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**From:** Andrea

**Sent:** Monday, January 20, 2014 4:03 PM

**To:** John, Edward; Powers, Russ; Lee, Timothy

**Subject:** RE: 336 and 338 King Street West, Dundas, ON

5.5

Dear Sirs:

RE: File - ZAR-12-043 former Tammie's Place

Last spring, the developer held an open house at the old town hall in Dundas to let the residents surrounding the proposed development view the above proposal and ask questions. I attended that open house, viewed the proposal and came away from the open house wondering when all this will end. This is a very small parcel of land that originally held 2 small detached homes. One was removed eons ago to allow parking spaces for a small neighbourhood restaurant. The zoning was never changed.

Today I received my notice of public planning committee meeting for the above-proposal and wish to state that I continue to be opposed to the amendments the developer is requesting for the following reasons:

1. DENSITY: The proposed change from residential R2 to medium to high density to allow a 4 storey, 13 unit condo with main floor office space is too dense for this small double lot. This is just another example of over intensification and doesn't fit into the existing neighbourhood.
2. TRANSITION: The neighbourhood surrounding 336/338 King Street West is mainly residential. There is a one storey bungalow next door and across the small side street are a group of 3 storey town homes. This will be the tallest structure on the block! There is no transition as the plan calls for the building to be "wall to wall" on the lot so there won't even be room for a tree! Also, if I remember correctly, the exterior is to be all glass which raises the question of birds hitting the building and dying in great numbers.
3. INFRASTRUCTURE-WATER SUPPLY: I continue to have concerns about the water pressure in my area. We are currently considered "low normal" but I feel this is someone inaccurate. Since this part of Dundas is on an upward grade and we all know water doesn't like to run up hill, even though there may be enough volume there isn't necessarily enough pressure to move the water up the gradient. To add 13 more units to the water and sewer not to mention hydro, would, in my opinion put an increased stress on the system and affect my quality of life!

For these reasons, I am asking the Planning committee to please say no to the changes. This parcel of land would be better suited for 2 town homes or at the most a small 3 storey building with a maximum of 6 units.

Sincerely,

Andrea Dalrymple