schools visiting the library, as well as young children visiting the library from neighbourhood homes.
10. Because Waterdown is already frustrating many drivers as they come through town, due to improper road planning, there is already much speeding along Riley and Scott Streets.
11. Many drivers already run through the red lights at Riley and Highway 5. These townhouses will create even MORE problems at this area.

Thank you,

[REDACTED]

[REDACTED]

From: [REDACTED]
To: [Nheiley, Brynn](#)
Subject: Waterdown Re-zoning
Date: Wednesday, September 26, 2018 12:07:10 PM

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]

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

September 26th, 2018


Dear Brynn Nheiley:

We are writing to express our concern with the proposed townhouse development at 173-177 Dundas Street East, Waterdown. Along with many others in our community, we oppose this proposed re-zoning amendment and the proposed townhouse development project.

For some of our neighbours, these multi-residential units will tower above their properties, eliminating privacy and creating serious water runoff issues due to the property's location atop a hill. And for every household in town that uses this section of Dundas Street to travel to work, home, school and shops, this proposed development will create traffic and safety issues along an already very busy section of Dundas St. It is already very difficult to turn onto Dundas St from Bayview Ave, Dennis Ave, McDonald Ct, homes along Dundas St, the library and even Riley St where there are traffic lights.

If this re-zoning application and development are approved, it sets a precedent for future developments along Dundas Street, creating further traffic and safety concerns and will negatively alter the landscape of this residential neighbourhood. Please keep our community safe by rejecting this proposal.

Please keep us updated on the status of this application.

Sincerely, 



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SEP 20 11 17

September 15, 2018

ATTENTION: Coordinator,

City of Hamilton, Planning Committee

71 Main St. West, First floor,

Hamilton, Ontario, L8P 4Y5

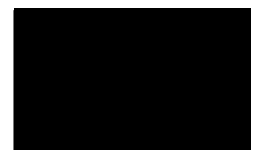
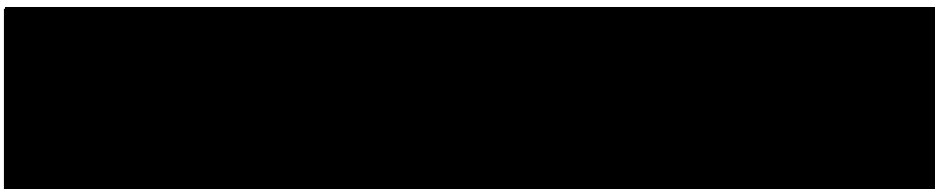
Re: Proposed Townhouse Development at 173-177 Dundas St. East, Waterdown/Flamborough, Ward 15, Ontario. (file # RHOPA-18-20, ZAC-18-045)

We are writing to declare our opposition to the proposed change of zoning and proposed development of the above noted address 173-177 Dundas St. East for the following reasons:

- A) When we purchased our home, it was with the understanding that the area was zoned single family residential.
- B) It will create increased traffic congestion on Dundas Street especially during rush hour.
- C) The development will create safety issues with 53 to 106 cars entering and exiting onto Dundas Street. (allowing for one to two car families.)
- D) The addition to street parking in front/beside existing homes. This impedes the use of parking for existing homes and visitors to those homes when the area is clogged with cars from the proposed development.
- E) Thus, snow removal becomes difficult.
- F) The additional cars, and homes create pollution, both environmental and noise.
- G) The development further impacts the infrastructure. (water, sewers)
- H) The development would cause further congestion to our schools that are already over capacity.
- I) Development would create water run off issues and flooding of existing homes.
- J) This proposed development would create a loss of privacy for all existing homes as multi storey buildings are planned.
- K) Such developing would interfere with the amount of sun received on existing properties, causing the yards to be in shade. This is particularly pertinent to 169 and 181 Dundas St. and IA Riley depending on the time of the day.)

There is also a gross lack of consideration in the development of Waterdown/Flamborough towards seniors who require one floor dwellings. I am not speaking of nursing home seniors but the retiring bracket who are looking for one storey homes. This is apparent in the development in the Waterdown area in the past 10+ years. This lack of planning and consideration for this demographic is of great concern. The use of 173-177 Dundas St. E. is a prime example of this. Here the destruction of two single family dwellings where living on one floor is viable brings wisdom to question. We wish to be notified of the following: a) all changes to the proposal; b) all plans for the proposed site; and c) any and all decisions made by the City of Hamilton regarding this matter.

Sincerely,



RECEIVED
SEP 21 2018

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,

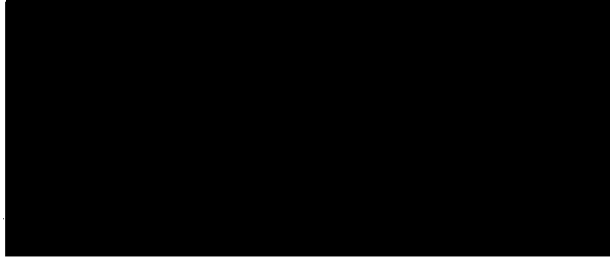
This letter is to express our concerns over the proposed townhouse development at 173-177 Dundas St E in Waterdown.

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 [REDACTED] 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,

A large black rectangular redaction box covering the signature area.A black rectangular redaction box covering contact information.

Name(s): C
Address: 14

Phone:

RE: RHOPA-18-zu/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

Date: SEPT 19 2018

Dear Brynn Nheiley:

We are writing to express our concern with the proposed townhouse development at 173-177 Dundas Street East, Waterdown. Along with many others in our community, we oppose this proposed re-zoning amendment and the proposed townhouse development project.

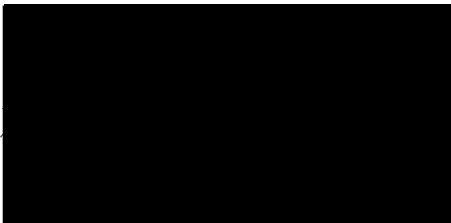
For some of our neighbours, these multi-residential units will tower above their properties, eliminating privacy and creating serious water runoff issues due to the property's location atop a hill. And for every household in town that uses this section of Dundas Street to travel to work, home, school and shops, this proposed development will create traffic and safety issues along an already very busy section of Dundas St. It is already very difficult to turn onto Dundas St from Bayview Ave, Dennis Ave, McDonald Ct, homes along Dundas St, the library and even Riley St where there are traffic lights.

If this re-zoning application and development are approved, it sets a precedent for future developments along Dundas Street, creating further traffic and safety concerns and will negatively alter the landscape of this residential neighbourhood. Please keep our community safe by rejecting this proposal.

Please keep us updated on the status of this application.

Sincerely,

Name(s)



Name(s):

Address: _

-

-

Phone: ___

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

Date: SEP 7 19 2018

Dear Brynn Nheiley:

We are writing to express our concern with the proposed townhouse development at 173-177 Dundas Street East, Waterdown. Along with many others in our community, we oppose this proposed re-zoning amendment and the proposed townhouse development project.

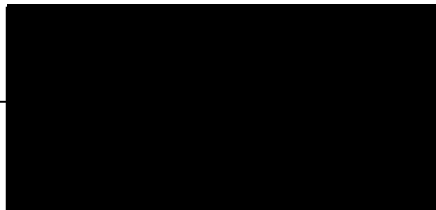
For some of our neighbours, these multi-residential units will tower above their properties, eliminating privacy and creating serious water runoff issues due to the property's location atop a hill. And for every household in town that uses this section of Dundas Street to travel to work, home, school and shops, this proposed development will create traffic and safety issues along an already very busy section of Dundas St. It is already very difficult to turn onto Dundas St from Bayview Ave, Dennis Ave, McDonald Ct, homes along Dundas St, the library and even Riley St where there are traffic lights.

If this re-zoning application and development are approved, it sets a precedent for future developments along Dundas Street, creating further traffic and safety concerns and will negatively alter the landscape of this residential neighbourhood. Please keep our community safe by rejecting this proposal.

Please keep us updated on the status of this application.

Sincerely,

Name(s):



RECEIVED
SEP 24 2018

September 19, 2018

Brynn Nheiley,
Senior Planner, City of Hamilton.

Ms. Nheiley

We are adding our names to this petition to stop the proposed development at Dundas and Riley St's in Waterdown. We are very familiar with this already congested area and can see no justification for changing a environmentally friendly existing zoning regulation.

Waterdown is blessed with large tracts of land suitable for the development of future housing projects that can, with proper planning, include the multi story town house units. Plunking this type of housing into an existing residential community is an act of disrespect to the residents in the area.

Here's hoping the new Local Planning Appeal Tribunal (LPAT) has the where-with-all to stand up to the developers and consider the wishes of the home owners and municipal governance and not fall into the same colluded trap as the previous Ontario Municipal Board (OMB).

[REDACTED]

RECEIVED
SEP 24 2018

From: [REDACTED]

Re.: RHOPA-18-20 /ZAC-18-045.

To: Brynn Nheiley, Senior Planner,
City of Hamilton Planning and Economic Development Department,
Development Planning, Heritage and Design – Rural Team.

Dear Brynn Nheiley:

I can not express strongly enough my utter dismay at receiving the notice of applications referred to in the above mentioned file.

To me it is utterly unacceptable to think that after 37 years in our home, my wife and I are going to have to wake up every day with some some kind of structure looming over our yard, giving strangers direct view into our property, resulting in loss of privacy, and potentially causing major damage to our back gardens by substantially changing sunlight patterns.

If by-laws have to be changed to permit destruction of perfectly viable homes to allow building what is currently not allowed for obvious reasons, and if those laws can be changed, then it becomes clear that those of us who live adjacent to the properties in question, are completely at the mercy of certain individuals "chasing the almighty dollar"!

Changing the laws will not obviate or cause to disappear, those very important reasons why large housing projects are currently not allowed on the subject properties.

In addition to the huge question of safety created by the introduction of dozens more vehicles entering and exiting this site on to a very busy roadway near a clearly dangerous intersection, the contemplated construction raises many other major issues, as outlined briefly below.

It will involve:

- destruction of perfectly viable homes, and several mature trees;
- loss of shade to homes that will have to depend more on air-conditioning on hot days;
- loss of the wind breaking effect of those trees;
- changes in sunlight patterns affecting our gardens;
- increased home-owner expense for adjacent properties;
- the question of grade differential – our homes are significantly below the elevation of Dundas St., and of the backyards of the subject properties;
- massive re-grading of the sloping properties, with potential for damaging the adjacent part of our properties- (destroying trees and plants?)
- potential for water runoff destructive to our gardens and yards, raising the possibility of flooded basements;
- lowered property values suffered by surrounding properties - (Key question – will we see a reduction in property taxes?)
- dealing with an already very busy Dundas St. intersection at Riley, requiring extreme caution as

- it is at the peak of three slopes;
- increased traffic on McDonald Ct. and Scott St., which has 40 km./hr. speed limit that is rarely obeyed now!;
- increased congestion on neighbouring streets with families with small children, as visitors and others seek parking not available on the subject property;
- increased noise, pollution and attendant unpleasantness from multiple units in an area where there is currently one.

Additional questions need answers, questions that in no way indicate any kind of approval on our part :

- How many units are contemplated?
- What kind of retaining wall will have to be built to level the properties?
- What assurances will we have that our fences and properties will not see any deleterious effects?
- Who will be responsible for any damage done?
- Who will ensure that we neighbours will have the full force of law to effect repairs of damages caused by construction?
- What is the anticipated process for these applications to make their way through the system?
- What kind of precedent would this set...what prevents another person from doing the same thing on my street?

I realize that not all questions can be answered at this time, but am asking so that there is a record of my concerns.

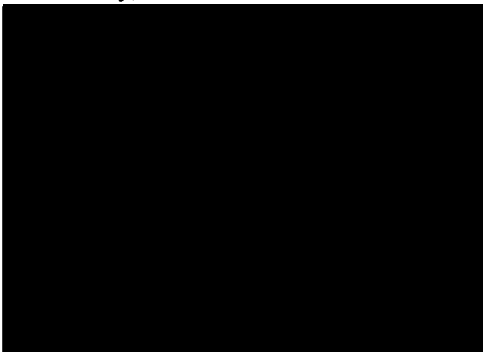
Amending current by-laws to allow this project to go ahead would be, in my opinion, unacceptable from so many points of view.

It would be so wrong... morally, environmentally, safety-wise, economically for the neighbours.

I am adamantly against this application.

I am requesting to be kept informed of the status of this application as the process unfolds, and to be allowed to speak at whatever meetings ensue in the process.

Sincerely,



RECEIVED
SEP 24 2018

September 19, 2018

Brynn Nheiley, Senior Planner, City of Hamilton
Planning and Economic Development Department
Development Planning, Heritage and Design – Rural Team
71 Main Street West, 5th Floor,
Hamilton, ON
L8P 4Y5

FILE(S): RHOPA-18-20, ZAC-18-045

Dear Mr Nheiley & Other Parties to Whom This May Pertain:

RE: NOTICE OF COMPLETE APPLICATION(S) AND PRELIMINARY CIRCULATION FOR APPLICATION(S) BY MHBC PLANNING, C/O OZ KEMAL FOR A RURAL HAMILTON OFFICIAL PLAN AMENDMENT AND ZONING BY-LAW AMENDMENT FOR LANDS LOCATED AT 173-177 DUNDAS STREET EAST, FLAMBOROUGH (WARD 15)

First of all, I would like to express as a resident that has lived at [REDACTED] in Waterdown for 37 years **my utter dismay, disappointment and disgust regarding the above application.** When my husband and myself purchased this property, Scott and Dundas Streets were **zoned residential.** It has **been a peaceful and quiet neighbourhood. We would very much like it to remain so.**

It baffles me that 2 houses are allowed to be torn down and re-zoning would be allowed. Why not instead build 4 houses and keep the residential zoning and allow the neighbourhood to keep its peacefulness and privacy? **I suppose it is all in the aid of more tax dollars no matter what??**

Below, I have listed my reasons for not wanting the above subject reference to be approved:

1) **PRIVACY ISSUES & PROPERTY ELEVATION DIFFERENTIAL**

The properties on Dundas Street are already at a much higher elevation backing onto the properties on Scott Street. **At least an elevation of 10 feet or higher because the Dundas properties (173 – 177) are higher at street level and slope down to the Scott Street backyard property lines.** The application is to allow street and block townhouses with a density of 53 units per net residential hectare. We have found out that the application is for approximately 18 townhomes. The total size properties 173 – 177 is about .36 hectare. With the properties already at a much higher elevation on Dundas Street, you can imagine the concern regarding privacy with buildings towering over us. Right now the backyards are very quiet and peaceful. And we get many singing birds in our yards. Are we now going to be looking into each others bedrooms and bathrooms? People will be peering down into our once quiet and peaceful backyard. They will be peering down into our kitchens. It will feel like a fish bowl. A very uncomfortable feeling!! We will experience a much higher noise level. **How is the developer going to ensure our privacy and peacefulness?**

PAGE 2

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2) FLOODING FROM WATER RUNOFF

As stated, the properties located at 173 – 177 Dundas Street East are at a much higher elevation to properties on Scott Street (& certainly at a much higher elevation for Scott Street properties 18, 14, 10, and 6) and the intended townhomes will be directly behind these properties. The properties on Dundas Street are sloping downward to the backyards on Scott Street. There are homes on Scott Street that have experienced flooding from the water runoff above us. Some Scott Street property owners in the past have had flooding in their basements. The development of all these townhomes are now going to contribute greatly to this issue?? **The construction and development of these properties will be of such excellence that they will guarantee no water flooding problems???** **No basement flooding on Scott Street??**

If there are townhomes allowed to be built with an asphalt parking lot, the runoff will increase. In the winter time, the runoff flows down towards our houses and between the houses. When it is a heavy runoff in cold winter weather, ice forms along the walkway on the side of the house, down the driveway and onto the Scott Street sidewalk making it very dangerous for pedestrians. You then have to dose the driveway and sidewalk heavily with ice melter.

3) PROPERTY VALUES & FAIRNESS

Another **BIG ISSUE** for this neighbourhood **will be our property values.** A check was done with a local realtor, and the estimate for drop in property value is 10+ percent. I would say my house would sell for at least \$750,000. 10% is \$75,000 lower. That starts to make the Scott Street property owners behind the proposed townhome development even more concerned and upset. **Is the City of Hamilton going to make up the loss in the property values? Not likely. We will be left to hang out and dry.**

My uneasy feelings are the realtor is correct & our property values will go down considerably due to the privacy issues; the elevation of the townhomes behind us; the number of townhomes; how close the buildings will be to the Scott Street backyard property lines; worry about potential flooding of backyards and basements due to the elevation differential; loss of a quiet and peaceful neighbourhood, more traffic congestion; higher noise level.

Is this considered fair that people move into a zoned residential neighbourhood of **single-family detached dwellings** and to now expect that single-family detached homes should be allowed to be torn down and an approved amendment go through to replace the single-family detached homes with townhomes/condos and thus have the potential to affect our property values to the downside. It is not as if we moved into a neighbourhood of mixed development because we chose to do so. We moved into a neighbourhood zoned residential for single-family detached homes and expected it to remain so. Some newer house owners in the neighbourhood have done extensive renovations and purchased their homes at a higher market price, and now suddenly they are about to lose equity in their home.

PAGE 3

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3) PROPERTY VALUES & FAIRNESS (CONT'D)

Retirees such as myself and my husband, who are depending on our investment in our home to increase over the years and perhaps is money we will need in future years to move into a retirement home, do not want to hear that we will lose a value of \$75,000.

This is not fair and not reasonable to expect us to be very happy about this situation. The City of Hamilton and the ALPAT should for once back the concerns of a neighbourhood and not approve this re-zoning amendment for townhouses Build 4 single homes instead. We are looking to be treated fairly and with respect for our concerns. We may be the little guy in this situation, but the little guy needs to have a win once in a while and not to be continually turned down! The people fighting the Cannon Nursery sale to not allow the building of condos/townhomes on the Cannon Nursery property lost that battle. Must the people in Waterdown lose every battle with no support from our City Hall and the planners!! No support from ALPAT. An opportunistic person/developer buys 2 properties on Dundas Street East that never had "for sale" signs nor "sold signs", sideswipes the neighbourhood with his big plans to build townhouse units. And the neighbourhood should be okay with that??

4) TRAFFIC DENSITY/CONGESTION/SAFETY & PARKING

With the increase in the number of people and vehicles, we are now adding to the congestion being experienced on Dundas Street East. I am retired now, but coming home six years ago from the office, traffic on Dundas Street East coming into Waterdown from the direction of Burlington was backed up already at Evans Road. It tested one's patience every work day to make it from Evans Road to Mill Street. I can't imagine what the traffic congestion is like now and is going to be like in the near future.

There are people that leave the Waterdown Municipal Building/Seniors' Centre/Library turning right onto Dundas Street East, right onto McDonald Street, right onto Scott Street and then turn right onto Riley Street just so they can make a left turn onto Dundas Street East at the traffic light. There are a number of kids that live in the neighbourhood and those numbers are increasing, we don't need more traffic pulling the same stunt. Also, more traffic leads to more noise and pollution. And as it is now, we seem to have acquired overflow parking from tenants on Dundas Street coming onto our street with their extra vehicles and/or visitor's vehicles. Parking is happening on the north side of Scott Street pretty close to the Riley Street corner. How is this good for vehicles turning at this corner. And this does not seem to bother the people doing this parking. The extra parking occurs on Riley, Melissa, and McDonald Streets as well.

PAGE 4

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5) FACE OF THE NEIGHBOURHOOD & BEYOND

The landscape of our residential neighbourhood will now be greatly changed with approval of this application for amendment to allow townhouses to be built in the place of single family dwellings and approval of this re-zoning application will be setting even more of a precedent than has already been occurring along Dundas Street East.

City of Hamilton or ALPAT has allowed for the development of quite a number of townhomes on Dundas Street East and other streets, and they are being built like there is no tomorrow:

- 1) Between Perelli Street and Riley Street, immediately east of the Dairy Queen, Dawn Victoria is in the process of building several townhomes/condos. Travelling east on Dundas Street from Riley Street, you can barely notice the Dairy Queen sign for all the townhomes/condos.
- 2) Travelling east from Riley Street towards Perelli Street on the north side of Dundas Street East, the first set of townhomes/condos are the Bohemian Units built by Brant Haven, 3 blocks deep.
- 3) There are condos on the south side at the corner of Dundas Street and Hamilton Street which is the old Waterdown High School that got converted to Condos.
- 4) Another several condos/townhomes have been built on Barton Street between Hamilton Street and Flamboro Street. The church on the corner of Barton and Flamboro St was converted to condos. On the corner of Hamilton & Barton Streets, Chelton Homes is **building 96 units**.

Barton Street is 1 block south of Dundas Street. All of this will add much more to the traffic congestion on Dundas Street East/Hwy #5.

- 5) There are townhomes/condos built on the north side of Dundas Street East between Spring Creek and Avonsyde.
- 6) There are condos/townhome units to be built on the site where Cannon Nursery existed, corner of Dundas Street East and First Street.
- 7) There are several townhomes/condos built on the south side of Dundas Street East between Howlandmills Street and McDonald Street.
- 8) There are townhomes/condos built on the north side of Dundas Street East between Spring Creek and Avonsyde.

PAGE 5

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5) FACE OF THE NEIGHBOURHOOD & BEYOND (CONT'D)

- 9) All the above townhomes built on Dundas Street East appear to be 3 stories high. With the property elevation difference between Scott Street (being the lower land elevation properties) and Dundas Street (being the higher land elevation properties), can you imagine how high they will tower over us if they are 3 stories high. Even if they are 2 stories high. Right now, from my patio I can see the roof top and the upper floor for property 177. The property is closer to the street. Can you imagine the townhomes closer to the Scott Street property lines.
- 10) The one thing the townhome/condo properties mentioned above re items numbered 1 to 8, is **they do not have the land elevation differential to their surrounding buildings and properties.**

If you approve this latest group of townhomes on Dundas Street East behind our properties on Scott Street in Waterdown; Dundas Street East will look even more like the jungle of brick and concrete that you are letting it become. **An alleyway of townhomes and condos so to speak. Waterdown Village is fast losing its charm, and I am pretty sure, all in the name of more tax dollars. For the developer, all in the name of big bucks, residential neighbourhood be dammed.** Have the decency to slow it down and preserve what is left of this section of Dundas Street East. If you must allow new building on Dundas Street East properties 173 – 177, can we not just have 4 single-family dwellings maximum built instead of townhomes. How do blocks of townhouses fit into this type of neighbourhood setting?

6) VEHICLE ACCIDENTS ON HWY 403

If there is a traffic accident on Highway 403, and people are coming from Toronto to get home to Hamilton, they detour onto Walkers Line or Guelph Line or Brant Street and then onto Dundas Street; or get onto Parkside by travelling north on Guelph Line and crossing Dundas Street and continuing north on Guelph Line to Side Road 1 and eventually to Parkside, and then onto the side streets leading onto Dundas Street. I can understand that people naturally want to get home, they have had a long day at the office. But this just adds to our traffic congestion on the side streets in Waterdown and of course then onto Dundas Street. Remember, the neighbourhood now has more kids living in the homes on these side streets, and safety is an issue. We need to have considerate forethought into the planning of the many developments going on along Dundas Street as well as the rest of Waterdown.

PAGE 6

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7) SAFETY ISSUE

If the townhomes are approved to be built, there will now be more traffic on Dundas Street East at the time in the morning when kids are crossing Dundas Street East from the south side to the north side making their way to school. This could also occur at the time in the afternoon when kids are returning home from school.

8) TREES

There are very old trees on the Dundas Street East properties (173 - 177). It will be again affecting our gardens, the shading of our backyards as well, and again our privacy. It will be affecting the environment which is important as well.

Is the developer just going to be allowed to tear down all the mature trees? Some of the trees are close to the Scott Street backyard property lines. One of the trees on property 177 is over 100 years old and is close to the backyard property lines of some of the houses on Scott Street. I imagine the roots are quite extensive, and probably the roots of some of the other mature trees on the properties are quite extensive. What happens if the mature trees are allowed to come down and they are pretty close to the property lines of the Scott Street properties? Will the excavating end up causing property damage to our fences, and to our plants in our gardens? Will there be sinking of the ground at the backyard property lines? We at [REDACTED] have a terraced backyard with a number of plantings that were expensive and come fairly close to the property line backing onto the 177 Dundas Street East property. We have taken good care of these plants for many years. **Can we expect to have damage and are we going to be compensated? Will we be chasing people for compensation?**

Another fallout from this is we will lose the birds singing in the trees in our backyards. Right now we can sit out in our backyards, enjoy the peace and quiet, listen to the singing birds, and just take in the nature that surrounds us. How are we supposed to now be expected to have buildings towering over us? The townhouses really do not fit in this residential neighbourhood.

PAGE 7

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9) MHBC PLANNING AND OZ KEMAL

Questions - Who or what is MHBC Planning? Who or what is OZ Kemal?

10) MY ATTITUDE

Just another opportunistic developer seeing a chance to make big bucks at the expense of the neighbourhood and what does he care what we think or feel. This will be more tax dollars to be obtained by the City of Hamilton. City of Hamilton and ALPAT get to play gods and have the final word. In fact, in light of all the other approved building on Dundas Street East, one gets a hopeless feeling of you cannot win, but one has to try because it is just not right nor fair.

I sincerely hope that the City of Hamilton and ALPAT will not consider us just another group of residents to be brushed aside. Perhaps for ALPAT, we are just a group of residents in a town/city somewhere in Ontario. They do not know our neighbourhood or us personally. They have not been in our backyards and will not see our backyards from our point of view. However, we are the tax payers who probably pay the ALPAT salaries and are looking for fair justice and consideration in this matter.

I do have to say that many people are advising us that it is a losing battle in these situations, and that the city and ALPAT will just re-zone no matter what, and put the amendment through.

COMMENT

I am glad the developer has agreed to meet with us at the next public meeting in November 2018. I would like to ask him to give one good reason why he thinks this neighbourhood should like the idea of townhomes being built and towering over their properties. I cannot think of one! If it comes to a judge making the decision, hope he is not friends with the developer. Sorry, but that is how one starts to feel.

REQUEST

[REDACTED] would like to be added as a party to the hearing of an appeal that goes before the Ontario Municipal Board. We would like to be notified of the date for the public meeting in this matter. Also it would be good for the [REDACTED] to arrange backyard visits.

Respectfully,

[REDACTED]

Baldassarra, Alaina

Hi there, here is a letter regarding some developments in town. Can you help with this?

We are writing to express our concern with the proposed townhouse development at 173-177 Dundas Street East, Waterdown. Along with many others in our community, we oppose this proposed re-zoning amendment and the proposed townhouse development project.

For some of our neighbours, these multi-residential units will tower above their properties, eliminating privacy and creating serious water runoff issues due to the property's location atop a hill. And for every household in town that uses this section of Dundas Street to travel to work, home, school and shops, this proposed development will create traffic and safety issues along an already very busy section of Dundas St. It is already very difficult to turn onto Dundas St from Bayview Ave, Dennis Ave, McDonald Ct, homes along Dundas St, the library and even Riley St where there are traffic lights.

If this re-zoning application and development are approved, it sets a precedent for future developments along Dundas Street, creating further traffic and safety concerns and will negatively alter the landscape of this residential neighbourhood. Please keep our community safe by rejecting this proposal.

Please keep us updated on the status of this application.

Name(s):

Address:

Phone: __

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

Date: Sept 17, 2018 ____

Dear Brynn Nheiley:

We are writing to express our concern with the proposed townhouse development at 173-177 Dundas Street East, Waterdown. Along with many others in our community, we oppose this proposed re-zoning amendment and the proposed townhouse development project.

For some of our neighbours, these multi-residential units will tower above their properties, eliminating privacy and creating serious water runoff issues due to the property's location atop a hill. And for every household in town that uses this section of Dundas Street to travel to work, home, school and shops, this proposed development will create traffic and safety issues along an already very busy section of Dundas St. It is already very difficult to turn onto Dundas St from Bayview Ave, Dennis Ave, McDonald Ct, homes along Dundas St, the library and even Riley St where there are traffic lights.

If this re-zoning application and development are approved, it sets a precedent for future developments along Dundas Street, creating further traffic and safety concerns and will negatively alter the landscape of this residential neighbourhood. Please keep our community safe by rejecting this proposal.

Please keep us updated on the status of this application.

Sincerely,

Name(s):

Nheiley, Brynn

From:
Sent:
To:
Subject:

Re RHOPA-18-20 / ZAC-18-045

This is to express opposition to the proposed bylaw zoning change to allow construction of a number of townhouse units on what are currently single home residential lots at 173 - 177 Dundas Street East.

In addition to the obvious inappropriate proposed building construction between remaining houses which will significantly alter to feel of the neighbourhood, the land structure has potential for serious water runoff which will further impact problems, which already occur to the houses on Scott Street, and may expand further North onto Melissa Crescent.

Another issue concerns traffic problems. Since the opening of the new library, Scott Street is at times already being used for overflow parking. Also current tenants are parking on Riley close to the junction with Dundas Street, thus causing potential hazards on the blind hill. Drivers frequently run the red traffic lights across Dundas Street causing a dangerous situation for traffic attempting to turn East (and possibly West) from Riley. This is compounded in the winter when there are snow banks on the North east corner of the junction causing vision to be obscured from traffic traveling West on Dundas Street. All of this would be compounded by the development of a town house complex close to this area.

Please do not make my personal information available to the general public.

Sincerely

Nheiley, Brynn

From:
Sent:
To:
Subject:

Brynn Nheiley, Senior Planner

Sept. 24/18

City of Hamilton

Planning and Economic Development Department

Development Planning, Heritage and Design – Rural Team

71 Main Street West, 5th Floor

Hamilton, ON L8P 4Y5

Dear Brynn Nheiley,

Below are comments and concerns relating to RHOPA-18-20/ZAC-18-045

These are the major concerns regarding the above Planning request:

1. This will be a major invasion of privacy. Owners will be able to view many neighbourhood yards and windows, reinforcing Peeping Toms.
2. This is a single family home area.
3. This will present yet another major problem on Highway 5.
4. This will cause major flooding onto/into not only the Scott St. homes, but also down onto the Melissa Crescent homes.
5. Any tree removal will create even more flooding issues, due to the fact that these trees retain some of the moisture around the neighbourhood homes.
6. Removing trees this size causes erosion and environmental damage.
7. Housing in the area will decrease in value due to lower status townhouses.
8. Typically there is never enough parking in townhouse areas, so guest parking will roll over to Scott St. This will create major problems with through traffic, especially if Fire Trucks, Ambulance, or Police are required to drive on Scott St.
9. There will be more traffic on Scott St. and Riley St. This will create grave dangers to children from schools visiting the library, as well as young children visiting the library from neighbourhood homes.
10. Because Waterdown is already frustrating many drivers as they come through town, due to improper road planning, there is already much speeding along Riley and Scott Streets.
11. Many drivers already run through the red lights at Riley and Highway 5. These townhouses will create even MORE problems at this area.

Thank you,



Nheiley, Brynn

From:
Sent:
To:
Cc:
Subject: Letter of Concern RE: RHOPA-18-20, ZAC-18-045
Importance: High

Attn: Brynn Nheiley, Senior Planner, City of Hamilton

RE: File:RHOPA-18-20, ZAC-18-045

We are in receipt of the notice dated August 27, 2018 regarding the Application for Proposed Re-zoning By-law Amendment and Proposed Townhouse Development at 173-177 Dundas Street East in Waterdown.

My family resides at [redacted] in Waterdown, our property backs onto 173-177 Dundas Street East. As you can see from looking at the location map provided on the back of the notice we are one of the multiple properties that surround the perimeter of the proposed development property lot. We are writing to express our concerns for the information expressed within the letter as well as advise of our opposition to the proposal as it stands now.

Based on our understanding of the information outlined in the letter we have come to realize that there are some glaringly obvious issues as well as some significant secondary issues that will be of major concern should the proposals proceed. Since we are land owners who share a property line with 177 Dundas Street East we have found the following issues which we would like to bring to your attention:

Water Run Off - due to the grading of 177 Dundas Street East heading downwards to our property on [redacted] we have experienced significant water runoff and consequent flooding in our yard during seasonal spring melts and heavy multi-season downpours. These floods have occurred at a minimum of 4 times per year and upwards to 8 times per year in recent years. Just last spring the water level in our back yard was so high that we were very concerned about flooding/drainage into our basement foundation leading us to require a submergible pump which pumped out thousands of litres of water off and on over a few days. Just yesterday (September 25th, 2018) we experienced a rainfall overnight which left our yard drenched and spongy with some water pooling in the lowest laying areas. We are concerned that the proposed building of 18/19 townhomes on the Dundas Street lots will decrease drainage by reducing soil and grass covered land with homes and driveways. Also we understand that in order to build said townhomes the land at 173-177 Dundas Street East will need to be leveled further adding to the dramatic drop in grading between their lots and ours. This difference in grading will also cause secondary run off moving down Melissa Court towards the creek therefore affecting additional properties.

Privacy - it is obvious that we will lose the privacy which we so value in our backyard. With the proposed townhomes built on such a high grade difference we will have many residences towering over our yard. The removal of mature trees including the 100+ year old tree located behind our property will also effect the privacy issue severely.

Traffic/Safety - as you might be aware Dundas Street East is a very busy and at times congested area of Waterdown. During rush hour is it almost always stop and go traffic. Adding a entrance driveway to a multi unit townhome complex will add to and create additional concerns for that area.

Decrease in Property Values - we have consulted with two unbiased real estate agents who have both come to our home to assess the property and the proposed development properties. Both agents have advised us to expect a decrease in our property value anywhere from 5-10% should the proposal be granted. This translates to a loss of anywhere from \$40,000 upwards to \$80,000. This property value decrease would then extend in varying amounts throughout the entire neighbourhood.


Additional issues we have considered are increased noise and pollution, loss of mature trees, and parking/traffic overflow onto side streets.

Our neighbourhood consists of an area that has been zoned for single family detached homes. We purchased our residence in 2012 specifically with that in mind as we appreciate the privacy that this type of area provides. If the proposal was approved it would change the landscape of our coveted quiet and private family oriented neighbourhood.

In conclusion, we have given this notice very through consideration and have presented our comments for your review. We ask that you please keep us updated with respects to both proposals outlined in the letter dated August 27, 2018 and notify us of any upcoming public meetings with respect to the same.

We ask that you kindly respond to confirm your receipt of our letter.

Regards,




Brynn Nheiley
Sr Planner, City of Hamilton
Planning & Economic Development Dept.
71 Main Street West, 5th Floor
Hamilton, ON, L8P 4Y5

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

September 25, 2018

Dear Ms. Nheiley,

We were devastated to learn that there is an application before the City of Hamilton to re-zone and build multiple townhouses at the properties adjacent to our home. Our home – —backs directly onto this proposed development site (our lot is highlighted in orange on the attached site map. As you can see, the full width of our backyard faces onto the mid-to-lower portions of 177 Dundas Street E). We feel that we, along with our neighbours at 6-18 Scott Street, we be the most impacted by this proposed development and therefore are vehemently opposed to this proposed re-zoning and development project.

One of our main concerns our loss of privacy. We bought our home because of the positioning of the lot and its park-like and peaceful setting looking onto green space and beautiful tall mature trees. There were many things we liked about the house when we bought it in 2005, but the main deciding factor was the beautiful view which we can enjoy from the windows in our master bedroom, living room, kitchen, son's bedroom, and basement playroom, as well as our deck. Our seven-year-old son loves to play in the yard, especially in his playhouse. He said he will no longer feel comfortable and safe playing in our yard if this development is approved because there will be several strangers mere feet from our fence who will be able to see into our yard (see attached letter from ). We will not only lose privacy in our yard, but also in our home. As noted above, our bedroom, living room, kitchen, child's bedroom and playroom all face west directly out onto the mid-to-lower portion of the yard at 177 Dundas St E. We will certainly lose privacy in those sections of our home where we spend the majority of our time, if these townhouse units are built on that lot. We didn't buy a home backing onto a commercial lot, vacant field or high density housing. We bought one backing onto other single-family detached homes in a neighbourhood zoned for single-family detached homes – is it not unreasonable to expect that it will remain that way?

Another major concern is traffic safety. The Riley/Dundas St intersection is already very busy and plagued with volume and speed issues. It is very difficult to turn off of side streets on the north and south sides of Dundas St as well as the library. Riley Street is located at the crest of a hill, and it is difficult to see vehicles approaching the intersection from the East until they are pretty much at the intersection. This is also true for the driveways at the proposed development site. In winter, the large snowbanks along the sidewalks compound this issue when they further obscure the view of vehicles traveling west on Dundas Street approaching Riley Street. At rush hour (and often other times of day as well), the left turn lane to turn north onto Riley Street is backed up several cars deep and stretching well beyond Bayview Ave preventing anyone from entering the shared turning lane to turn south on Bayview. Adding 18 units (and the corresponding 1-2 vehicles per household) to this already busy stretch of Dundas St would only compound traffic issues and possibly lead to accidents.

This is also the main pedestrian route for many in the extended neighbourhood to walk to the library (P-1 on the planning map). We often walk there with our child and believe that adding a driveway offering access in and out of this development to 18 households (and the corresponding 1-2 vehicles per household) will create a safety issue for anyone who walks this route to visit the library, particularly children, the elderly and cyclists. There are also dozens of children and teens who walk and bike along this portion of Dundas Street to get to Guy Brown Elementary School and Waterdown District High School, as well as those who walk or bike to the plazas in either direction.

Along with traffic, we are also concerned about parking. We don't wish to see the grass and trees behind us paved and turned into parking lots, and we are also concerned about overflow parking from the development. If there isn't sufficient parking available for residents and visitors of this development, they will park on side streets such as Riley, Scott and McDonald. Street parking at the upper portion of Riley (in front of our home) creates a bottleneck at busy times of the day, preventing people from using both left and right turn lanes and backing traffic up well down the street. It also prevents the snow removal and waste management crews from efficiently and effectively performing their jobs.

Another huge concern for us is the potential water runoff issue. The properties at 173-177 Dundas St E sit atop a hill that slopes until it reaches the creek (just prior to Braeheid Dr). We estimate, that, at the midpoint of our yard, we sit approximately seven or more feet below the house at 177 Dundas Street. The slope continues through the extent of our yard and there's another large drop in the yards of our neighbours homes on Scott Street. Even with the extensive surface area of grass, trees, shrubs and flowers in the yard at 177 Dundas St E, we still have wet/unusable sections of the lowest point of our yard during the spring thaw and rainfall. Removing all or most of the greenspace at this property and replacing it with high density housing and parking lots will certainly exacerbate this issue for us and many others in the neighbourhood, especially those on Scott St and Melissa Cres.

We have also consulted with two area realtors who have both stated that our property value will decrease by 5-10% if this development proceeds, due to the drastic change in the view from our home as well as the close proximity to high density housing. They said our home would also be much more difficult to sell if this project proceeds.

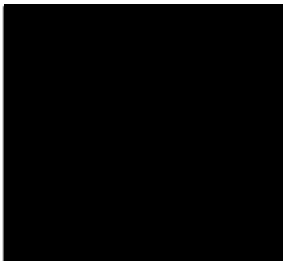
This high-density, multi-residential plan does not conform to the existing neighbourhood of single-family detached homes on mid-to-large lots. In fact, in 2014 an application (ZAR-14-013) to sever one lot at 12 McDonald Court and build two single detached homes was denied due to the smaller lot size not keeping in character with the neighbourhood. If two homes on ¼ acre lots (just 300 metres away from this proposed development) was considered too high in density for the neighbourhood, then surely the density of this proposed development (18 units on just under 1 acre) is much too high and doesn't conform with the existing neighbourhood. Approving this application will set a precedent for anyone with an oversized lot to tear down single-detached homes and replace them with high-density housing, completely and permanently altering the look and feel of our neighbourhood.

And finally, from an environmental perspective, this development will result in the loss of several mature trees (including one maple that is estimated to be approximately 100 years old), grass and plants. The trees cleanse the air, provide shade and are home to a variety wildlife and birds. This will change drastically if they are removed to make way for concrete, asphalt and cars.

I invite you to please come to our house to see the vantage point of this development first-hand from our yard prior to making any recommendations. Our view, the elevation/steepness of the property and the blind hill and traffic concerns aren't things that anyone can accurately assess just by reading documents or looking at a site plan or map. Please call or email at your earliest convenience to set up a time to visit and see first-hand all of the reasons why we believe this application should be denied.

Thank you for the opportunity to provide our input.

Sincerely,



September 25 2018

To Miss Nheiley

PLEASE DON'T LET THEM BUILD

TOWN HOUSES RIGHT BY MY

BACK YARD. I WON'T WANT TO

PLAY IN MY YARD WITH LOTS OF

STRANGERS LOOKING AT ME.


DUNDAS IS ALREADY TOO

BUSY THANK YOU

OLIVER

P.S. IT WOULD NOT BE VERY

NICE TO CUT DOWN THE TREES.



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

September 24, 2018

Dear Brynn Nheiley:

We are writing to express our concern with the proposed townhouse development at 173-177 Dundas Street East, Waterdown. Along with many others in our community, we vehemently oppose this proposed re-zoning amendment and the proposed townhouse development project.

For some of our closest neighbours, these multi-residential units will tower above their properties, eliminating privacy and creating serious water runoff issues due to the property's location atop a hill. There is already a drastic change in elevation from the crest of the hill at Dundas Street to the creek at the bottom of Melissa Crescent and the significant change to the ground flow that these units would create will only add to the problem. For every household in town that uses this section of Dundas Street to travel to work, home, school and shops, this proposed development will create traffic and safety issues along an already very busy section of Dundas St. It is already very difficult to turn onto Dundas St from Bayview Ave, Dennis Ave, McDonald Ct, and from the homes along Dundas St, from the library and even Riley St where there are traffic lights. The intersection of Riley and Dundas is already dangerous, even with a set of lights, because it is at the crest of a blind hill AND motorists routinely run the red light as though it does not even exist to begin with. We ourselves, who live in the neighbourhood, have witnessed and almost been in accidents at this stop light because of reckless and thoughtless drivers. Adding the density that is proposed will also create parking issues on our already busy streets, side streets and at the library because visitors to the property will have limited parking available to them.

If this re-zoning application and development are approved, it sets a precedent for future developments along Dundas Street, creating further traffic and safety concerns and will negatively alter the landscape of this residential neighbourhood. This project will also drastically alter the look and feel of our well established neighbourhood, which is made up exclusively of single family homes on large lots with mature trees. Please keep our community safe by rejecting this proposal.

Nheiley, Brynn

From:
Sent:
To: Nheiley, Brynn
Subject: Waterdown Re-zoning

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

September 26th, 2018

Dear Brynn Nheiley:

We are writing to express our concern with the proposed townhouse development at 173-177 Dundas Street East, Waterdown. Along with many others in our community, we oppose this proposed re-zoning amendment and the proposed townhouse development project.

For some of our neighbours, these multi-residential units will tower above their properties, eliminating privacy and creating serious water runoff issues due to the property's location atop a hill. And for every household in town that uses this section of Dundas Street to travel to work, home, school and shops, this proposed development will create traffic and safety issues along an already very busy section of Dundas St. It is already very difficult to turn onto Dundas St from Bayview Ave, Dennis Ave, McDonald Ct, homes along Dundas St, the library and even Riley St where there are traffic lights.

If this re-zoning application and development are approved, it sets a precedent for future developments along Dundas Street, creating further traffic and safety concerns and will negatively alter the landscape of this residential neighbourhood. Please keep our community safe by rejecting this proposal.

Please keep us updated on the status of this application.



Sincerely,

Dear Bynn Nheiley,

I am writing to let you know that I am vehemently opposed to the proposed building of town houses on 173-177 Dundas St. East in Waterdown.

This is most definitely not a suitable site to build anything other than single dwellings. These town houses will tower over the existing family homes located on Riley + Scott St. They will eliminate all privacy + create a lot of flooding for all the neighbours behind.

Parking is already an issue along Scott St. due to the lack of adequate parking at the new library. I live on [REDACTED] I never had to deal with cars being parked all along Scott St. until the Town Hall was torn down + the new library was erected. As there is such inadequate parking on the library property this will be a nightmare if these town houses are built.

I respectfully ask you to deny the request to change the zoning on these properties. Dundas St. is already way too busy at this location!

I would like to be kept informed of all matters pertaining to this issue.

Sincerely,
[REDACTED]

RECEIVED

SEP 26 2018

SEPT. 26 / 2018

CITY OF HAMILTON
RE: FINANCE PROPOSED TOWNHOUSE DEVELOPMENT AT
173-177 DUNDAS STREET EAST

I AM WRITING THIS LETTER TO EXPRESS MY OPPOSITION TO THIS NEW DEVELOPMENT AND CHANGE TO THE NEIGHBOURHOOD IN WHICH I RESIDE. MY RESIDENCE IS ON [REDACTED] LESS THAN 200 FT NORTH OF THE PROPOSED DEVELOPMENT.

THERE ARE SEVERAL OBVIOUS PROBLEMS WITH THIS APPLICATION. THIS INCREASE IN THE SKYLINE ELEVATION IS ALREADY ON THE HIGHEST POINT IN THE NEIGHBOURHOOD, AN UNWANTED CHANGE.

RUNOFF PROBLEMS FROM THE INCREASE IN PAVEMENT AND LOSS OF YARD COVERAGE WILL AFFECT RESIDENTS OF SCOTT AVE. ADJACENT TO THOSE PROPERTIES AS WELL AS THE RUNOFF AREAS ON MELISSA CRESENT.

THIS SHIFT AWAY FROM ^A 100% SINGLE DWELLING NEIGHBOURHOOD IS A DANGEROUS PRECEDENT THAT MUST BE CONSIDERED.

ALREADY COMPROMISED PARKING AVAILABILITY ON RILEY ST AND SCOTT AVENUE WILL BE FURTHER IMPACTED.

ONE OF THE WORST PROBLEMS WILL INVOLVE DANGEROUS TRAFFIC CONCERNS ON DUNDAS ST. E. THIS DEVELOPMENT IS ONLY ONE PROPERTY AWAY FROM AN ALREADY DIFFICULT AND DANGEROUS INTERSECTION AT RILEY AND DUNDAS. IT IS ALSO ONE PROPERTY AWAY FROM THE

ENTRANCE TO THE NEW WATER DOWN
PUBLIC LIBRARY AND SENIOR CENTRE.

I'm sure there are many more inherent
problems with this proposal. These are
but a few to consider.

THANKS YOU IN ADVANCE

Nheiley, Brynn

From: [REDACTED]
Sent: September-27-18 10:30 AM
To: Nheiley, Brynn
Subject: Re: Proposed re zoning

Sent from my iPhone

On Sep 27, 2018, at 9:42 AM, Nheiley, Brynn <Brynn.Nheiley@hamilton.ca> wrote:

Good morning [REDACTED]

Thank you for providing comment regarding these applications. They will be incorporated into a future report to the Planning Committee.

Can you please provide your full mailing address? We ask this of all who provide comment so that we can be sure that you are circulated on any future public notifications.

Do not hesitate to contact me further on this matter.

Best regards,

Brynn Nheiley, MCIP RPP
Senior Planner – Development Planning
Planning Division
Planning and Economic Development, City of Hamilton
71 Main Street West, 5th Floor
Hamilton, Ontario, L8P 4Y5

Phone: 905-546-2424 ext. 4283
www.Hamilton.ca

From: [REDACTED]
Sent: September-26-18 9:55 AM
To: Nheiley, Brynn
Subject: Proposed re zoning

Dear Ms. Nheiley,

We were disappointed to see the proposed rezoning and development application on Dundas Street (file RHOPA-18-20 & ZAC-18-045) and we oppose this application. This site is just west of the entrance to our subdivision at an already very busy section of Dundas Street.

We frequently walk our dog in this area and our children often ride their bikes to the library. We are concerned that the increase in cars/traffic along this part of Dundas Street as well as cars turning in and out of this property will create added traffic and safety concerns for cyclists and pedestrians.

The intersection at Riley and Dundas is very busy and there's often a backlog of eastbound cars waiting to turn north onto Riley. The proximity of this property to the intersection will compound this issue.

Thank you for considering our concerns as part of the application process.

Sincerely,

A solid black rectangular redaction box covering the signature area.

Nheiley, Brynn

From:
Sent: September-28-18 3:10 PM
To: Nheiley, Brynn
Cc: [REDACTED]
Subject: 173-177 Dundas st E, Flamborough - files RHOPA-18-20, ZAC-18-045

Dear Ms Nheiley, I am writing with regards to the above-mentioned files concerning the development proposal at 173-177 Dundas st in Flamborough. I am disappointed and concerned that these single family home lots are being considered for development of the density being discussed. This area, stuck in between private homes was never intended for such high density development, and is likely to cause issues with the surrounding neighborhood. Water runoff, garbage and traffic safety immediately come to mind. The elevation change combined with recurring wind patterns mean that all water runoff and most wind-blown debris end up on Scott st below. Regarding traffic on Dundas st, with the intersection at Riley st, it is already very busy and the entrance to both 173 and 177 Dundas being hidden from westbound traffic can only make matters worse. I would have real concerns about traffic safety if these changes were to be allowed at this location.

I am told we will have more time to discuss this, i just wanted to make my concerns known.

Thank You

[REDACTED]
Address:

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

19 September 2018

Dear Brynn Nheiley:

We are writing to express our concern with the proposed townhouse development at 173-177 Dundas Street East, Waterdown. Along with many others in our community, we oppose this proposed re-zoning amendment and the proposed townhouse development project.

For some of our neighbours, these multi-residential units will tower above their properties, eliminating privacy and creating serious water runoff issues due to the property's location atop a hill. And for every household in town that uses this section of Dundas Street to travel to work, home, school and shops, this proposed development will create traffic and safety issues along an already very busy section of Dundas St. It is already very difficult to turn onto Dundas St from Bayview Ave, Dennis Ave, McDonald Ct, homes along Dundas St, the library and even Riley St where there are traffic lights. Our daughter, son-in-law and grandson reside at [REDACTED] and their quality of life will be significantly reduced with this development. We moved from Burlington to Waterdown because the same thing happened to us. A developer was given the green light to build behind us and we ended up with 5 three storey townhouses almost in our back yard.

If this re-zoning application and development are approved, it sets a precedent for future developments along Dundas Street, creating further traffic and safety concerns and will negatively alter the landscape of this residential neighbourhood. Please keep our community safe by rejecting this proposal.

It just begs the question. Why are developers allowed to come into an established neighbourhood and jam in multi unit developments with no thought to other residents, traffic patterns, impact on schools and greenspaces? How much is the developer required to pay towards the changes in infrastructure that their high density developments are causing?

Sept. 24 2018

RHOPA-18-20/
ZAC-18-043

Dear Sir or Madam:

This letter is in response to an application for a Rural Hamilton Official Plan Amendment and Zoning Bylaw Amendment for lands located at 173-177 Dundas St. East, Flamborough.

As a Resident of [redacted] for over 30 years I am totally against this application. I see no need with all the high density development around Waterdown for more town homes at this location. Why can we not have a few homes that don't have tiny lots? I see this as the beginning of more and more amendments in the future. Now long before 181 and 169 are added to the mix. Will every corner, pie shaped lot be converted to town homes in the future? I see no problem with rebuilding the existing houses but see no need to change the original official plan.

Sincerely



Nheiley, Brynn

From:
Sent: September-28-18 4:21 PM
To: Nheiley, Brynn
Subject: RHOPA-18-20 / ZAC-18-045

I wish to forward my comments regarding the above proposed land use amendment proposal:

I am a resident of Waterdown, in close proximity to these proposed development lots and emphatically want to relay my opinion that these lands should remain as single family residential. A town home development will not blend in with the surrounding properties. This area west of Riley does not have any high density development and it is not amenable with either the density or lay of the land of this area. There is a high grade to the street below, and would impinge on the current amount of privacy the homes this area backs onto, as well as the properties on either side.

Dundas Street is not able to have street parking, due to its design and the fact that it is the only east-west road servicing all the traffic through Waterdown. In fact.....that alone is a problem that needs immediate attention and remedy. This type of development only compounds the traffic problems of Waterdown. I suspect because we are so removed from the Hamilton per se, that nobody at city council gives a hoot about us except for the exorbitant taxes they enjoy from our area. We are pretty well ignored for anything that can enhance the appearance of our neighbourhoods, or the heavy traffic that we all have to contend with on #5 highway. Services other than garbage pickup is pretty well ignored eg. The broken glass at the library which has been this way for over a year!

Attention to the speed limit on #5, and police presence in town is almost nil.....which leads me to believe that the only reason the rampant development in both the centre of town and the perimeter is a tax grab on the part of the City of Hamilton.

I hope these comments will be taken into consideration and the amendments will NOT go forward

Regards,

Nheiley, Brynn

From:
Sent: September-28-18 3:58 PM
To: Nheiley, Brynn
Cc:
Subject: File RHOPA-18-20, ZAC-18-045: declared opposition

Dear Brynn Nheiley,

My husband [REDACTED] and I live on Melissa Crescent and strongly oppose and changes to zoning or additional building to the corner of Riley and Dundas Street in Waterdown.

Intensification of homes in this area would not be unsafe due to traffic concerns in this area. As you know we are experiencing a crisis with our roads.

It would also not be consistent with the neighbourhood that surrounds it. It is ludicrous to think that any and every spot could be changed into high density housing.

There are many other high density areas being built in Waterdown and this does not need to be part of it.

Sincerely,

[REDACTED]

Name(s):

Address:

Phone:

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

Date: _____

Dear Brynn Nheiley:

We are writing to express our concern about the proposed townhouse development at 173-177 Dundas Street East, Waterdown. Along with many of our neighbours, we oppose this proposed re-zoning amendment and the proposed townhouse development project.

For some of our neighbours, these multi-residential units will tower above their properties, eliminating privacy and creating water runoff issues. For all of us in the neighbourhood, it will create traffic and safety issues along an already very busy section of Dundas St. Other concerns are increased noise and pollution, loss of mature trees, and parking/traffic overflow onto side streets.

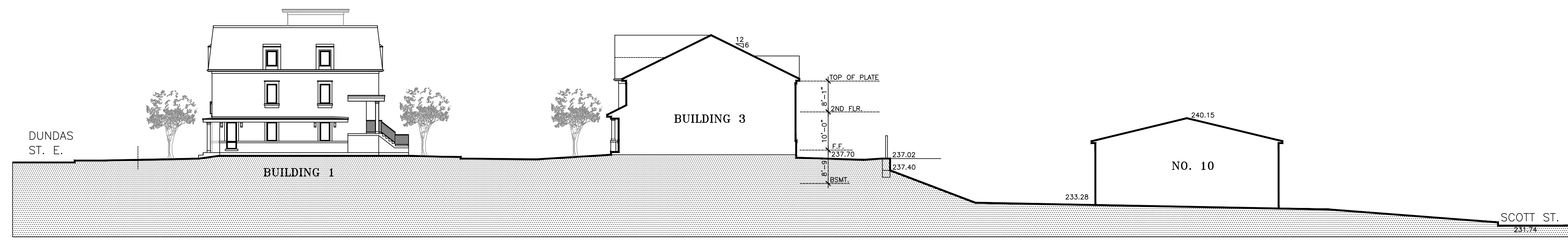
Our homes were built in an area zoned for single-family detached homes. If this re-zoning application and development are approved, it sets a precedent for future developments along Dundas Street, creating further traffic and safety concerns and changing the landscape of our residential neighbourhood.

Please keep us updated on the status of this application.

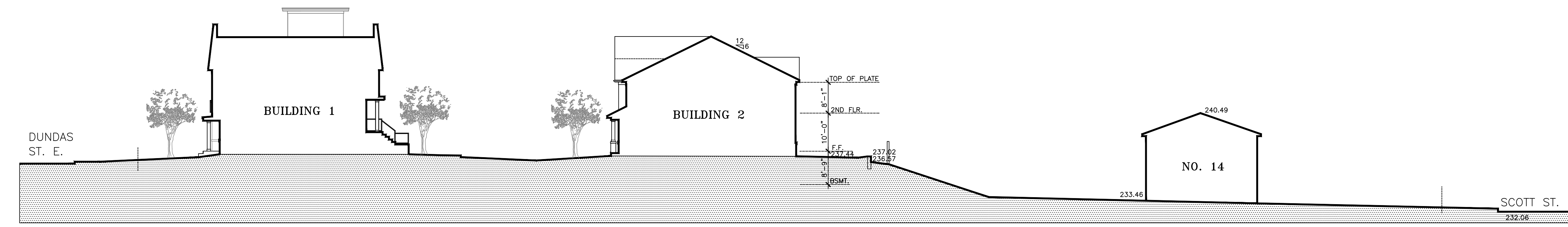
Sincerely,

Name(s):

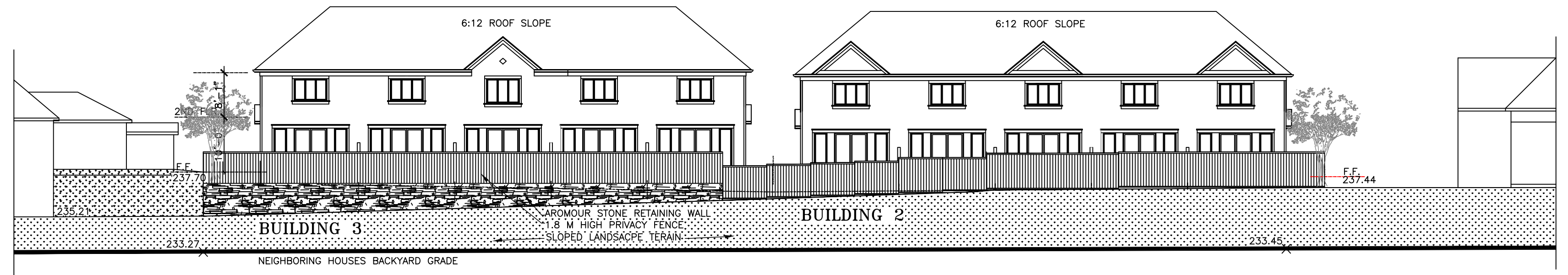
REVISIONS		
NO.	DESCRIPTION	DATE
	OPEN HOUSE	NOV. 30/18



CROSS SECTION 1



CROSS SECTION 2



DEVELOPMENT VIEW FROM NEIGHBORING HOUSES ON SCOTT STREET

PROJECT
PROPOSED TOWNHOMES
 173-177 DUNDAS ST. E.
 HAMILTON, ONTARIO

OWNER
HAWK RIDGE INC.
 P.O. BOX 849
 WATERDOWN, ON
 LOR 2H0
 TEL: 905-690-4295

J. MILCIC ARCHITECT
 191 WYNDHAM STREET
 MISSISSAUGA, ON, L5M 1N4
 TEL: (905) 816-1784
 FAX: (905) 816-1784
 E-MAIL: jmilcicarch@gmail.com

DRAWING TITLE
 DEVELOPMENT CROSS SECTIONS

SCALE 1/16" = 1'-0"	PROJECT NO. 18.001
DATE NOVEMBER, 2018	SHEET NO. A-7
DRAWN BY	

COMMENT SHEET

We have many concerns with this development as it is proposed. Entry and exit from Dundas will be problematic, it is already a very busy road. The land towers above the surrounding properties and will destroy their privacy and damage their property values. Runoff is already an issue in this area and will be made worse by catering more ~~to~~ green with roofs and parking. This area does not need any more traffic. The development does not complement the neighbourhood. It is a poor fit as proposed and no amendments

Please note your information is being collected for notification purposes only and will be shared with the Municipality.

Your information will not be used for marketing purposes.

Should be granted by the city.

COMMENT SHEET

To whom it may concern:

I am vehemently opposed to the proposed construction of the town/condo's slated for Riley St & Dundas. I have already forwarded my views & would just like to re-affirm my opinion.

Please note your information is being collected for notification purposes only and will be shared with the Municipality.

Your information will not be used for marketing purposes.

COMMENT SHEET

you have my letter. The points on it haven't changed. - traffic entrance, schools, changes to zoning, size of proposal, over load infrastructure in general, street congestion. Dwellings blocking our sun ^{most of the day.}
 I would, perhaps, find it less disagreeable ^{much} if the the units were less and **ONLY TWO STORY** ~~OR ONE PREFERABLE~~

Please note your information is being collected for notification purposes only and will be shared with the Municipality.

Your information will not be used for marketing purposes.

No more tax grab please!

COMMENT SHEET

This project is tremendously unacceptable and I cannot stress how opposed myself and my family are opposed to this project. ^{can}

Concerns: ① Traffic - that is a lot of new traffic turning out onto the already dangerous street (Hwy 5)

② Land-use does not fit with the community - it is a great community of single detached houses and to start the process of allowing property owners to sell their properties to be allowed to build these sorts of high-density properties to be constructed.

Please note your information is being collected for notification purposes only and will be shared with the Municipality.

Your information will not be used for marketing purposes.

③ R-nd precedent, - ... into to stop this from continuing later

COMMENT SHEET

This proposed project is on the property DIRECTLY BEHIND MY AND MY WIFE'S HOME. To state that we are opposed to this is putting it mildly! The damage to ~~our~~ garden, the possible flooding from run-off water, the noise, and destruction of viable trees which provide valuable shade in the summer, all are cause for serious objections.

Please note your information is being collected for notification purposes only and will be shared with the Municipality.

Your information will not be used for marketing purposes.

Just because something can be done, does not mean it should be!

I LOVE MY HOUSE,
BUT YOU ARE GOING
TO FORCE MY YOUNG
FAMILY TO MOVE.

This does not
fit with our
neighbourhood

18 units is
FAR too many.

THIS IS REALLY A
TERRIBLE IDEA ON
ALL FRONTS!

SHITSHOW!

Haphazard
Planning!

Library, House, 18 Townhomes
House, Corne

HAPHAZARD

Degrees?

from where?

We are concerned
about parking,
traffic, drainage
and property
values ruined

What is so difficult to understand about NO!?

Wrong place wrong proposal, wrong time!

Reasons? Where to start: water, traffic, noise, destruction infrastructure...

UNACCEPTABLE PROJECT

- 1) traffic on Dundas Riley (where congestion & speed problems exist and are unresolved)
- 2) Decreased safety from traffic-increased parking on Riley - hidden dangers for kids
- 3) Noise - lead noise/People noise/traffic noise
- 4) Wind Beak lost due to tree canopy removal in a high wind area
- 5) Noise/Dust/Traffic disruption during construction
- 6) Reduced comparative Property Values - will they be reduced?

Fix THE INFRASTRUCTURE
LESSEN THE TRAFFIC
(offering better safety)
+ BRING BACK SERVICES WE
LOST THROUGH AMALGAMATION
FIRST !!

THIS IS THE
WORST IDEA AT
THIS POINT OF TIME
DON'T LIKE IT

If you want
TRAFFIC DEATHS,
GO FOR IT -
Riley + Dundas is
a disaster as it is

Neighbourhood Meeting Comments: December 5, 2018

- Traffic concerns
- Grading for the existing neighbourhood (existing house is at the roof of the neighbours houses at the rear)
- Stormwater Management for the development
- Flooding for the existing residential properties at the rear
- Concern with privacy of existing residential and enjoyment of the backyard
- Can the Study information be made available to the public
- Will set a negative precedent for redevelopment within the neighbourhood
- Will property values be affected for the neighbouring properties
- Concern with the safety of the bike lanes in the area
- Asked the Councillor if the By-pass was going to be built to help alleviate traffic
- How much weight does the Councillors comments have?
- Concern with the safety of the intersection for Riley Street and Dundas Street East
- How will the developer address the artisan wells on the property?
- Concern with overflow on-street parking for the existing residential neighbourhood from visitors
- Will emergency vehicles be able to access if there is an over flow of on-street parking
- Concern with possible shadow from the redevelopment of the property on existing residential
- Concern with overall development in Waterdown
- Concern with possible "mud slide" given the significant change in grade on lower properties
- Concern with damage from the construction phase of the development
- Would a Noise Study need to be submitted for the property
- Concern with the impact on lighting for the neighbouring properties (for both the parking area and driveway)
- Do they have any plans to upgrade the schools in the neighbourhood?
- Is there an amenity area on the site for the residential development?
- Concern that leveling the grade of the property will increase the difference in grade?
- Can they put all the required parking spaces within a garage?
- Does the developer plan on taking the application to the LPAT if they do not get approval?

Van Rooi, James

From: Toman, Charlie
Sent: Tuesday, January 3, 2023 3:46 PM
To: Van Rooi, James
Subject: FW: 187 Dundas st. proposed development

Hi Jimmy,

Could you respond back to this resident, copying the councilor, anita, steve etc. I have saved the most recent submission for this application here which you can provide a link to. <https://cityshare.hamilton.ca/s/cjzEwKkwfjWWGic>

There's a lot of interest in this application. I meet with the Councillor before the holidays and he had a lot of concerns. The two of us should go for a site visit. Ideally with the owners permission so we take a look at where the retaining wall would go.

Sorry for the e-mails!

Charlie

-----Original Message-----

From: [REDACTED]
Sent: Tuesday, January 3, 2023 3:11 PM
To: Toman, Charlie <Charlie.Toman@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>
Subject: 187 Dundas st. proposed development

Hi Charlie,

We are the owners of [REDACTED] in Waterdown. We were concerned four years ago when a developer announced plans to rezone the two properties immediately adjacent to our home (177 and 173 Dundas Street) but hadn't heard any more about it until last week after speaking with some neighbours. We have now seen the latest documents filed by the developer last week in regards to these properties and have several concerns with this proposal.

Our home is a small bungalow fronting onto Dundas Street, set back several meters from the road. We noticed in all of the documents submitted by the developer that he justifies the height of the buildings by stating that they fit in with the two-story homes in the area. The drawing shows that the eight-unit building at the front of the property will be 10.77 meters high plus several 1.32 meter high towers on top of the roof. We aren't sure of the exact height of our house, but it's a bungalow so this massive building will tower over our home creating privacy issues and lack of sunlight. Nowhere in any of the documents is our house, a bungalow which will be adjacent to this massive block of units, mentioned by the developer.

We are also concerned about the plan to reduce the front yards of the building to 2.5m from the required 7.5m and move the sidewalk (will this mean we will lose a portion of our front yard when the sidewalk is moved?). The driveway will be immediately adjacent to our driveway which will make it more difficult to safely come and go from our property due to the increased traffic coming and going from a driveway servicing 18 households (each likely with at least two vehicles). There is also a dip in the road east of the Riley St lights which often makes it difficult to see oncoming traffic so adding that many more vehicles coming and going at an already busy intersection will only increase safety concerns in

the area. There are also many pedestrians who use the sidewalk and crosswalk, including families and children walking to school and the library. Adding a driveway there will also be a safety issue for pedestrians.

We are also concerned about the developer's plan for a 2m planting strip around the perimeter rather than the 3m required. It seems that he is cutting a lot of corners and requesting many modifications based on fitting a higher number of units on the property than what is allowed.

We noticed that the developer seems to want curbside waste pickup since City garbage trucks can't maneuver within the development. 18 households worth of green bins, garbage cans and recycling bins will create safety hazards for pedestrians and cars especially on windy days. What is the plan for snow removal as well?

We are concerned about additional noise from having 18 households next to us instead of two, including noise from air conditioners, pets, traffic coming and going etc. With the driveway and visitor parking abutting our property the noise from vehicles will definitely impact quality of life in our house and yard.

We are also concerned about our neighbours on Riley and Scott Streets who are at a much lower elevation than the proposed development, especially with the developer's plan to raise the back of the property by more than 2 meters which will dramatically impact our neighbours in a negative way.

On paper this might look like a good spot for a development but if you were to see the site in person I think you would understand why we are concerned. Please file this letter as our official opposition to this development.

Thank you for your time.

Best regards,

Van Rooi, James

From: Toman, Charlie
Sent: Friday, December 23, 2022 9:13 AM
To: Van Rooi, James
Subject: Fwd: Follow up re: proposed 173-177 Dundas St development

For the file.

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From: McMeekin, Ted <Ted.McMeekin@hamilton.ca>
Sent: Thursday, December 22, 2022 6:01:15 PM
To: Toman, Charlie <Charlie.Toman@hamilton.ca>
Cc: Scally, Maureen <Maureen.Scally@hamilton.ca>
Subject: Fwd: Follow up re: proposed 173-177 Dundas St development

Hi Charlie - trust things are well. Thanks for yesterdays helpful meet-up.

As mentioned there are many concerns with the proposed development at 173-177 Dundas Street development. I attach the comments just received by [REDACTED] on behalf of local impacted residents.

Hope you catch a couple of weeks of great family contact out west. Merry Christmas!

All good things.....Ted

Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: December 21, 2022 at 8:53:59 PM EST
To: "McMeekin, Ted" <Ted.McMeekin@hamilton.ca>
Cc: "Scally, Maureen" <Maureen.Scally@hamilton.ca>, [REDACTED]
[REDACTED]
Subject: Follow up re: proposed 173-177 Dundas St development

Hi Ted,

Thank you for coming out to meet with us earlier this week to have a look at the proposed building site at 173-177 Dundas St. As promised, here are some of the concerns and issues we have with this proposed development:

- the original application/information circular was sent to households in the neighbourhood in August 2018. We are requesting that a new circular be issued as soon as possible so that people who have moved into the neighbourhood during the past four years will be made aware of the proposal, and that those who have heard no updates

regarding the original proposal be brought up to date with the latest submissions from the developer;

- for the same reasons noted above, we would like to request an open house for area residents at the library so the developer can answer our questions and hear the concerns we have;
- we oppose the proposed number of units. Building 18 units on two *single family residential lots* is much too high density (it translates to 53 units per hectare when the allowable density is 40 units per hectare);
- in 2018 an application at 12 McDonald Cres (only 300m away from the proposed development site at 173-177 Dundas St) was denied by the City because it "represents an over-intensification of development within an established residential neighbourhood that would detract from the residential character of the neighbourhood". That application was for two homes on one single residential lot. A proposal to build 18 townhouses on two residential lots detracts from the residential character of our neighbourhood. Other than the library, all buildings within a 350+m radius of the proposed site are 1-2 story homes on large single detached lots;
- the developer says that each application must "stand on its own merits" but references other townhouse developments to attempt to justify his application. However, none of the other developments he cites is at the top of a hill, they are all on flat ground where a 2-story townhouse is comparable in height to existing 2-story homes. The other developments are also in closer proximity to plazas, offices, gas stations etc and fit in better with their surrounding neighbourhood, whereas these will stick out amongst the surrounding 1 and 2-story homes on large, mature, single-detached lots;
- the elevation difference between the back of the proposed site and the homes on Scott St is more than 2 meters. The developer's proposal to build up the north side of the property by more than 2 meters leads to a 4+ meter difference in elevation between the ground level of the homes on Scott St and the ground level of the proposed townhouses. We oppose this for several reasons including:
 - loss of privacy
 - loss of sunlight
 - light pollution from 18 units vs the current two homes.
 - water runoff concerns (particularly in the area designated by the developer as Catchment E which he says "will drain uncontrolled off the site to the north" due to the trees in this section being at a lower elevation from Dundas St). Flooding is already an issue in many of our yards
 - There is a live spring on the slope in the backyard of #22 Scott as that runs when the ground water is high so we are concerned about natural springs/artesian wells in and adjacent to the site that will contribute to the flooding issues when water flow is displaced due to development.
 - concerns with the proposed retaining wall and how it alters the look of our yards, impacts our existing landscaping, and future maintenance issues with it (who will maintain it once the development is complete?)
 - loss of enjoyment of our yards due to loss of privacy, sunlight and mature trees.
- will these lots be able to support the weight of that many units
- increased noise from 18 households (air conditioners, lawn mowers, snow blowers, pets, music, vehicles etc) versus only currently backing onto one single-detached home will also lead to the loss of enjoyment of our homes and yards;
- waste removal - the developer has proposed curbside pick up since the City waste management vehicles are too large to maneuver within the complex. Having 18 households' worth of green bins, garbage bins and recycling bins at the curb will create pedestrian and traffic hazards, especially on windy days.

- snow removal - the City plows will be too large to maneuver and turn around within the complex. These are not condos so who will be responsible for snow clearing and where will the snow be placed?
- the proposal to reduce the interior side yards to 2m from 3m puts the buildings closer to the adjacent homes;
- parking - while there are technically two parking spots per unit (one in each single car driveway and one in each single car garage which leads to the need for tandem parking), Due to the lack of outdoor space from such a high density of units, households will need to use their garages to store snow blowers, lawnmowers, yard tools etc. most likely resulting in only one usable space per unit. This will lead to excess cars parking on area side streets and at the library.
- for the block of 8 units fronting onto Dundas Street - the developer is proposing a block of units that is 3-stores and 10.77m high (plus 1.32m towers on the rooftop terraces). This will tower over all of the homes adjacent to and across from the development. In particular, it will tower over the bungalow immediately adjacent to the site at 181 Dundas St. The bungalow and corresponding height difference with the 10.77m building proposed right next to it is not mentioned in their proposal despite it being pointed out numerous times in previous letters submitted.
- the proposal to reduce the front yards to 2.5m from 7.5 will alter the streetscape dramatically. All other homes in the area are significantly set back from the road.
- we have several traffic concerns, including:
 - the location of the traffic study provided to the City by the developer. A resident at 182 Dundas St (located 40-50m to the east of the proposed driveway site and on the south side of the road) said at least a portion of the traffic study was taken from her driveway. This is concerning because it definitely impacts the sightline study in favour of the developer;
 - there is a large dip in the road on Dundas St. to the east of Riley St which negatively impacts sightlines from the proposed driveway
 - this is a busy pedestrian and cycling corridor (in addition to vehicular traffic). Adding 18-36 cars coming and going from the driveway will impact safety for pedestrians, cyclists and vehicles
 - many families live in the subdivision to the south of Dundas St and use the crosswalk at Riley/Dundas to walk to and from elementary school, high school, parks and the library. It is already a dangerous intersection and having that many added vehicles entering and exiting Dundas St in such close proximity to the crosswalk is a safety issue.
 - traffic already regularly backs up to the west of the Riley/Dundas St intersection (at all hours of the day, not just rush hour), which creates issues for 18-36 vehicles from the proposed development to safely merge with traffic
 - when vehicles attempting to exit the proposed driveway are unable to make a left turn due to traffic, they will likely turn right and cut through the subdivision using McDonald Crt and Scott St to get to Riley St to turn at the lights. This will increase traffic and safety concerns on these side streets that aren't meant to be used as shortcuts.
- we consulted with a local realtor who told us that our property values will decrease by at least 10% if this proposal is approved. We are aware that property values go up and down over time due to a variety of factors, but when a single action by a single person (i.e. building 18 townhouses on two single-detached lots) reduces our property values by that amount, it is unfair and unnecessary;
- it seems like all of the modifications the developer is requesting to the R6 zone could be avoided by having fewer units on such a small parcel of land. His lack of concern for existing residents - some who have been here since their homes were built - all appear to

stem from corporate greed and his goal to fit an unreasonable number of units onto a tiny parcel of land.

In addition to our request for a new information circular to be distributed, we would also like to request that the new planner assigned to our file, Charlie Toman, come out to meet with us to see the site in person from the vantage point of our yards so he can see our concerns firsthand. It is really difficult on paper to truly understand how the elevation difference makes this an inappropriate location for 18 units. We would also like a representative from the traffic department to meet with us to explain the justification for approving the traffic study paid for and provided by the developer. We disagree with the study for the reasons [REDACTED] above and know the area and it's corresponding safety issues better than anyone since we walk, bike and drive here daily.

These concerns are shared by dozens of other residents in our neighbourhood and several letters have been registered with the Planning Department since the application was initially filed in 2018.

Thanks again for coming out. Please let us know if you have any follow up questions.

Sincerely,

[REDACTED]

[REDACTED]

[REDACTED]

From: [Redacted]
Subject: 173-177 Dundas St
Date: Tuesday, February 28, 2023 2:29:56 PM

Hi James & Charlie,

I just wanted to follow up with you regarding the proposed development at 173-177 Dundas St, Waterdown.

When we met and also in my previous emails I asked if the developer could send a new information circular out to the community in the radius of the proposed development since the original one was issued in August 2018. Several homes changed ownership in the area over the past 4.5 years and a lot of existing residents are unaware that this proposed development is still a possibility since there has been no information shared with them by the City or the developer.

At the moment, the only way for residents to become aware of the proposed development is via the sign posted on the lawn of 173 Dundas St. As you can see in the attached photo (taken on Feb. 20), the sign has faded significantly over the past 4.5 years. It is set well back from the road with weeds and branches obscuring portions of it. It is also on a portion of Dundas Street with a speed limit of 60 km/h so it's very difficult for residents to read the information on it while driving past the property.

Due to the deterioration of the sign and the fact that the original information was circulated 4.5 years ago, I would like to again request that the developer issue a new information circular with links to the latest plan submissions and to also update the sign at 173 Dundas so that the information on it is all clearly visible from the sidewalk and the road.

Thank you!

