



City of Hamilton PLANNING COMMITTEE ADDENDUM

Meeting #: 22-003
Date: February 15, 2022
Time: 9:30 a.m.
Location: Due to the COVID-19 and the Closure of City Hall (CC)

All electronic meetings can be viewed at:

City's Website:

<https://www.hamilton.ca/council-committee/council-committee-meetings/meetings-and-agendas>

City's YouTube Channel:

<https://www.youtube.com/user/InsideCityofHamilton> or Cable 14

Lisa Kelsey, Legislative Coordinator (905) 546-2424 ext. 4605

Pages

6. DELEGATION REQUESTS

- *6.3. Tracy MacKinnon, Westdale Village BIA, Stoney Creek BIA and Locke Street BIA, respecting Outdoor Patios (Item 10.1) (For today's meeting)
- *6.4. Susan Creer, Accessible Hamilton, respecting Outdoor Patios (Item 10.1) (For today's meeting)

9. PUBLIC HEARINGS / DELEGATIONS

- 9.2. Applications for an Official Plan Amendment and Zoning By-law Amendment for Lands Located at 65 Guise Street East (Pier 8, Block 16), Hamilton (PED22031) (Ward 2)

*b. Added Written Submissions:

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- (iii) Tal Srulovicz
- (iv) Bryan Ritskes, Harbour West Neighbours Inc.
- (v) Timothy Owen
- (vi) Andrew Robinson, North End Neighbourhood Association
- (vii) Adam Shipowick

9.3. Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law No. 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster) (PED22037) (Ward 12)

a. Written Submissions:

*a. Added Written Submissions:

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- (xv) Dianne Auty
- (xvi) David Hardcastle
- (xvii) John Allan
- (xviii) John McLaine
- (xix) Marvin Cohen
- (xx) Tom Beckett
- (xxi) Brad Kuhn
- (xxii) Gary and Jane Hutchison
- (xxiii) Edward Valevicius
- (xxiv) Linda Clements
- (xxv) Cindy Philip
- (xxvi) Jackie Hudson
- (xxvii) Marc Bader
- (xxviii) Richard and Wendi Van Exan
- (xxix) Jason Myers
- (xxx) Gail Moffatt
- (xxxi) Lou and Patricia Saunders
- (xxxii) Jan King
- (xxxiii) Jim MacLeod
- (xxxiv) Sandra Starr
- (xxxv) Anka Cassar
- (xxxvi) Catherine Palmer
- (xxxvii) Andrea Love
- (xxxviii) D. Soucie
- (xxxix) Joanne and Andy Zsiros
- (xl) Jennifer Davis
- (xli) Cindy Richter
- (xlii) Patti Leonard
- (xliii) Donna and David Molnar

- (xliv) S. Robin Larin
- (xlv) Ian McLean
- (xlvi) Derek Watts
- (xlvii) Paul Howarth
- (xlviii) Jessica Laposa
- (xlix) David Starr
- (l) Marilyn and Jeff Marshall
- (li) Gayle Villeneuve
- (lii) Bill Leonard
- (liii) Robin Moss
- (liv) Heather Bull
- (lv) Honor and Brendan Hughes
- (lvi) Charles Walker
- (lvii) Patricia Cole-Stever
- (lviii) Gail Lazzarato
- (lix) Gayle Holmes
- (lx) Douglas Tod
- (lxi) Kathy McCloy
- (lxii) Kathy Hayes
- (lxiii) Brooke Pearson
- (lxiv) Paul White
- (lxv) David Hamber
- (lxvi) Gordon Bullock
- (lxvii) Marta Vandermarel
- (lxviii) Enrico Palmese
- (lxix) Craig Cassar
- (lxx) Richard Wallace
- (lxxi) Claire Vice
- (lxxii) Chris Kruter
- (lxxiii) Karen Laposa
- (lxxiv) Claudia Kovalev
- (lxxv) Lisa Cole
- (lxxvi) Nonni Iler
- (lxxvii) Patti Bond
- (lxxviii) Anka Cassar
- (lxxix) Luca Palmese
- (lxxx) Angela Rea
- (lxxxii) Vanessa Coles
- (lxxxiii) Barbara Dawson
- (lxxxiv) Elizabeth Scheid
- (lxxxv) Margie and Gord Davidson
- (lxxxvi) Karen Gulenchyn and Gerry Lynes
- (lxxxvii) Shannon Kyles
- (lxxxviii) Michael Deen

- (lxxxviii) Doug Stephens
- (lxxxix) Scott Hayes
- (xc) Fiona Cooper
- (xci) Pat and David Venus
- (xcii) Margot Olivieri
- (xciii) Jaynn Miller
- (xciv) Kris Gadjanski
- (xcv) Elizabeth Seymour
- (xcvi) Chris Asimoudis
- (xcvii) Irene Dawson
- (xcviii) Jennifer Asimoudis
- (xcix) Nancy Hurst
- (c) David Pentland
- (ci) Andrea MacArthur
- (cii) Rowen Baker
- (ciii) Dan Faulkner
- (civ) David Neligan
- (cv) Jim MacLeod

*b. Registered Delegations:

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- (i) Bob Maton, Ancaster Village Heritage Community
- (ii) James MacLeod
- (iii) Jennifer Asimoudis

14. PRIVATE AND CONFIDENTIAL

- *14.2. By-law Requirements Resulting in Additional Costs (PED22056) (Ward 9) (Outstanding Business Item)
- Pursuant to Section 9.1, Sub-sections (e) and (k) of the City's Procedural By-law 21-021; and, Section 239(2), Sub-sections (e) and (k) of the *Ontario Municipal Act*, 2001, as amended, as the subject matter pertains to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; and, a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

PETITION AGAINST 45 STORY TOWER ON PIER 8

We the residents of Guise st east OBJECT to the changing of official plan amendment (file no, uhopa-22-001) and the zoning by-law amendment (file no, zac-22-003).

The City of Hamilton has so far done a great job of revitalizing the north end waterfront, creating parks and recreation areas for all Hamiltonians and their families to enjoy . Festivals and special events have flourished.

Many of the existing residents of the north end have enjoyed the the low traffic quiet neighbourhood of the past, but have excepted the rebirth of the waterfront as it has enhanced the waterfront and created a great destination for all to enjoy.

Then came the housing developments which we objected to with the belief the area should be maintained as waterfront recreation .

But in the end the housing was accepted as an unassuming development which would blend in and allow others to join the community of waterfront living we have enjoyed.

We find that allowing the building of a massive tower of 45 storeys will greatly effect the quality of life and enjoyment of residents already settled in the area.

A building of this magnitude is undesirable in this location as it will

detract from the aesthetics of the area taking away the park and waterfront feel and making it into a concrete jungle

it will also create shadowing for all residence existing and in the new developments

it will create severe traffic congestion ,by over intensifying an area with limited access. It will diminish the quality of life.

More importantly allowing a 45 story tower in this location will defeat the whole purpose of a 15 year Setting Sail process initiated by the City of Hamilton itself.

Never once ,during this 15 year consultation process was a 45 story building mentioned or contemplated. Four stories was a possibility in the modelling at Werner Plessels office at the Waterfront Trust. Nothing too severe. Nothing too disruptive to the existing neighbourhood and historically mild traffic patterns. Nothing that would block out the sun.

This notion of 45 stories is bait and switch at its vulgar worst. It is dishonest, it renders the engagement process meaningless.

Bruce Kuwabarar involvement ,and his north end roots do not trump the good faith participation of hundreds (if not thousands) of north end residents. Mr Kuwabarar lives and works in toronto.

Please do the honourable thing and reject this tower proposal.

<p>Tal Srdancz</p>	
name	address
contact	

continued on back

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Tal Srdanec

name

address

contact

continued on back

From: Tal Srulovicz
Sent: February 11, 2022 8:53 PM
To: Kehler, Mark <Mark.Kehler@hamilton.ca>
Subject: Petition against proposed waterfront tower - Guise St. East

Dear Mark,

Please find attached my signed petition against the tower being proposed on the waterfront across from my property on ## Guise St. East. I would love to get a better understanding of why the city is allowing such a high tower to be built. Moreover, I would like to understand why the city has completely forgotten about the residents of Guise St. – people that have been living along the waterfront for years. The interference with the enjoyment of our property has been completely neglected as part of this redevelopment. Many of us will no longer have a beautiful view and the amount of traffic that will be directed to Guise St will also have a huge impact on our enjoyment. Please understand that I am not opposed to developing the waterfront, making it more beautiful and more commercial. I understand that this is important for the city. However, in the process of this redevelopment, the residents of Guise St. have been overlooked.

Can you please let me know whether anyone will be making an oral submission addressing the height of the tower and how it impacts the neighbourhood.

Thank you,
Tal

From: Bryan Ritskes

Sent: Sunday, February 13, 2022 3:53 PM

To: clerk@hamilton.ca

Cc: Farr, Jason <Jason.Farr@hamilton.ca>; Phillips, Chris <Chris.Phillips@hamilton.ca>; Kehler, Mark <Mark.Kehler@hamilton.ca>; McKie, Shannon <Shannon.McKie@hamilton.ca>

Subject: 65 Guise Street - Email for the Legislative Coordinator, Planning Committee -



February 13, 2022

Chair & Members,
City of Hamilton Planning Committee

Re 65 Guise Street - Block 16 - Pier 8

Harbour West Neighbours Inc. appreciates the opportunity to provide the Committee with our perspective on the reports you are considering regarding the proposed signature building on Pier 8.

Harbour West Neighbours Inc. participated as a party in the appeal and settlement of the planning for Pier 8 described in the staff report.

We have carefully studied the Webb planning report and the staff report to be presented to you on February 15th.

We wish to advise the Committee that together with NENa and other residents of the North End Neighbourhood, we support the conclusions of the reports to be considered by the Committee. The reports are consistent with the settlement HWN agreed to with the City.

The Committee may wish to know that in the appeal process HWN consolidated the interests of a number of residents who had originally appealed the original Pier 8 Council decision. In the settlement process we worked closely with NENa and a number of local residents. While we understand that there will be different opinions about the tall building and

we do not speak for everyone in our neighbourhood, we have worked hard to incorporate the views of as many of our neighbours as possible. In addition to our outreach, NENa held a number of public meetings which demonstrated substantial support for the proposal.

The Official Plan Amendment, Urban Design Study and Zoning By-Law to be considered by the Committee on February 15 are a critical part of ensuring that Pier 8 becomes an integral part of our stable neighbourhood. The settlement will significantly increase the number of family friendly homes on Pier 8. Homes for children on Pier 8 are important to supporting that family friendly character of our neighbourhood. Children on Pier 8 will support our schools and recreation facilities and help prevent the new homes on Pier 8 from being isolated from the rest of the neighbourhood.

We look forward to continuing working with NENa and City planning staff in this planning process.

Thank you for consideration of our submission.



Bryan Ritskes
President,
Harbour West Neighbours Inc.

From: Timothy Owen
Sent: Sunday, February 13, 2022 9:11 AM
To: clerk@hamilton.ca
Subject: Pier 8 Block 16

I am writing to ask a question for the virtual meeting concerning the application to amend the official plan and bylaws to allow for a 45 storey tower on Block 16 at the Pier 8 site.

I understand that the developer has agreed to maintain the overall number of units approved at Pier 8, that is, 1600 units, while building a 45 storey tower containing approximately 440 units.

My question is how the currently approved plan for 1600 units on blocks 1 through 9 will change from the design that has been approved. Since there will now be 1160 units, will the number and size/shape of the buildings change, will they be further apart, or will the units just increase in size?

There is an opportunity for more green space and more public space, including a community centre for the residents. Has this been considered?

Thanks

Timothy Owen



February 12, 2022

Re: Block 16 / Pier 8 – 65 Guise Street East

To Whom it may concern

The North End Neighbourhood Association (NENA) wants to advise the Committee that the Association, after review and discussion supports the concept of a 45-storey signature building on Block 16 - Pier 8 as outlined in the staff report on the agenda.

NENA wants to ensure the north end continues to be a child and family friendly neighbourhood, while also welcoming new responsible developments that follow approved policies and sensible planning. Developments need to connect and integrate into the existing neighbourhood. Allowing everyone from children and families to use schools, recreation facilities, churches and create family connections across the neighbourhood.

Our community continues to have strong discussion about development and issues affecting the community through member discussion at general meetings, various committees and people on the street.

As people are aware, NENA has consistently taken a strong position on building heights in the neighbourhood and may question our support of the proposed building. We see this building as a single signature / landmark that will bring children and families to the community, not a precedent. That needs to be understood and expressed clearly when the committee makes its decision.

After community and association discussion, NENA's support of the proposed building and staff report reflects the following points:

1. Approving this single signature / landmark building significantly lowers the development density on the rest of Pier 8 allowing housing that will attract families with children. The benefit of families to the neighbourhood will provide support to services, restaurants, education, retail and recreation.
2. Residents and community members who were part of the original appeal support the settlement and the construction of the signature / landmark.
3. Approval of the signature / landmark building will not increase the current accepted number of units on Pier 8, with the developer agreeing the total number of units will remain the same. This was a significant aspect of the earlier settlement and important reason for approval. It means once the signature / landmark building is approved traffic or the demand for parking will not increase. The earlier settlement was beneficial for everyone allowing density and family housing for our community.
4. We are dedicated to maintaining the strength and vibrancy of our neighbourhood where parents and families want and desire to live. Bringing families to Pier 8 and the north end is in clear support of our belief we are a "Child and Family Friendly Neighbourhood by the Bay".

After review and discussion NENA supports approval of the Official Plan Amendment and Zoning By-Law as described in the staff report and being considered by the Committee and Council for approval.

Regards

A handwritten signature in black ink that reads "Andrew Robinson". The signature is written in a cursive, flowing style.

Andrew Robinson
President - North End Neighbourhood Association

J. Pitman Patterson
T 416.367.6109
PPatterson@blg.com

Katie Butler
T 416.367.6353
KButtler@blg.com

Borden Ladner Gervais LLP
Bay Adelaide Centre, East Tower
22 Adelaide Street West
Toronto ON M5H 4E3
Canada
T 416-367-6000
F 416-367-6749
blg.com



February 14, 2022

Delivered by Email (clerk@hamilton.ca)

Planning Committee
City of Hamilton
71 Main Street West, 1st Floor
Hamilton, ON L8P 4Y5

Dear Members of the Planning Committee:

Re: File: Official Plan Amendment UHOPA-22-001
File: Zoning By-law Amendment ZAC-22-003
Folder: 2022 100024 00 PLAN (1087541)
Subject Property: 65 Guise Street East (Pier 8, Block 16), Hamilton

BLG has been retained as land use planning counsel by Parrish & Heimbecker Limited (“**P&H**”) the operator of a grain handling terminal and flour mill on Pier 10 in Hamilton. We write regarding our client’s concerns in respect of the proposed Official Plan Amendment and Zoning By-law Amendment (the “**Proposed Amendments**”) at the property municipally known as 65 Guise Street East, Hamilton (Pier 8, Block 16) (the “**Subject Property**”) and the associated introduction of new sensitive land uses in a 45-storey tower.

Our client is the owner and operator of a large grain handling terminal and state of the art flour mill on Pier 10, including the dockwalls and finger pier extending toward Pier 8 which is used for the loading and unloading of ships (the “**P&H Facility**”). The P&H Facility which is approximately 270 meters from the east side of Pier 8, and ships dock on the finger pier as close as approximately 150 metres. In 2017, P&H completed a \$45 million investment in a new flour mill on Pier 10 which was supported by the City of Hamilton and all other levels of government. The new mill is the first greenfield site flour mill built in Ontario in 75 years.

P&H has made a substantial economic investment on Pier 10, and a significant contribution to the establishment of a successful agri-food hub in the port. These efforts have been supported by all levels of government and the Hamilton-Oshawa Port Authority. The Port of Hamilton and the industries it hosts play a major role in the City’s economy. Given this role, the City has recognized the need to work in consultation with the Hamilton-Oshawa Port Authority to harmonize planning initiatives. The City’s Official Plan recognizes the need to protect existing industrial areas in the Port and to establish appropriate separation and mitigation measures.

This is not the first time the proposed introduction of sensitive uses on Pier 8 has raised serious issues of land use compatibility with existing industry on and around Pier 10. In 2017, P&H and others

appealed to the Ontario Land Tribunal (“**OLT**”) objecting to the City’s approval of Zoning By-law No. 17-095 and draft Plan of Subdivision 25T-201605 (Case No PL170742). P&H’s appeals (the Phase II appeals) raised concerns about the proposed use of the Pier 8 lands on numerous grounds, including that the proposed sensitive land uses were incompatible with the use and operation of the P&H Facility, which could expose P&H to potential action for damages or injunctions or both, enforcement action, and environmental compliance approval issues. As described in the Staff Report (PED22031), on September 16, 2019, the City agreed with the WSC, Harbour West Neighbours Inc. and Herman Turkstra to resolve some of the appeals (the Phase I appeals). On August 14, 2020, the City, Waterfront Shores Corporation (“**WSC**”) and P&H entered into a settlement agreement setting out measures to address the incompatibility issues raised in the P&H appeals (“**Settlement Agreement**”). P&H, the City and WSC also entered into an agreement pursuant to the *Industrial and Mining Lands Compensation Act*, RSO 1990, c. I.5, which was registered on title to the Pier 8 lands on or around August 25, 2021 (the “**IMLCA Agreement**”). The IMLCA describes, among other things, the proposed sensitive uses of the Pier 8 lands and the incompatibility of sensitive uses proximate to the use and operation of the P&H Facility.

The Settlement Agreement and IMLCA Agreement facilitated settlement of the P&H appeals, and the OLT issued its order on September 22, 2020 approving Zoning By-law 17-095. The Settlement Agreement and IMLCA Agreement were carefully negotiated on the basis of the arrangement of development blocks, built form and uses contemplated in Zoning By-law 17-095. A 45 storey multi-residential building was not contemplated on Block 16, nor was such use or built form approved in Zoning By-law 17-095.

Our client is concerned that the P&H Facility once again will be threatened by the proposed introduction of sensitive land uses on the Subject Property, and that there has been inadequate consultation with existing industries, contrary to the approach directed by the Ministry of Environment and Climate Change under the NPC-300 publication, which states:

Where a site in proximity to a stationary source is in the process of being developed or re-developed for noise sensitive uses (such as residential), it is considered the responsibility of the proponent/developer of the noise sensitive land use to ensure compliance with the applicable sound level limits and for this responsibility to be reflected in the land use planning decisions.

NPC-300 goes on to state that the involvement of owners of stationary sources in the land use planning process “is highly recommended” when an adjacent new noise-sensitive land use is proposed, and that a “cooperative effort” between the proponent and the stationary source owners is desirable. Pursuant to NPC-300, it is the responsibility of the proponent of the new noise sensitive land use to ensure compliance with applicable sound level limits.

We have reviewed the planning application materials available online, including the proponent’s Planning Justification Report and the Noise Feasibility Study dated October 25, 2021 (the “**Noise Study**”). In respect of the Noise Study, P&H’s acoustical engineers are currently reviewing that study to evaluate the characterization of noise sources, the impact on the proposed Block 16 tower, and the sufficiency of the mitigation measures noted in the Noise Study. As matters currently stand, there is no comfort to P&H that appropriate mitigation measures will be implemented, or more generally, that the proposed use and built form are appropriate. The Planning Justification Report refers to “*potential* mitigation measures that *could* be implemented”. The Staff Report (PED22031) is remarkably entirely

silent on the history and process of resolving compatibility issues with P&H for Pier 8 development, and says nothing about the Settlement Agreement or the noise issue at all. There is no discussion of, or commitment to, implementation of mitigation measures to ensure compatibility, surely a threshold issue when approving new uses and built form in a zoning by-law amendment.

Given the close proximity to stationary and other noise sources and industry such as the P&H Facility, ensuring compatibility and compliance with Provincial guidelines should be a fundamental driver when evaluating the Proposed Amendments and the introduction and distribution of new uses in the area and at the Subject Property.

We submit this letter in advance of the statutory public meetings being held for the Official Plan and Zoning By-law Amendments where this item will be considered by the Planning Committee and subsequently City Council. Our client seeks an outcome which protects industry in conformity with the Official Plan and Provincial guidelines.

Our client requests copies of subsequent communications in this matter, and notice of all meetings and decisions in respect of the Proposed Amendments.

Yours very truly,

BORDEN LADNER GERVAIS, LLP



Pitman Patterson

CC : Stephen Robichaud, Director, Planning and Chief Planner

Lisa Kelsey, Legislative Coordinator, Planning Committee

Client

From: Dianne Auty
Sent: Wednesday, February 9, 2022 4:55 PM
To: clerk@hamilton.ca
Subject: Official plan amendment (fileUHOPA-21-023)

Legislative Coordinator,
Planning Committee,
City of Hamilton

I am writing to express my opposition to the proposed official plan amendment for the property at 442-462 Wilson St. E. in Ancaster. This development, if approved, will have a great impact on the character of the neighbourhood and all of Ancaster.

We live in an area of mainly older detached homes and the proposed building is an extreme departure from this. However, the impact this type of building will have extends beyond appearances.

1)environmentally climatic conditions will be affected -airflow and air quality will be affected -sunlight will be lost to neighbouring properties which affects the trees and gardens in the area

- trees that benefit the environment and people's physical and mental health will also be lost -storm water runoff will increase -an increase in the artificial light will be detrimental to wildlife in the area

2)traffic -Wilson and Rousseau is already a very busy intersection and this building would only contribute to more backups and increased noise and air pollution.

-The proposed traffic flow out of the property would increase the volume of traffic along Lodor St. which does not have the capacity for it.

-Parking for visitors and maintenance vehicles would overflow onto neighbouring streets 4)There are already several seniors residences in Ancaster and one being built at Southcote and GolfLinks within walking distance of the proposed building.

As well, there is a massive Amica in Dundas and several residences along Rymal Rd.

5) Who will pay for all the infrastructure changes that will be required?

As a resident of ## Lodor St., I can only see this development as having a negative impact on the quality of life in the neighbourhood and hope you will consider carefully the ramifications of such a development.

Sincerely,
Dianne Auty

From: David Hardcastle
Sent: Thursday, February 10, 2022 10:35 AM
To: clerk@hamilton.ca
Subject: Proposed development Files - ZAC-21-049 & UHOPA-21-023

Dear Sirs

I have the following comments to make with regards to the proposed development on the lands located at 442, 450, 454 and 462 Wilson Street East, Ancaster Ontario. My first comment is that I object to the high of this proposed building which is being quoted at Six (6) stories high where as the current regulations state a maximum height of 2.5 stories. Also I am concerned regarding how this development will effect the existing services especially the sanitary sewers systems and how and where they propose to discharge the storm water run off from this development without effecting existing properties down stream. This is even more critical given the increased rainfall we are experiencing due to climate change. Will the developer be paying for the upgrading of the sewer system, incoming water gas and electrical services for this building.

This development is located on one of the busiest junctions in the Hamilton Area and will lead to more cars using the side roads Lodor, Church and Academy that are already being used by a large number of cars, as a way of avoiding the junction of Rousseaux and Wilson Street. How will the developer control the traffic when carrying out works on the sewer and incoming services which will cause major disruption on Wilson and Rousseaux street.

This proposed building is totally out of keeping with the existing architectural features of the Ancaster Village and I would ask how the developer and architect came up with this design as it is obvious that they do not live in the area and I question how much time they have spent in the Ancaster Village. I would ask them to explain to us who reside in this area, how this development will help enhance the Village.

Regards

David Hardcastle

From: johnallan
Sent: Thursday, February 10, 2022 3:15 PM
To: clerk@hamilton.ca
Subject: Development at Rousseaux and Wilson Streets

OPPOSITION TO DEVELOPMENT AT ROUSSEAU AND WILSONS STREET ANCASTER

I'm writing with a precis of the Staff Report for the Amica/condo "Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster Ward 12).

1. That the proposed [bylaw] amendment does not meet the general intent of the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan with respect to building height, scale, massing, privacy, overlook, compatibility, and enhancing the character of the existing neighbourhood;
2. That the proposed change in zoning does not meet the general intent of the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan with respect to setbacks, building height, and massing;
3. That the proposal is not considered to be good planning and is considered an over development of the site.
- 4 Addressing sanitary sewer system already at capacity.
- 5 Problems with traffic and access to the site by themselves should defeat these plans.

Regards.

John and Janice Allan
Ancaster

From: John McLaine
Sent: Thursday, February 10, 2022 4:10 PM
To: clerk@hamilton.ca
Subject: Fwd:App for Ammendment to Urban Official Plan 05-200 for lands on 442,450,454, and 466 Wilson St E

Sent from my iPad

Begin forwarded message:

From: John McLaine
Date: February 10, 2022 at 12:23:23 PM PST
To: clerk@hamilton.ca
Subject: **Development proposed at Rousseau and Wilson Sts**

I want to voice my strongest objections to the proposed development at the corner of Wilson and Rousseau Streets:

- 1) Prefer Option 3 which limits buildings to nine (9) metres in height
And respects that architecture be consistent with the character of the neighborhood
- 2) According to recent traffic counts, traffic at this intersection (Wilson and Rousseau streets) is already at or near capacity.
Long queues occur during the busiest weekday hours on all four approaches to the intersection. And are much worse at rush hours.
- 3) Proposed access to the driveway on Rousseau St (just 40 metres from Wilson)
will create a SERIOUS safety hazard for drivers and pedestrians trying to cross the intersection.
If only right turns are permitted, excess traffic will occur on the adjoining streets including. Academy, Lodor and Church streets.
Left turns from this proposed driveway will be "blind to traffic" from nearby Wilson Street and to pedestrians trying to cross from the west corner of Wilson walking toward the east corner. Students and seniors are especially " at risk" at this intersection.
- 4) Further to the above points, Ancaster has been known and admired for its historic architecture. And preservation of same.
Thus, the proposed development on this site clearly violates the high standard by which all future development on the town's main thoroughfare deserves to be carefully observed and respected.

Respectfully,

John McLaine
Ancaster

From: Marvin Cohen

Sent: Thursday, February 10, 2022 3:53 PM

To: clerk@hamilton.ca

Subject: Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster Ward 12)

To whom it may concern

I am in opposition to the proposed development of the property at the corner of Wilson Street and Rousseau Street in Ancaster.

The proposed scale of development does not meet with the intent of Ancaster's land use plan that preserves, protects and maintains the historical character of the main streets in Ancaster. The proposed building is vastly larger in scale than anything that should be permitted, both in height and lot coverage.

This is already a busy corner and adding driveways with a volume of vehicles attempting to access the property would create traffic chaos.

There is not a compelling need, aside from the developer's desire to maximize profit on a piece of property, for anything on that lot to be granted exemption from the official plan and existing zoning.

The property is immediately adjacent to protected lands of the Niagara Escarpment, biosphere and this scale of development will absolutely put undue strain on these lands.

I fully support the Staff report that outlines the grounds for denial. The process for development application must be respected, through application of the official plan, and City Staff being empowered to apply their expertise in evaluation of the merits of applications.

Sincerely
Marvin Cohen

--

Arctic Experience McNaught Gallery

From: Thomas Beckett

Sent: Thursday, February 10, 2022 3:56 PM

To: clerk@hamilton.ca

Subject: Amica/condo development proposed at the corner of Wilson and Rousseaux Streets, Ancaster

City Clerk of Hamilton,

The Amica/condo development proposed at the corner of Wilson and Rousseaux Streets in Ancaster is an outrageous development on all counts and must be stopped immediately! Have the planning committee and the developers lost their minds? Have the developers taken into consideration where this property is actually located? It simply is NOT the right location for such a development. Period.

In my opinion, the Brandon House should never have been demolished. That was and still is a crime. But it's too late now.

The developer should purchase land in another area of Ancaster where there is proper space for such a facility and have the go ahead from the planning committee and Ancaster residents. Consider all aspects of the new location for proper space, traffic flow, water runoff, sewage treatment and all other aspects for a superb build and outcome for the long-term success.

The traffic gridlock is already too congested in this area of Ancaster.

Please do your best to make sure this development ends NOW and is relocated to another area.

It needs your immediate attention! Have some integrity and show the town you care and end this terrible project now for this location now.



Thank you for your help on this. I look forward to hearing from you and how you intend to proceed. Please do the Right thing.

Sincerely,

Tom Beckett

From: jane hutchison

Sent: Thursday, February 10, 2022 4:17 PM

To: clerk@hamilton.ca

Subject: Re: Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster Ward 12).

Please be aware that we are extremely concerned with the plans for this development, on this site, for MANY reasons.

We strongly support the Staff Report for this Application which recommends DENIAL of both development options including both the bylaw and zoning.

- 1) That the proposed [bylaw] amendment does not meet the general intent of the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan with respect to building height, scale, massing, privacy, overlook, compatibility, and enhancing the character of the existing neighbourhood;
- 2) That the proposed change in zoning does not meet the general intent of the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan with respect to setbacks, building height, and massing;
- 3) That the proposal is not considered to be good planning and is considered an over development of the site.

We are aware that the Staff Report provides ways for the developer to overcome these obstacles. We continue to have concerns that the developer continues to be in the driver's seat!

We feel the only recommendation from this report that is viable would be Option 3 (pg. 37) which refers to the development of the lands must remain in accordance with the Ancaster Wilson Street Secondary Plan.

Unfortunately we did not see any recommendations in the Staff Report which would address the need for improved existing water drainage and the sanitary sewer system. More flooded basements for the residents of Ancaster should you approve this project!

We feel supported by the Niagara Escarpment Commission as they also have noted that this development does not meet the urban plan for development.

We are trusting 'the process' and depending on you and our elected officials to hear and respond accordingly to our voices, as this is OUR community: a beautiful, historic community, that deserves to be honoured and maintained!

Respectfully,

Gary and Jane Hutchison

Ancaster Residents

From: EDWARD VALEVICIUS

Sent: Thursday, February 10, 2022 6:32 PM

To: clerk@hamilton.ca

Subject: "Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster Ward 12).

"Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster Ward 12). The Planning Committee meets to consider this Plan this coming Tuesday, February 15th at 0930 hours, and the deadline for submissions is Monday February 14th at noon, four days from now.

Encouragingly, the Staff Report for this Application recommends **DENIAL** of both development options for the following reasons (inclusive of both the bylaw and zoning):

1. That the proposed [bylaw] amendment does not meet the general intent of the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan with respect to building height, scale, massing, privacy, overlook, compatibility, and enhancing the character of the existing neighbourhood;
2. That the proposed change in zoning does not meet the general intent of the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan with respect to setbacks, building height, and massing;
3. That the proposal is not considered to be good planning and is considered an over development of the site.

The Staff Report provides a strong case for denial of both developments at Planning Committee on Tuesday next week. However, the Staff Report provides ways for the developer to overcome these obstacles. In the case of the relocation of the Marr-Phillipo House in recent weeks, we saw that staff recommended denial of the relocation, set out conditions that could lead to approval, and Planning Committee then approved the relocation, subject to the conditions that were outlined. But the relocation was approved. In this case, p.37 of the Staff Report sets out the following options for the development on this site:

ALTERNATIVES FOR CONSIDERATION [as contained in the Staff Report]:

- 1) Should the Applications be approved, that staff be directed to prepare the Official Plan Amendment and amending Zoning By-law consistent with the concept plans proposed, with the inclusion of Holding Provision(s) to address matters, including addressing sanitary sewer system capacity constraints, visual impacts, and any other necessary agreements to implement Council's direction;
- 2) Council could direct staff to negotiate revisions to the proposal with the Applicant in response to the issues and concerns identified in this Report and report back to Council on the results of the discussion; and,
- 3) Should the Applications be denied, the lands could be developed in accordance with the Mixed Use Medium Density - Pedestrian Focus (C5a, 570) Zone which permits a building with a height of 9 metres.

Here are our main points for you to consider when writing your email to the clerk

(clerk@hamilton.ca) in opposition to this development for Tuesday's Planning Committee meeting (deadline for submissions is Monday at noon):

1) Prefer Option 3) in the Alternatives for Consideration on p.37. I.e., develop the lands in accordance with the Ancaster Wilson Street Secondary Plan which allows a height of 9 meters only and requires that buildings be consistent with the character of the neighbourhood, which this development is not.

2) Problems with traffic and access to the site by themselves should defeat these plans. A retirement home will generate an extra 368 vehicle trips per day, while an apartment complex will generate an extra 1049 trips per day. Traffic on Rousseaux and Wilson Streets is already at or near capacity, according to the developer's own traffic study. There are long queues occurring in the busiest weekday hours on all four approaches to the intersection - and extending beyond the available storage in the westbound and southbound left turn lanes. At the busiest times, an apartment building would generate 88 additional peak hour trips, while a retirement home would generate 33 additional peak hour trips, all to join the long lineups beyond capacity on Wilson and Rousseaux Streets.

3) Access to the development on Rousseaux Street will create a serious safety hazard. All traffic access will be fed through a driveway on Rousseaux 40 meters from Wilson Street. A new left turn lane on Rousseaux will access the building's driveway. Exiting the driveway will not allow left turns onto Rousseaux, only right turns, which will lead traffic heading for Wilson Street to cut through the Maywood neighbourhood on Academy, Lodor and Church Streets. Traffic turning left from Rousseaux into the development will be blind to the traffic from Wilson St. as they make the turn, and any hesitation will leave them exposed to a t-bone collision. There will be garbage trucks, delivery vehicles, emergency vehicles, people with lagging reflexes crossing Rousseaux to access the building, and the traffic on Wilson Street has descended a steep slope to get to the intersection, and can come around that corner quite aggressively.

4) The Staff Report indicates no evidence in the Application of adequate waste water pipe capacity to service the site. The existing storm structures are only intended for road side drainage not for such developments. Neither issue is addressed by the applicants. The staff report notes that "...a hydrogeological study is required to determine potential dewatering needs. Due to the limited capacity in the sanitary sewer system, no long term dewatering post-construction would be supported by Hamilton Water. Foundation design should be designed accordingly." The waste water pipe may be near capacity already. The relevant pipe descends the Escarpment to the pumping station in the valley below and returns onto Rousseaux Street further east. There have been occurrences of flooded basements in the valley, and the Councillor attempted to mitigate this with an overflow pipe into Ancaster Creek this past summer which was rejected by city council, so the potential problem apparently remains. The Staff Report says, "The Functional Servicing Report (FSR), prepared by S. Llewellyn & Associates Limited and dated August 2021, does not provide population projections for sanitary waste water. Growth Management staff have advised that based on the FSR and other information, these applications are not supportable."

5) The report also notes there is insufficient evidence that water runoff will be adequately dealt with.

6) Re consistency with the character of the neighbourhood, the Staff Report also says: "...staff are concerned that the proposed scale of the development is not in keeping with the existing character of the neighbourhood. While medium to high density residential development contributes to several planning objectives, staff note that the Ancaster Wilson Street Secondary Plan's vision and intent carefully considers the merits of maintaining low-rise built form and has further considered the development densities that are based on transportation constraints. The proposed development, with additional height for both the retirement home or the mixed use building and a

density of 283 units per hectare, represents an overdevelopment of the site, and is not in keeping with the surrounding area. The proposal does not meet the residential intensification policies of the UHOP, as the proposal does not provide appropriate transitional measures such to mitigate the height, scale, and massing being proposed. As such, the proposal does not build upon or enhance the established and planned character of the neighbourhood. It is the opinion of staff that the proposal does not demonstrate compatible integration with the surrounding area.

7) Consistent with above staff concerns, the Niagara Escarpment Commission is also not supportive of the development. "The subject lands are not within the Niagara Escarpment Development Control area but are identified within the "Urban Area" of the Niagara Escarpment Plan (NEP)"the proposal does not comply with the Niagara Escarpment plan and therefore does not comply with the UHOP [Urban Hamilton Official Plan] which requires NEP plan conformity."

The removal of all trees on site and their replacement with trees which will be planted on top of a parking garage, making them susceptible to drought and insufficient sunlight is not acceptable to staff and violates the city's Climate Emergency Plan. The development will also damage trees close by on the property of neighbouring homes.

I hope that this will help you in your efforts to protect Ancaster by stopping this ill-conceived development.

Debra Valevicius

From: Linda Clements
Sent: Thursday, February 10, 2022 7:24 PM
To: clerk@hamilton.ca
Subject: Development at Rousseau and Wilson

I am concerned about this moving forward. As a resident of ##.I can tell you I already have difficulty turning onto Rousseau from Academy and vice versa. This is due to heavy traffic flow. I know there have been waste water problems already and this development will only increase this. When a retirement home is built you would like to think the location has easy access to grocery stores, coffee shops and restaurants. For an elderly person walking there is nothing!

Sincerely;
Linda Clements
Sent from my iPhone

From: Jackie Hudson
Sent: Thursday, February 10, 2022 8:33 PM
To: clerk@hamilton.ca
Subject: Amica/Condo Proposed Development

Hello;

I am writing to express my opposition to the proposed Amica/Condo development located at the Rousseau and Wilson streets intersection in Ancaster. The development does not meet the standards set out in Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster Ward 12). For the following reasons:

1. The proposed [bylaw] amendment does not meet the general intent of the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan with respect to building height, scale, massing, privacy, overlook, compatibility, and enhancing the character of the existing neighbourhood.
2. The proposed change in zoning does not meet the general intent of the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan with respect to setbacks, building height, and massing.
3. The proposal is not considered to be good planning and is considered an over development of the site.
4. Problems with traffic and access to the site. A retirement home will generate an extra 368 vehicle trips per day, while an apartment complex will generate an extra 1049 trips per day. This is not in keeping with "the Green Initiative". Traffic on Rousseaux and Wilson Streets is already at or near capacity, There are long queues occurring in the busiest weekday hours on all four approaches to the intersection - and extending beyond the available storage in the westbound and southbound left turn lanes. At the busiest times, an apartment building would generate 88 additional peak hour trips, while a retirement home would generate 33 additional peak hour trips, all to join the long lineups beyond capacity on Wilson and Rousseaux Streets.
5. Access to the development on Rousseaux Street will create a serious safety hazard. All traffic access will be fed through a driveway on Rousseaux 40 meters from Wilson Street. A new left turn lane on Rousseaux will access the building's driveway. Exiting the driveway will not allow left turns onto Rousseaux, only right turns, which will lead traffic heading for Wilson Street to cut through the Maywood neighbourhood on Academy, Lodor and Church Streets. Traffic turning left from Rousseaux into the development will be blind to the traffic from Wilson St. as they make the turn, and any hesitation will leave them exposed to a t-bone collision. There will be garbage trucks, delivery vehicles, emergency vehicles, people with lagging reflexes crossing Rousseaux to access the building, and the traffic on Wilson Street has descended a steep slope to get to the intersection, and can come around that corner quite aggressively.
6. The Staff Report indicates no evidence in the Application of adequate waste water pipe capacity to service the site. The existing storm structures are only intended for road side drainage not for such developments. Neither issue is addressed by the applicants. The staff report notes that "...a hydrogeological study is required to determine potential dewatering needs. Due to the limited capacity in the sanitary sewer system, no long term dewatering post-construction would be supported by Hamilton Water. Foundation design should be designed accordingly." The waste water pipe may be near capacity already. The relevant pipe descends the Escarpment to the pumping station in the valley below and returns onto Rousseaux Street further east. There have been occurrences of

flooded basements in the valley, and the Councillor attempted to mitigate this with an overflow pipe into Ancaster Creek this past summer which was rejected by city council, so the potential problem apparently remains. The Staff Report says, “The Functional Servicing Report (FSR), prepared by S. Llewellyn & Associates Limited and dated August 2021, does not provide population projections for sanitary waste water. Growth Management staff have advised that based on the FSR and other information, these applications are not supportable.”

7. The report also notes there is insufficient evidence that water runoff will be adequately dealt with.
8. Re-consistency with the character of the neighbourhood, the Staff Report also says: “...staff are concerned that the proposed scale of the development is not in keeping with the existing character of the neighbourhood. While medium to high density residential development contributes to several planning objectives, staff note that the Ancaster Wilson Street Secondary Plan’s vision and intent carefully considers the merits of maintaining low-rise built form and has further considered the development densities that are based on transportation constraints. The proposed development, with additional height for both the retirement home or the mixed use building and a density of 283 units per hectare, represents an overdevelopment of the site, and is not in keeping with the surrounding area. The proposal does not meet the residential intensification policies of the UHOP, as the proposal does not provide appropriate transitional measures such to mitigate the height, scale, and massing being proposed. As such, the proposal does not build upon or enhance the established and planned character of the neighbourhood. It is the opinion of staff that the proposal does not demonstrate compatible integration with the surrounding area.
9. Consistent with above staff concerns, the Niagara Escarpment Commission is also not supportive of the development. “The subject lands are not within the Niagara Escarpment Development Control area but are identified within the “Urban Area” of the Niagara Escarpment Plan (NEP) ...“the proposal does not comply with the Niagara Escarpment plan and therefore does not comply with the UHOP [Urban Hamilton Official Plan] which requires NEP plan conformity.”

An alternative for consideration, if the application is denied, would be the lands could be developed in accordance with the Mixed Use Medium Density - Pedestrian Focus (C5a, 570) Zone which permits a building with a height of 9 metres only and requires that building be consistent with the character of the neighbourhood.

Thank you for your consideration.

Jackie Hudson
Ancaster Resident

From: Ancaster Severance
Sent: Thursday, February 10, 2022 11:33 PM
To: clerk@hamilton.ca
Subject: Applications for Amendments

Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster Ward 12).

Feb 10 '22

Dear Sir:

We are writing you today to oppose the development in Ancaster at the corner of Rousseax and Wilson Streets.

We note the proposed development does not satisfy the Ancaster Wilson Street Secondary Plan which among other stipulations only allows a maximum building height of 9 meters.

We, in Ancaster, are trying to keep our village as just that, a village. Amalgamation with the City of Hamilton has only led to developers trying to change our landscape to that of a city.

Development in Ancaster has already overstepped the infrastructure to support it and at this point the safety of our residents is being questioned because of the huge influx of traffic now seen on a daily basis.

We know from past experience in Ancaster that developers take advantage of your staff proposals by making compromise promises that will never be kept just to get approval for the development.

Please, let us keep what remains of our village as it stands so that future generations can enjoy what we have worked so hard to keep.

Sincerely with trust you will do what you know is right,

Marc Bader
Ancaster

From: Wendi Van Exan
Sent: Friday, February 11, 2022 9:27 AM
To: clerk@hamilton.ca
Subject: Re planning committee mgt Feb 15

RE: "Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster Ward 12).

As residents of Ancaster for almost 50 years and having seen many changes throughout those years both good and bad, we are wishing to submit our total opposition to this proposed development

There are so many reasons behind this opposition , a total disregard for the wilson st secondary plan being one of the top ones.

And as a resident on Rousseaux St suffering now with the increased traffic and the dangerous driving especially with people turning up Academy (across from our driveway) to avoid the Wilson/Rousseaux light we can't even imagine the state of this road when one adds either a retirement complex or apartments.

And of course we all know what happens to Ancaster when there is a problem on the 403. How will that intersection handle those issues?

In general we agree with the staff report saying this is not in keeping with the existing character of the neighbourhood. And feel if there must be development the 3rd alternative for consideration "3) Should the Applications be denied, the lands could be developed in accordance with the Mixed Use Medium Density - Pedestrian Focus (C5a, 570) Zone which permits a building with a height of 9 metres." Is the best one.

We certainly hope that the planning committee listens to the residents of this town. I have met no one in the months since this was announced who can understand how on earth this development can even be considered.

Yours truly

Richard and Wendi Van Exan

From: Jason Myers

Sent: Friday, February 11, 2022 9:42 AM

To: clerk@hamilton.ca

Subject: Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster Ward 12)

Ladies and gentlemen

I wholeheartedly oppose this build. It falls completely outside of the decorum of Ancaster as a heritage community, and opens the doors to even larger scale buildings in the future. This is a slippery slope best avoided.

Sincerely,

Jason Myers

Sent from [Mail](#) for Windows

From: Gail Moffatt

Sent: Friday, February 11, 2022 11:33 AM

To: clerk@hamilton.ca

Subject: Applications for Amendments to the Urban Hamilton Official Plan and Zoning Bylaw 05-200 for lands located at 442, 450, 454 and 462 Wilson Street East (Ancaster Ward 12).

I am writing as a citizen of Ancaster to strongly protest the above-named application.

I am writing in support of your own staff report which recommends DENIAL of said application.

Your (our) staff report bases its denial of application because the application does NOT meet the general intent of Urban Hamilton Official Plan re:height, scale, massing, privacy, overlook, compatibility.

The proposed zoning change does NOT meet the the general intent of the Urban Hamilton Official Plan nor does it meet the requirements of the Ancaster Wilson Street Secondary Plan.

The applications do NOT enhance ...they detract/destroy the character of Ancaster.

It destroys our precious Main Street.

Please listen to this resident and the many others who wish to protect our heritage and move forward with growth, sympathetic to our history.

Gail Moffatt

Sent from my iPad

From: Lou & Pat Saunders
Sent: Friday, February 11, 2022 11:56 AM
To: Lou Saunders <psaunders12@cogeco.ca>; clerk@hamilton.ca
Subject: Zoning by-law amendment (file no. Zac-21-049) Ancaster

My wife and I support the proposed development. We live within the old village of Ancaster in a townhouse located at ##. I am a senior in my 80s and a sixth generation resident of Ancaster. My ancestors settled in Ancaster more than 200 years ago and my relatives built and lived in many of the houses in the old village.

We are aware that in our advanced age that health issues will force us to leave our vertical dwelling and move to something without stairs. We wish to remain in the old village but there currently is nothing constructed to meet our needs. The proposed development would be a suitable option for us.

We feel the current restriction on height in the village is no longer representative of the needs of the community.

We also feel that the current opposition to development is not supported by the majority of citizens of Ancaster.

Would you please include our comments to the planning meeting on Feb.15 as well as the related council meeting on Feb.23

Thank you,

Luard (Lou) And Patricia Saunders.

Sent from my iPad

From: Jan King

Sent: Friday, February 11, 2022 12:39 PM

To: clerk@hamilton.ca

Subject: "Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster Ward 12).

I love Ancaster and the privilege I have of being a resident here. The heritage of this community is what makes it so valuable. With the loss of Brandon House we now have the unfortunate situation of limited historical buildings facing Wilson Street. This is not a designated area for a retirement /long-term care facility, not to mention a structure rising 7 stories high. We need to honour the zoning and Secondary Plan, set forth for Ancaster in 2013, which allows for a building height of 9 meters only. Existing Wilson Street buildings would be dwarfed by this massive Amica structure!

An already congested corner at Wilson and Rousseaux cannot accommodate the additional volume of traffic. We need to address matters, including sanitary sewer system capacity constraints, visual impacts, and any other necessary steps that need to be considered with a retirement home situated so close to the street and traffic. Access to the development on Rousseaux Street will create a serious safety hazard. There will be garbage trucks, delivery vehicles, emergency vehicles, older people crossing Rousseaux to access the building. This is a busy intersection! Two huge development applications are currently under review on Wilson street, Amica, and the Urban core group, these two structures are so far out of context of the look and feel of Ancaster's historical buildings and need to be reconsidered. Not only is it not consistent with the surrounding neighbourhood it totally alters the appearance of the historical town of Ancaster.

Developers are currently constructing a 3 building Retirement/long-term care facility at Southcote and Gulf Link Road, we do not need another facility so close by, especially on our main Street. If this permit is to be considered a necessary step in the future development of Ancaster, please abide by the 9-meter height restriction and at least try to blend in with the historical appearance of the neighbourhood.

Hamilton is so fortunate to have the historical Village of Ancaster. If you want to be part of the community, listen to the community.

Jan King

From: Brad Kuhn
Sent: Thursday, February 10, 2022 3:59 PM
To: clerk@hamilton.ca
Subject: Correspondence for the Planning Committee

2022 02 10

To: The City of Hamilton Planning Committee

From: Brad Kuhn

Re: "Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster Ward 12).

I am submitting my concerns regarding the development outlined above to the Planning Committee which will be meeting on February 15, 2022.

I strongly support the Staff Report for this Application that recommends DENIAL of both development options for the following reasons (inclusive of both the bylaw and zoning):

That the proposed [bylaw] amendment does not meet the general intent of the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan with respect to building height, scale, massing, privacy, overlook, compatibility, and enhancing the character of the existing neighbourhood;

That the proposed change in zoning does not meet the general intent of the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan with respect to setbacks, building height, and massing;

That the proposal is not considered to be good planning and is considered an over development of the site.

It appears that there is total disregard and disrespect by developers regarding the bylaw for the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan that has been put in place city council. Developers, as you are well aware, ask for permission to develop projects that they know will not be approved by council so that the reduced and approved development is what they wanted in the first place. Aesthetics and respect for community norms do make a difference. As an aside, moving the Marr=Phillipo house from Wilson Street is an extreme 'slap in the face' to those who care about Ancaster's heritage. It should not happen.

The downtown core of Ancaster is unique from all the other municipalities that make up the new City of Hamilton. Ancaster does not have a downtown core like Dundas or Stoney Creek. The developers seem to see Wilson Street as a virgin territory to build high rise buildings all along the roadway. If they achieve their goals, Ancaster will have one of the ugliest and overbearing main streets in Hamilton.

I strongly urge the Planning Committee to consider the history and unique features of Wilson Street so that the final developments along Wilson Street adheres to the Ancaster Wilson Street Secondary Plan.

The Staff Report provides a strong case for the Planning Committee to deny the development. It seems that the Staff Report also provides ways for the developer to overcome the obstacles outlined in their report. I truly hope that the options set out in the Staff Report do not 'open the door' for the developers to make a mockery out of the bylaw for the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan. The options I am referring to are:

- 1) Should the Applications be approved, that staff be directed to prepare the Official Plan Amendment and amending Zoning By-law consistent with the concept plans proposed, with the inclusion of Holding Provision(s) to address matters, including addressing sanitary sewer system capacity constraints, visual impacts, and any other necessary agreements to implement Council's direction;
- 2) Council could direct staff to negotiate revisions to the proposal with the Applicant in response to the issues and concerns identified in this Report and report back to Council on the results of the discussion; and,
- 3) Should the Applications be denied, the lands could be developed in accordance with the Mixed Use Medium Density - Pedestrian Focus (C5a, 570) Zone which permits a building with a height of 9 metres.

The main points for the Planning Committee to consider are:

- 1) Prefer Option 3) in the Alternatives for Consideration on p.37. I.e., develop the lands in accordance with the Ancaster Wilson Street Secondary Plan which allows a height of 9 meters only and requires that buildings be consistent with the character of the neighbourhood, which this development is not.
- 2) Problems with traffic and access to the site by themselves should defeat these plans. A retirement home will generate an extra 368 vehicle trips per day, while an apartment complex will generate an extra 1049 trips per day. Traffic on Rousseaux and Wilson Streets is already at or near capacity, according to the developer's own traffic study. There are long queues occurring in the busiest weekday hours on all four approaches to the intersection - and extending beyond the available storage in the westbound and southbound left turn lanes. At the busiest times, an apartment building would generate 88 additional peak hour trips, while a retirement home would generate 33 additional peak hour trips, all to join the long lineups beyond capacity on Wilson and Rousseaux Streets.
- 3) Access to the development on Rousseaux Street will create a serious safety hazard. All traffic access will be fed through a driveway on Rousseaux 40 meters from Wilson Street. A new left turn lane on Rousseaux will access the building's driveway. Exiting the driveway will not allow left turns onto Rousseaux, only right turns, which will lead traffic heading for Wilson Street to cut through the Maywood neighbourhood on Academy, Lodor and Church Streets. Traffic turning left from Rousseaux into the development will be blind to the traffic from Wilson St. as they make the turn, and any hesitation will leave them exposed to a t-bone collision. There will be garbage trucks, delivery vehicles, emergency vehicles, people with lagging reflexes crossing Rousseaux to access the building, and the traffic on Wilson Street has descended a steep slope to get to the intersection, and can come around that corner quite aggressively.
- 4) The Staff Report indicates no evidence in the Application of adequate waste water pipe capacity to service the site. The existing storm structures are only intended for road side drainage not for such developments. Neither issue is addressed by the applicants. The staff report notes that "...a hydrogeological study is required to determine potential dewatering needs. Due to the limited capacity in the sanitary sewer system, no long term dewatering post-construction would be supported by Hamilton Water. Foundation design should be designed accordingly." The waste water pipe may be near capacity already. The relevant pipe descends the Escarpment to the pumping station in the valley below and returns onto Rousseaux Street further east. There have been occurrences of flooded basements in the valley, and the

Councillor attempted to mitigate this with an overflow pipe into Ancaster Creek this past summer which was rejected by city council, so the potential problem apparently remains. The Staff Report says, “The Functional Servicing Report (FSR), prepared by S. Llewellyn & Associates Limited and dated August 2021, does not provide population projections for sanitary waste water. Growth Management staff have advised that based on the FSR and other information, these applications are not supportable.”

5) The report also notes there is insufficient evidence that water runoff will be adequately dealt with.

6) Re consistency with the character of the neighbourhood, the Staff Report also says: “...staff are concerned that the proposed scale of the development is not in keeping with the existing character of the neighbourhood. While medium to high density residential development contributes to several planning objectives, staff note that the Ancaster Wilson Street Secondary Plan’s vision and intent carefully considers the merits of maintaining low-rise built form and has further considered the development densities that are based on transportation constraints. The proposed development, with additional height for both the retirement home or the mixed use building and a density of 283 units per hectare, represents an overdevelopment of the site, and is not in keeping with the surrounding area. The proposal does not meet the residential intensification policies of the UHOP, as the proposal does not provide appropriate transitional measures such to mitigate the height, scale, and massing being proposed. As such, the proposal does not build upon or enhance the established and planned character of the neighbourhood. It is the opinion of staff that the proposal does not demonstrate compatible integration with the surrounding area.

7) Consistent with above staff concerns, the Niagara Escarpment Commission is also not supportive of the development. “The subject lands are not within the Niagara Escarpment Development Control area but are identified within the “Urban Area” of the Niagara Escarpment Plan (NEP)“the proposal does not comply with the Niagara Escarpment plan and therefore does not comply with the UHOP [Urban Hamilton Official Plan] which requires NEP plan conformity.”

8) The removal of all trees on site and their replacement with trees which will be planted on top of a parking garage, making them susceptible to drought and insufficient sunlight is not acceptable to staff and violates the city’s Climate Emergency Plan. The development will also damage trees close by on the property of neighbouring homes.

The Planning Committee’s careful and thoughtful consideration of my concerns will be greatly appreciated.

B. Kuhn 2022 02 10

2022 02 10

To: The City of Hamilton Planning Committee

From: Brad Kuhn

Re: “Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster Ward 12).

I am submitting my concerns regarding the development outlined above to the Planning Committee which will be meeting on February 15, 2022.

I strongly support the Staff Report for this Application that recommends DENIAL of both development options for the following reasons (inclusive of both the bylaw and zoning):

That the proposed [bylaw] amendment does not meet the general intent of the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan with respect to building height, scale, massing, privacy, overlook, compatibility, and enhancing the character of the existing neighbourhood;

That the proposed change in zoning does not meet the general intent of the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan with respect to setbacks, building height, and massing;

That the proposal is not considered to be good planning and is considered an over development of the site.

It appears that there is total disregard and disrespect by developers regarding the bylaw for the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan that has been put in place city council. Developers, as you are well aware, ask for permission to develop projects that they know will not be approved by council so that the reduced and approved development is what they wanted in the first place. Aesthetics and respect for community norms do make a difference. As an aside, moving the Marr=Phillipo house from Wilson Street is an extreme 'slap in the face' to those who care about Ancaster's heritage. It should not happen.

The downtown core of Ancaster is unique from all the other municipalities that make up the new City of Hamilton. Ancaster does not have a downtown core like Dundas or Stoney Creek. The developers seem to see Wilson Street as a virgin territory to build high rise buildings all along the roadway. If they achieve their goals, Ancaster will have one of the ugliest and overbearing main streets in Hamilton.

I strongly urge the Planning Committee to consider the history and unique features of Wilson Street so that the final developments along Wilson Street adheres to the Ancaster Wilson Street Secondary Plan.

The Staff Report provides a strong case for the Planning Committee to deny the development. It seems that the Staff Report also provides ways for the developer to overcome the obstacles outlined in their report. I truly hope that the options set out in the Staff Report do not 'open the door' for the developers to make a mockery out of the bylaw for the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan. The options I am referring to are:

- 1) Should the Applications be approved, that staff be directed to prepare the Official Plan Amendment and amending Zoning By-law consistent with the concept plans proposed, with the inclusion of Holding Provision(s) to address matters, including addressing sanitary sewer system capacity constraints, visual impacts, and any other necessary agreements to implement Council's direction;
- 2) Council could direct staff to negotiate revisions to the proposal with the Applicant in response to the issues and concerns identified in this Report and report back to Council on the results of the discussion; and,
- 3) Should the Applications be denied, the lands could be developed in accordance with the Mixed Use Medium Density - Pedestrian Focus (C5a, 570) Zone which permits a building with a height of 9 metres.

The main points for the Planning Committee to consider are:

- 1) Prefer Option 3) in the Alternatives for Consideration on p.37. I.e., develop the lands in accordance with the Ancaster Wilson Street Secondary Plan which allows a height of 9 meters only and requires that buildings be consistent with the character of the neighbourhood, which this development is not.
- 2) Problems with traffic and access to the site by themselves should defeat these plans. A retirement home will generate an extra 368 vehicle trips per day, while an apartment complex will generate an extra 1049 trips per day. Traffic on Rousseaux and Wilson Streets is already at or near capacity, according to the developer's own traffic study. There are long queues occurring in the busiest weekday hours on all four approaches to the intersection - and extending beyond the available storage in the westbound and southbound left turn lanes. At the busiest times, an apartment building would generate 88 additional peak hour trips, while a

retirement home would generate 33 additional peak hour trips, all to join the long lineups beyond capacity on Wilson and Rousseaux Streets.

3) Access to the development on Rousseaux Street will create a serious safety hazard. All traffic access will be fed through a driveway on Rousseaux 40 meters from Wilson Street. A new left turn lane on Rousseaux will access the building's driveway. Exiting the driveway will not allow left turns onto Rousseaux, only right turns, which will lead traffic heading for Wilson Street to cut through the Maywood neighbourhood on Academy, Lodor and Church Streets. Traffic turning left from Rousseaux into the development will be blind to the traffic from Wilson St. as they make the turn, and any hesitation will leave them exposed to a t-bone collision. There will be garbage trucks, delivery vehicles, emergency vehicles, people with lagging reflexes crossing Rousseaux to access the building, and the traffic on Wilson Street has descended a steep slope to get to the intersection, and can come around that corner quite aggressively.

4) The Staff Report indicates no evidence in the Application of adequate waste water pipe capacity to service the site. The existing storm structures are only intended for road side drainage not for such developments. Neither issue is addressed by the applicants. The staff report notes that "...a hydrogeological study is required to determine potential dewatering needs. Due to the limited capacity in the sanitary sewer system, no long term dewatering post-construction would be supported by Hamilton Water. Foundation design should be designed accordingly." The waste water pipe may be near capacity already. The relevant pipe descends the Escarpment to the pumping station in the valley below and returns onto Rousseaux Street further east. There have been occurrences of flooded basements in the valley, and the Councillor attempted to mitigate this with an overflow pipe into Ancaster Creek this past summer which was rejected by city council, so the potential problem apparently remains. The Staff Report says, "The Functional Servicing Report (FSR), prepared by S. Llewellyn & Associates Limited and dated August 2021, does not provide population projections for sanitary waste water. Growth Management staff have advised that based on the FSR and other information, these applications are not supportable."

5) The report also notes there is insufficient evidence that water runoff will be adequately dealt with.

6) Re consistency with the character of the neighbourhood, the Staff Report also says: "...staff are concerned that the proposed scale of the development is not in keeping with the existing character of the neighbourhood. While medium to high density residential development contributes to several planning objectives, staff note that the Ancaster Wilson Street Secondary Plan's vision and intent carefully considers the merits of maintaining low-rise built form and has further considered the development densities that are based on transportation constraints. The proposed development, with additional height for both the retirement home or the mixed use building and a density of 283 units per hectare, represents an overdevelopment of the site, and is not in keeping with the surrounding area. The proposal does not meet the residential intensification policies of the UHOP, as the proposal does not provide appropriate transitional measures such to mitigate the height, scale, and massing being proposed. As such, the proposal does not build upon or enhance the established and planned character of the neighbourhood. It is the opinion of staff that the proposal does not demonstrate compatible integration with the surrounding area.

7) Consistent with above staff concerns, the Niagara Escarpment Commission is also not supportive of the development. “The subject lands are not within the Niagara Escarpment Development Control area but are identified within the “Urban Area” of the Niagara Escarpment Plan (NEP)“the proposal does not comply with the Niagara Escarpment plan and therefore does not comply with the UHOP [Urban Hamilton Official Plan] which requires NEP plan conformity.”

8) The removal of all trees on site and their replacement with trees which will be planted on top of a parking garage, making them susceptible to drought and insufficient sunlight is not acceptable to staff and violates the city’s Climate Emergency Plan. The development will also damage trees close by on the property of neighbouring homes. The Panning Committee’s careful and thoughtful consideration of my concerns will be greatly appreciated.

B. Kuhn 2022 02 10

Feb 10, 2022

Attention: City Clerk

Re: Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454, and 462 Wilson St. East (Ancaster Ward 12)

I am writing in opposition to the Amica/condos development at the corner of Wilson and Rousseaux Streets in Ancaster. There are many flaws in this proposed development in my opinion.

- Traffic - The corner of Wilson and Rousseaux is already congested, particularly in the morning and end of the work day. If either a condo or a retirement home are built on this site, the traffic will create even longer line ups. Also, often overflow of traffic end up re-routing through the Maywood neighbourhood on Academy, Lodor and Church Streets, especially when there are accidents on the QEW. If this development goes ahead, drivers will be tired of waiting and start to cut through these streets on a more regular basis. This will be unsafe for the people who live in these areas, as drivers will be in a hurry to bypass the traffic and go through the Maywood neighbourhood too quickly.
- Scale - The proposed scale of the development is definitely not in keeping with the existing character of the neighbourhood. The Wilson Street neighbourhood currently consists of private homes and low rise businesses that fit into the existing architecture of "old Ancaster". If this monstrosity is built, it will tower over this part of Ancaster and be one of the first things people see when they come into the town. This building will NOT enhance the established and planned character of the neighbourhood and is an overdevelopment of the site.
- Environment - I am sure the development of this site will also involve the removal of mature trees on this lot which has been there for 100's of years. Not to mention that there isn't likely adequate waste water pipes to service this site which will house 100's of people compared to originally being 1 house on this property. There have already been occurrences of flooded basements in the valley due to overflow problems without this development even being there.

Ancaster is the third oldest town in Canada and was founded as a town in 1793. It would be such a shame to put a modern high-rise condo or retirement home of any size on this site. Whatever eventually is built there should be in keeping with the architectural style and scale of the existing buildings in town that is welcoming to visitors and the residents of Ancaster. Amica, if it is to come to Ancaster, should be built in an area that has lots of land and not at one of the busiest corners in our town.

Sincerely,

Cindy Philip
Ancaster, ON

From: Sandra Starr

Sent: Friday, February 11, 2022 5:39 PM

To: clerk@hamilton.ca

Subject: Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster Ward 12)

Hello,

I am very pleased to learn that the staff report is to **DENY** this application. We urge the committee to heed the recommendation of STAFF!

The property at the corner of Wilson Street and Rousseaux is the gateway to the Village of Ancaster. I feel strongly we need to preserve Ancaster's unique position as the second earliest established village in Upper Canada. This belief is supported by the creation of the Ancaster Wilson Street Secondary Plan which has been totally ignored both with the Amica or condo proposal. The Ancaster Wilson Street Secondary Plan was created with **public consultation** and was to govern for 20 years. How an application that so **blatantly disregards the building height, scale, massing, privacy, overlook, setback and compatibility with the village** moves to this stage in the city's planning department is beyond me. We are wasting tax paper resources and the public's time when consultation already took place and there is a governing document. What is the point of creating governing documents with input from all stakeholders if they are simply ignored when developers with deep pockets approach the city?

With respect to the Ontario Planning Act, Section 2, this proposed development **grossly exceeds** both height and footprint parameters. With respect to protection of public safety, this intersection cannot take any more traffic at peak periods – the traffic delays are not just felt at the pinch point of Rousseaux and Wilson Street, but extend past Golf Links Road and McNiven Roads 2 km away during peak periods. This is a **public safety concern for EMS**, especially when we are already reading about the number of Code Zeros in our city.

The Ancaster Wilson Street Secondary Plan, developed to protect our historic town's cultural and heritage resources, establishes a goal of 50 people per hectare in portions of Ancaster which includes the Village Core from Rousseaux Street to Dalley Drive (a very short 1.2 km section). Why is the city possibly considering increasing that to 300-500 people per hectare? This request is in no way in the spirit of the Ancaster Wilson Street Secondary Plan and the developer should be encouraged to look for other Ancaster properties, perhaps in the Meadowlands where even then the height they are proposing will tower over the rest of the community.

The list of bonafide concerns continue. After all the "sewergate" articles in the Spec, and the sewer backups in the homes downhill from this massive proposed development, it is doubtful that the sewer infrastructure can take such an enormous development. Councillor Ferguson attempted to mitigate this with an overflow pipe into Ancaster Creek this past summer which was, thankfully, rejected by city council which means the potential problem remains. In speaking with a staff member at Water & Sewer, if I understood them correctly, they say they do a study after the application is approved. That seems backwards to me and will cost taxpayers in the

City of Hamilton (rather than the developer). The Old Dundas Road pumping station is a longstanding issue and it is unlikely it can support the additional effluent from either a condo or retirement home. Period. In addition, are either proposal feasible with the City's Stormwater Management Master Plan? I understand the staff report says, "The Functional Servicing Report (FSR), prepared by S. Llewellyn & Associates Limited and dated August 2021, does not provide population projections for sanitary waste water. Growth Management staff have advised that based on the FSR and other information, **these applications are not supportable.**"

And a final point, all of the trees on this property are to be removed. I do not recall the number, but I think it was close to 80 trees. City departments must work in conjunction with one another. The City of Hamilton, Urban Forest Strategy says, "Without intervention, there is a risk that Hamilton will see a slow and steady loss of urban tree canopy cover as the City continues to grow. A clear strategy to guide urban forest management is an **urgent priority** to prevent further loss and impacts to urban forest health. The urban forest is a shared resource. Managing the forest is a joint effort between City departments and other agencies working together. It also relies on the actions of residents, community groups, Council and the private sector. Working together and communicating often are important ingredients for a successful urban forestry program." Given all the trees were removed for the long-term care home currently under construction at the corner of Golf Links and Southcote (also a soon-to-be exasperated traffic issue), and the Urban Hamilton Official Plan target to reach 30% canopy cover, has that department consented to the loss of more trees in Ancaster? The Urban Hamilton Official Plan sets a target of 30% canopy cover. The proposed removal of all trees on the site and their replacement with trees which will be planted on top of a parking garage **is not acceptable to staff** and violates the City's Climate Emergency Plan.

I support thoughtful intensification. This proposal is not considered to be good planning and is considered overdevelopment of the site. I am confident there are lots of properties in Ancaster to build an Amica retirement home and condos. **NOT IN THE 1.2 km OF THE VILLAGE CORE!**

In conclusion, both proposed developments fail to meet numerous criteria from sheer mass, height, density, lack of incorporating heritage features and design. Additionally, there are real concerns regarding the additional effluent, traffic and the loss to the tree canopy. Given the sheer magnitude of all of these factors during a time in history when all resources are scarce and staffing shortages prevail, why are we wasting city resources entertaining such brazen proposals that so clearly do not come anywhere close to following any of the established bylaws and plans. I encourage the city to enforce its bylaws and DENY these proposals and simply say, "no".

Ideally, the application should be DENIED and the lands developed in accordance with the Mixed Use Medium Density – Pedestrian Focus (C5a, 570) Zone which permits a building with a height of 9 meters and requires that buildings be consistent with the character of the neighborhood, which this development is not! Alternatively, I suppose, council could direct staff to negotiate revisions to the proposal with the Applicant in response to the issues identified in the report, but not waste any more of anyone's limited time and resources until a REASONABLE proposal is received. JUST SAY NO!

Given this is the location of historic Brandon House which was demolished under the cloak of the start of the pandemic, it is a hot topic in Ancaster and receives lots of press. Given some of the issues in the spotlight in Ancaster this year, I like to think that serious questions will be raised in the media if the committee does not uphold the staff recommendation. One wonders if the crazy tight timelines on this proposal are to try to ramrod it through before our fall municipal elections? The city makes the decisions – not aggressive developers! Just say no!

Respectfully,

Sandra Starr
Ancaster Resident

From: Anka Cassar
Sent: Friday, February 11, 2022 5:58 PM
To: clerk@hamilton.ca
Subject: Development at 442, 450,454 and 462 Wilson St E. In Ancaster

To whom it may concern,

Please add my letter to the agenda for the Planning committee meeting dated Feb 15, 2022, regarding item 9.3.

I am writing to you regarding the development on the corner of Rousseux and Wilson St in Ancaster. As an Ancaster resident, I feel that the proposed seven-storey retirement home or a six-storey mixed-use building were not the right fit for Ancaster. I, along with many residents of Ancaster was devastated when Brandon House was knocked down, but we cannot go back in time. Instead, why don't we turn a negative into a positive and build an homage to its character and create a beautiful family housing development with ground floor commercial units and affordable rental units above? Why not use some of the salvaged material from Brandon House and use it in the new building?

I know that the Ancaster Secondary plans limits the height of new buildings to three stories but I think it should be raised to four. The province is experiencing a housing shortage and this height will accommodate more families without creating such a staggering building. The large coniferous trees should not be cut down and a parkette would be nice for the residents and the rest of the community to share. As the Ancaster Secondary Plan suggests, native trees should be planted and permeable paving should be used but why not also include gardens with native plants instead of all turf. If possible, building underground parking would reduce the area of paved surfaces and make a more eco-friendly building.

If the population of Hamilton is to increase by 236,000 residents by the year 2051 and after choosing to not expand our urban boundary, our city needs to intensify with mixed housing choices. We cannot keep building single-detached homes on undeveloped lands including farmland and natural areas that are disappearing at phenomenal rates. Ancaster Village can still keep its old-time charm, it just needs to think out of the box and be open to some change.

Thank you,

Anka Cassar
Ward 12 Resident

From: Catherine Palmer

Sent: Saturday, February 12, 2022 10:25 AM

To: clerk@hamilton.ca

Subject: Applications for the Amendments to the Urban Hamilton Official Plan & Zoning By-Law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster Ward 12)

Subject: Applications for the Amendments to the Urban Hamilton Official Plan & Zoning By-Law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster Ward 12)

> To the City of Hamilton,

>

> It seems unfair and unusual that city staff would seriously consider an application which so clearly violates the Ancaster Wilson Street Secondary Plan at one of the busiest intersections in Ancaster where someone was seriously hit and injured last year. There is inadequate water and sewage infrastructure for the number of residents which would occupy this site; the increase in traffic exiting on to Wilson Street would be completely unacceptable as noted in a previous application, some years ago, for the lands owned by Mount Mary; it has increased since then particularly at accident times on #403. Perhaps that traffic study could be reviewed by staff as their figures seem incorrect.

>

> The 7 degree slope on the proposed lot does not meet current requirements and the lot is too small for this purpose. There are no pharmacies, grocery stores, or other related amenities, required by seniors, within walking distance of this crowded intersection. This location, with seniors crossing, would be an accident waiting to happen.

>

> The Ancaster Wilson Street Secondary Plan permits development of Mixed Use Medium Density within an established Amendment to the Official Plan, accepted by Council in 2015. It also requires architectural conformity essential to keeping the historical portion of the town in tact for future generations. We are merely custodians of the heritage of one of the oldest villages in Ontario.

>

> NEC wants to keep as many trees and as much tree canopy as possible to preserve forestation around the Escarpment and as part of Hamilton's Climate Change initiative. The number of trees to be removed on this property is completely out of line with these 2 mandates.

>

> This application, plus the one for Wilson and Academy, seems to contravene every bylaw written and ignore the Ancaster Wilson Street Secondary Plan. The public is being hoodwinked by the very people elected or appointed to look after their interests; the same people who pay their salaries.

>

> As pointed out by the Globe and Mail's article "The Doug Ford Government has a Plan to lower housing prices - by growing up", it clearly states the two big questions: physical location and local politics. Both apply to the current applications on Wilson Street.

>

> Noted is staff's "Alternatives for Consideration" which is to develop the lands in accordance with the Ancaster Wilson Street Secondary Plan. A good start, but Ancaster deserves it's "sentinel" two storey stone building at the entrance to town, well within the stipulations of the Ancaster Wilson Street Secondary Plan and suitable for current waste water requirements.

>

> While these particular applications are appalling and have enraged and emboldened the people of Ancaster, we all realize intensification and residential homes for seniors are necessary. We also realize

there are plenty of places more suitable than a designated historical area, where Amica would find support from local residents instead of opposition, where the safety and conveniences they require are in place and where large, flat lots, without incline, would be more accessible and more suitable.

>

> Submitted by

> Catherine Palmer

From: Andrea Love
Sent: Saturday, February 12, 2022 12:21 PM
To: clerk@hamilton.ca
Subject: Ancaster: Proposed development at Academy and Wilson

Hi,

This is my first time writing in opposition to a development, and I'm not too sure how the process even works.

What I do know is that I live right in the Historic Village of Ancaster in a little flat above the seamstress and the hairdressers. It was built in 1851. I love it. I love everything about the Village. The bakery across the street, the cheese shop, the two pubs - one dating back to the 1700s. I walk everywhere and know everyone. It's a true little community.

The Village has history and people love that. It's not like Dundas or Waterdown. It's teeny tiny and really only a couple of blocks long. This little historic core has to be protected. I know we need housing but there's tons of land outside this very delicate area.

Please don't allow this monstrosity to be built across the street from me. Come and have a drink in one of the pubs. You'll see. Please. Thanks.

Andrea Love

From: D. Soucie
Sent: Saturday, February 12, 2022 12:35 PM
To: clerk@hamilton.ca
Subject: Amica condos in Ancaster

This development is absolutely NOT what is needed in Ancaster.

Please do not allow this to go forward.

From: Joanne Zsiros
Sent: Saturday, February 12, 2022 12:46 PM
To: clerk@hamilton.ca
Cc: Bob Maton <bobmaton@hotmail.com>
Subject: Amica Proposal Rousseau and Wilson Ancaster

With respect we wish to voice our disagreement with this proposal to build Amica on this corner. The reasons are obvious. Traffic is already congested in this area. It will be an eye sore. Too big! Does not fit with the heritage feel of Ancaster. Ancaster is losing its heritage feel ! We are not opposed to the concept of Amica but please find a more suitable location for a large retirement complex like this. Not on a tight corner!! It makes no sense whatsoever. Ancaster needs more quaint shops along Wilson like downtown Dundas. We need to support and attract tourism to our town and make it a destination. We need to protect our heritage. Please don't try to squeeze in Amica as proposed on this corner. We are vehemently opposed to this. Thank you for your consideration.

Joanne and Andy Zsiros
Ancaster

From: Jennifer Davis

Sent: Saturday, February 12, 2022 12:50 PM

To: clerk@hamilton.ca; Ferguson, Lloyd <Lloyd.Ferguson@hamilton.ca>

Subject: Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster Ward 12)

Attention: Legislative Coordinator

Re: ZAC - 21 - 049 and UHOPA - 21 - 023k

442 to 462 Wilson Street East

Ancaster, Ontario

I am writing this letter to OPPOSE the Developers' Application for an Amica Retirement Home/Condominium at 442 to 462 Wilson Street East, Ancaster, Ontario. The Planning Meeting of the City of Hamilton to discuss this application is scheduled to be held on February 15, 2022.

This development would sit at the main intersection of Rousseaux Street and Wilson Street East which is also the entrance of the Heritage Village of Ancaster. This proposal violates all of the Ancaster Wilson Street Secondary Plan requirements which were developed by a representative group of Ancaster residents in consultation with members of the general public over a period of 18 months. At that time, Ancaster residents were given assurances by our Ward 12 City Councillor as well as The Hamilton City Council that it would be a part of the Official Ancaster Wilson Secondary Plan (AWSSP) that came into effect on February 18, 2015. The AWSSP was to be in effect for 20 years from that date (2035).

The AWSSP has only been in effect for 7 years. As far as I am aware, there have been no amendments made to this plan during those 7 years. The Amica/Condo proposal violates a number of requirements of this plan and, therefore, should be DENIED by the Planning Committee and the Hamilton City Council until such time as it adheres to ALL of the requirements of the AWSSP.

In addition to its violation of The AWSSP, The Amica Retirement/Condominium will create a number of problems for the surrounding community, including:

1. Traffic

The Amica/Condominium development has a number of traffic safety problems such as unsafe LEFT Turns and Bus Stops for City of Hamilton and School buses making this extremely busy intersection even more dangerous for both motorists and pedestrians.

This intersection has already been part of a City of Hamilton traffic study for a number of years and none of the issues have been addressed.

2. Damage to Homes

Ancaster Residents who live adjacent to this proposed development have been notified by the Developer/Owner of the site that their homes and property will be damaged in the process of construction. The building of the foundation and the underground parking garage will require among other things, the extraction of approximately 6000 Dump Trucks full of stone that will be jack hammered on the building site. This process is estimated to take 6 months and require lane closures of Wilson Street East.

3. Trees

These four properties have some beautiful large trees that may be designated "Heritage Trees" by the Forestry Department of the City of Hamilton. These trees will need to be protected during construction

which would not be possible, given the size of the excavation for the proposed building. Replacement trees would not fulfill The City's Climate requirements of the Emergency Plan.

4. Waste Water Management

The proposal does not provide information regarding waste water management in the area. The current infrastructure is not adequate as was made evident during the Summer of 2021 when raw sewage flooded into residents' basements along Old Dundas Road in Ancaster, resulting in thousands of dollars in damages. The planned development is extremely over-built and the surrounding area cannot support such overdevelopment and represents poor planning for the Ancaster Heritage Village Core.

In conclusion, I am requesting that our Ward 12 Councillor Lloyd Ferguson and The Hamilton City Council DENY this application for both the Amica Retirement Home and the Condominium building by this developer.

I am requesting that the very well thought out Ancaster Wilson Street Secondary Plan of February 2015 remain in force and be adhered to by developers who wish to build on Wilson Street East, specifically the 4 Blocks extending from Rousseaux Street to Dally Drive in Ancaster, Ontario.

Sincerely,
Jennifer Davis

From: Cindy Richter
Sent: Saturday, February 12, 2022 12:57 PM
To: clerk@hamilton.ca
Subject: Opposition to Rousseaux/Wilson development

To Whom It MUST Concern:

I strongly oppose the development at Wilson and Rousseaux, Ancaster. It must not be considered in its current or modified conditions for at least, but not limited to, the following reasons.

Respectfully,
Cindy Richter

-Access to the development on Rousseaux Street will create a serious safety hazard. All traffic access will be fed through a driveway on Rousseaux 40 meters from Wilson Street. A new left turn lane on Rousseaux will access the building's driveway. Exiting the driveway will not allow left turns onto Rousseaux, only right turns, which will lead traffic heading for Wilson Street to cut through the Maywood neighbourhood on Academy, Lodor and Church Streets. Traffic turning left from Rousseaux into the development will be blind to the traffic from Wilson St. as they make the turn, and any hesitation will leave them exposed to a t-bone collision. There will be garbage trucks, delivery vehicles, emergency vehicles, people with lagging reflexes crossing Rousseaux to access the building, and the traffic on Wilson Street has descended a steep slope to get to the intersection, and can come around that corner quite aggressively.

-The Staff Report indicates no evidence in the Application of adequate waste water pipe capacity to service the site. The existing storm structures are only intended for road side drainage not for such developments. Neither issue is addressed by the applicants. The staff report notes that "...a hydrogeological study is required to determine potential dewatering needs. Due to the limited capacity in the sanitary sewer system, no long term dewatering post-construction would be supported by Hamilton Water. Foundation design should be designed accordingly." The waste water pipe may be near capacity already. The relevant pipe descends the Escarpment to the pumping station in the valley below and returns onto Rousseaux Street further east. There have been occurrences of flooded basements in the valley, and the Councillor attempted to mitigate this with an overflow pipe into Ancaster Creek this past summer which was rejected by city council, so the potential problem apparently remains. The Staff Report says, "The Functional Servicing Report (FSR), prepared by S. Llewellyn & Associates Limited and dated August 2021, does not provide population projections for sanitary waste water. Growth Management staff have advised that based on the FSR and other information, these applications are not supportable."

From: Patti Leonard
Sent: Saturday, February 12, 2022 1:01 PM
To: clerk@hamilton.ca
Subject: Amica/Condo development

I am writing to oppose the development of the Amica/Condo development at the corner of Rousseaux St and Wilson Streets.

Not only is this one of the busiest corners in Ancaster, it is a major thoroughfare to the Link and 403. The traffic in this area has been saturated for a number of years due in part to major development along Wilson St. Further if there is any obstruction on the 403 (accident, lane closure) Wilson St. and Rousseaux St. are impassible with the detour of traffic through the town. Frustrated drivers begin searching the neighbour hood streets for ways around the congestion and as I have personally witnessed often make illegal and dangerous maneuvers to get out of the fray. Adding to this already over crowded roadway is dangerous and irresponsible.

I believe not only is this an inappropriate location for a high density dwelling that will include significant visitor and staff access/parking, but will create traffic and pedestrian congestion that would potentially be dangerous for everyone. Please don't allow this application to move forward.

To those I have bcc, if you agree that this is the wrong plan for this busy corner please write to the city clerk at the above address and send to your other friends in Ancaster to do the same. Add, change, write your own message but it needs to be received by noon on Monday. We need to use our voice to keep Ancaster safe and free from overwhelming density and traffic.

Patti Leonard
Ancaster resident

From: David Molnar

Sent: Saturday, February 12, 2022 1:12 PM

To: clerk@hamilton.ca

Subject: Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster Ward 12) in opposition to this Application

The Staff Report for this Application recommends **DENIAL** of both development options for the following reasons (inclusive of both the bylaw and zoning):

- (i) That the proposed [bylaw] amendment does not meet the general intent of the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan with respect to building height, scale, massing, privacy, overlook, compatibility, and enhancing the character of the existing neighborhood;
- (ii) That the proposed change in zoning does not meet the general intent of the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan with respect to setbacks, building height, and massing;
- (iii) That the proposal is not considered to be good planning and is considered an over development of the site.

The Staff Report provides a strong case for denial of both developments at Planning Committee on Tuesday next week. However, the Staff Report provides ways for the developer to overcome these obstacles, including conditions to be met. In the case of the relocation of the Marr-Phillipo House in recent weeks, we saw that staff recommended denial of the relocation, but set out conditions that could lead to approval, and Planning Committee then approved the relocation, subject to the conditions that were outlined. But the relocation was approved. In this case, p.37 of the Staff Report sets out the following options for the development on this site:

ALTERNATIVES FOR CONSIDERATION [as contained in the Staff Report]:

- 1) Should the Applications be approved, that staff be directed to prepare the Official Plan Amendment and amending Zoning By-law consistent with the concept plans proposed, with the inclusion of Holding Provision(s) to address matters, including addressing sanitary sewer system capacity constraints, visual impacts, and any other necessary agreements to implement Council's direction;
- 2) Council could direct staff to negotiate revisions to the proposal with the Applicant in response to the issues and concerns identified in this Report and report back to Council on the results of the discussion; and,
- 3) Should the Applications be denied, the lands could be developed in accordance with the Mixed Use Medium Density - Pedestrian Focus (C5a, 570) Zone which permits a building with a height of 9 meters.

Here are our main points for you to consider when writing your email to the clerk (clerk@hamilton.ca) in opposition to this development for Tuesday's Planning Committee meeting (deadline for submissions is Monday at noon):

- 1) Prefer Option 3) in the Alternatives for Consideration on p.37. I.e., develop the lands in accordance with the Ancaster Wilson Street Secondary Plan which allows a height of 9 meters only and requires that buildings be consistent with the character of the neighborhood, which this development is not.

- 2) Problems with traffic and access to the site by themselves should defeat these plans. A retirement home will generate an extra 368 vehicle trips per day, while an apartment complex will generate an extra 1049 trips per day. Traffic on Rousseaux and Wilson Streets is already at or near capacity, according to the developer's own traffic study. There are long queues occurring in the busiest weekday hours on all four approaches to the intersection - and extending beyond the available storage in the westbound and southbound left turn lanes. At the busiest times, an apartment building would generate 88 additional peak hour trips, while a retirement home would generate 33 additional peak hour trips, all to join the long lineups beyond capacity on Wilson and Rousseaux Streets.
- 3) Access to the development on Rousseaux Street will create a serious safety hazard. All traffic access will be fed through a driveway on Rousseaux 40 meters from Wilson Street. A new left turn lane on Rousseaux will access the building's driveway. Exiting the driveway will not allow left turns onto Rousseaux, only right turns, which will lead traffic heading for Wilson Street to cut through the Maywood neighborhood on Academy, Lodor and Church Streets. Traffic turning left from Rousseaux into the development will be blind to the traffic from Wilson St. as they make the turn, and any hesitation will leave them exposed to a t-bone collision. There will be garbage trucks, delivery vehicles, emergency vehicles, people with lagging reflexes crossing Rousseaux to access the building, and the traffic on Wilson Street has descended a steep slope to get to the intersection, and can come around that corner quite aggressively.
- 4) The Staff Report indicates no evidence in the Application of adequate waste water pipe capacity to service the site. The existing storm structures are only intended for road side drainage not for such developments. Neither issue is addressed by the applicants. The staff report notes that "...a hydrogeological study is required to determine potential dewatering needs. Due to the limited capacity in the sanitary sewer system, no long term dewatering post-construction would be supported by Hamilton Water. Foundation design should be designed accordingly." The waste water pipe may be near capacity already. The relevant pipe descends the Escarpment to the pumping station in the valley below and returns onto Rousseaux Street further east. There have been occurrences of flooded basements in the valley, and the Councilor attempted to mitigate this with an overflow pipe into Ancaster Creek this past summer which was rejected by city council, so the potential problem apparently remains. The Staff Report says, "The Functional Servicing Report (FSR), prepared by S. Llewellyn & Associates Limited and dated August 2021, does not provide population projections for sanitary waste water. Growth Management staff have advised that based on the FSR and other information, these applications are not supportable."
- 5) The report also notes there is insufficient evidence that water runoff will be adequately dealt with.
- 6) Re consistency with the character of the neighborhood, the Staff Report also says: "...staff are concerned that the proposed scale of the development is not in keeping with

the existing character of the neighborhood. While medium to high density residential development contributes to several planning objectives, staff note that the Ancaster Wilson Street Secondary Plan's vision and intent carefully considers the merits of maintaining low-rise built form and has further considered the development densities that are based on transportation constraints. The proposed development, with additional height for both the retirement home or the mixed use building and a density of 283 units per hectare, represents an overdevelopment of the site, and is not in keeping with the surrounding area. The proposal does not meet the residential intensification policies of the UHOP, as the proposal does not provide appropriate transitional measures such to mitigate the height, scale, and massing being proposed. As such, the proposal does not build upon or enhance the established and planned character of the neighborhood. It is the opinion of staff that the proposal does not demonstrate compatible integration with the surrounding area.

- 7) Consistent with above staff concerns, the Niagara Escarpment Commission is also not supportive of the development. "The subject lands are not within the Niagara Escarpment Development Control area but are identified within the "Urban Area" of the Niagara Escarpment Plan (NEP) "the proposal does not comply with the Niagara Escarpment plan and therefore does not comply with the UHOP [Urban Hamilton Official Plan] which requires NEP plan conformity."
- 8) The removal of all trees on site and their replacement with trees which will be planted on top of a parking garage, making them susceptible to drought and insufficient sunlight is not acceptable to staff and violates the city's Climate Emergency Plan. The development will also damage trees close by on the property of neighboring homes.

While I am not entirely opposed to the notion of 'urban intensification' - which seems to be touted with greater frequency nowadays by developers and municipal planners alike - we must remember that historic communities such as Ancaster (third oldest community in Ontario behind Kingston and Niagara on the Lake) are not urban centers and their village style core areas should not resemble the inner city cores of large Cities such as Hamilton, Toronto, etc. - nor can they accommodate similar developments to those which are becoming more common in larger urban settings. On a larger scale, we are foolish to think that a country with a population of less than 40 million people such as ours, which is mindful of the impact of our actions on the environment and which does not burn coal, can change the trajectory of global warming or other related environmental disasters by changing our residential lifestyles (ostensibly to reduce automobile usage) while countries with populations totaling several billion people continue to use coal as their principal source of energy and continue to negatively impact our planet in countless other ways (if we really want to help the planet, we must stop importing goods from those countries until they improve their practices). If developers and builders were allowed to demolish the Tower of Pizza simply because it was a defective building which was settling/leaning, or to demolish the Coliseum in Rome or any number of other significant examples of architecture on the globe simply because they were considered to be old buildings past their prime, we would

not have any historical or otherwise significant examples of architecture or culture left on our planet. Consider that there was a time when we may have bought new things because we thought they were better than the old. Now we buy old things because they are thought to be better than the new. I believe that there will come a time in history when people will look back on some of the construction proposals which are now being approved and say, “what were they thinking?”

I hope that this will help you in your efforts to protect Ancaster by stopping this ill-conceived development.

Respectfully,

Donna and David Molnar

From: Robin Larin

Sent: Saturday, February 12, 2022 2:05 PM

To: clerk@hamilton.ca

Subject: Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster Ward 12)

To the City Clerk of Hamilton,

I am writing regarding the proposed development at the corner of Rousseau and Wilson Streets in Ancaster—specifically Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster Ward 12). As a long-time resident of Ancaster, I would like to express my opposition to this application.

The proposal is for a massive, multi-storey Amica or condo residence that would ignore the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan. Such a massive construction would be completely out of scale with the surrounding area, exceeding the height of 9 meters approved by the Ancaster Wilson Street Secondary Plan, which further requires that buildings be consistent with the character of the neighbourhood. The development would increase both traffic, already at capacity for the area, and safety hazards, such as forcing traffic to turn left blindly from Rousseau into the development. The proposal also does not address the issue of adequate waste water pipe capacity to service the site, and the recent proposal to create an overflow pipe into Ancaster Creek has already been wisely rejected by city council. Finally, the removal of all trees on the property and the inadequate plan to replace them with new trees atop a parking garage flies in the face of our obligation to steward our lands well in this time of climate crisis.

Ancaster is a unique village of historical significance, and such a disproportionately large structure at this major intersection would literally cast a pall over the entire village core. I add my voice to all those Ancaster residents decrying this ill-conceived and inappropriate proposal and urge the Planning Committee to reject it for the sake of Ancaster's identity and the health and wellbeing of its citizens.

Sincerely,

S. Robin Larin

From: Ian McLean
Sent: Saturday, February 12, 2022 2:41 PM
To: clerk@hamilton.ca
Subject: Amica

Amica/ Condo Development.

I am writing to oppose the Amica/Condo development at Rousseaux and Wilson St.

Presently there is so much traffic here and it will make things more dangerous.

Please don't let this application move forward.

Ian McLean
Ancaster resident.

From: Derek Watts

Sent: Saturday, February 12, 2022 2:47 PM

To: clerk@hamilton.ca

Subject: Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster Ward 12)

Sirs

I wish to object most strongly to the above referenced application for the corner of Rousseaux and Wilson Streets in Ancaster

As the owner of a designated heritage property on Wilson Street, I am concerned that the proposal would adversely affect the nature and character of the Ancaster center area. In addition it would appear that the application does not comply with the Wilson Street Secondary Plan

I urge you to deny the application

Derek Watts

From: Paul Howarth

Sent: Saturday, February 12, 2022 3:23 PM

To: clerk@hamilton.ca

Subject: re: Amico/condo development at Rosseaux and Wilson Streets

I do not support this, reasons being:

1. That the proposed [bylaw] amendment does not meet the general intent of the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan with respect to building height, scale, massing, privacy, overlook, compatibility, and enhancing the character of the existing neighbourhood;
2. That the proposed change in zoning does not meet the general intent of the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan with respect to setbacks, building height, and massing;
3. That the proposal is not considered to be good planning and is considered an over development of the site.

From: Jessica Laposa

Sent: Saturday, February 12, 2022 3:28 PM

To: clerk@hamilton.ca

Subject: Opposing proposed development at Wilson and Rousseaux Streets in Ancaster

Good afternoon,

I am writing in opposition to the proposed Amica/condominium development at the above intersection; reference: "Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster Ward 12)".

I am a lifelong resident of Ancaster. I live a few hundred meters from the site of the proposed development and my community and I would be negatively impacted if it were built.

I have a number of concerns regarding this proposed development.

Traffic along Wilson Street and Rousseaux appears to be already near or at capacity. At peak travel times, I have observed traffic to be backed up and long lines of traffic (up to several kilometers) extend both up and down Wilson Street and down Rousseaux Street. During rush hour it can be almost impossible to make a left hand turn out of my driveway. The streets in my neighbourhood are, without question, not designed to accommodate the volume of traffic that would ensue if the proposed development was allowed.

I understand that, according to the Wilson Street Secondary Plan, buildings can be a height of 9 m only and must be consistent with the character of the existing neighbourhood. I have seen pictures of the proposed development. The proposed new building clearly exceeds these height restrictions and certainly is not in character with the buildings in my neighbourhood. It would be a gross overdevelopment of this site.

I am not aware of evidence of adequate waste water pipe capacity for this area.

I understand that the Niagara Escarpment Commission does not support this development and that the proposal does not comply with the Niagara Escarpment Plan (NEP). Apparently the Urban Hamilton Official Plan (UHOP) requires NEP conformity - therefore, as the NEP does not support the proposal, the UHOP also cannot support it. The proposal to remove all trees on the site and replace them with trees on top of the parking garage is ludicrous. Green space around my neighbourhood - a vitally important part of my community, for multiple reasons - has already been destroyed in the past 5 years with development, and I have sadly observed a number of mature trees destroyed to accommodate new buildings. I understand that removing the trees at the proposed new development site also violates the city's Climate Emergency Plan.

For the above reasons, I request that this proposed development be stopped.

I expressly request that the City remove my personal information from my submission.

Sincerely,
Jessica Laposa

From: Starr, David

Sent: Saturday, February 12, 2022 3:56 PM

To: clerk@hamilton.ca

Subject: "Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster Ward 12).

Hello,

Well here we are again, being asked to consider an application for a development that has no grounds to even be considered.

The application clearly violates the rules and guidelines that were wisely laid down to prevent this sort of monstrosity from being built at the proposed location on Wilson Street.

The many reasons why this proposal violates the laws are already well known to you and have been clearly articulated by other, on numerous occasions.

All that remains is for you to do your job, **decline this application**, and perhaps ask the developer to stop wasting everyone's time including their own. Of course this is all part of their long game to wear us down and eventually get the most they can, rules be damned. If we cannot count on our officials and our local politician to act in the best interests of the good people of Ancaster who have elected them, or are paying them, to do so, then what is the point of having these positions, indeed what is the point of democratically elected officials?

We must always stand up again those driven by greed and self- interest and do what is right for the citizens of Ancaster and Hamilton. It should be all the easier because we have the actual laws on our side. Why is it so difficult?

Please deny this ridiculous and completely unacceptable application.

And we voters need to act in the next election to strengthen the protection of citizens', and not corporations', rights.

Thank you,

David Starr
Ancaster Resident

From: Marilyn and Jeff Marshall
Sent: Saturday, February 12, 2022 4:22 PM
To: clerk@hamilton.ca
Subject: Retirement home in Ancaster

To whom it may concern,

My husband and I have lived most of our lives in Ancaster and raised our family here. We understand that density within city boundaries has to change if citizens are opposed to developing farmland. However we have concerns about zoning changes that would allow a large retirement complex at the corner of Wilson St. and Rousseaux street in town. The original town infrastructures were not designed for the growing population as well as the volume of traffic that has become very common in town. In the morning there is constant traffic along Wilson as well as Rousseaux Streets. Traffic is heading down to McMaster as well as the 403, and the Lincoln Alexander Parkway. When there is an accident or tie up in traffic on the 403, traffic comes through Ancaster. To add that much more traffic in an area where buses frequently stop, (city as well as school buses), pedestrians cross in order to transfer buses as well as constant daily flow of traffic would be too much congestion. There are already traffic islands to slow the traffic and an entrance to such a major development would slow things down even more. Many transport trucks come through town for deliveries and many would probably start using side streets such as Lodor and Academy in order to avoid congestion. Those roads aren't made for heavy vehicles.

We understand that there is probably a need as well as desire for people to be able to move to a retirement home in the town they've lived in most of their lives but there must be more appropriate as well as safer locations.

Sincerely,
Marilyn and Jeff Marshall

From: Gayle Villeneuve
Sent: Saturday, February 12, 2022 5:43 PM
To: clerk@hamilton.ca
Subject: Proposed Amica in Ancaster

Dear Sir/Madam,

RE : Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster Ward 12).

I have been a resident of Ancaster for 22 years and therefore have seen a lot of development and changes to our small town. Many of them have been in keeping with the character of the area but not this proposed huge building at the corner of Wilson and Rousseaux! I urge the committee to consider the many things wrong with allowing such a building on this corner.

1. That the proposed [bylaw] amendment does not meet the general intent of the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan with respect to building height, scale, massing, privacy, overlook, compatibility, and enhancing the character of the existing neighbourhood;
2. That the proposed change in zoning does not meet the general intent of the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan with respect to setbacks, building height, and massing;
3. That the proposal is not considered to be good planning and is considered an over development of the site.
4. **Here are THE main points for you to consider**

- 1) Develop the lands in accordance with the Ancaster Wilson Street Secondary Plan which allows a height of 9 meters only and requires that buildings be consistent with the character of the neighbourhood, which this development is not.
- 2) Problems with traffic and access to the site by themselves should defeat these plans. A retirement home will generate an extra 368 vehicle trips per day, while an apartment complex will generate an extra 1049 trips per day. Traffic on Rousseaux and Wilson Streets is already at or near capacity, according to the developer's own traffic study. There are long queues occurring in the busiest weekday hours on all four approaches to the intersection - and extending beyond the available storage in the westbound and southbound left turn lanes. At the busiest times, an apartment building would generate 88 additional peak hour trips, while a retirement home would generate 33 additional peak hour trips, all to join the long lineups beyond capacity on Wilson and Rousseaux Streets.
- 3) Access to the development on Rousseaux Street will create a serious safety hazard. All traffic access will be fed through a driveway on Rousseaux 40 meters from Wilson Street. A new left turn lane on Rousseaux will access the building's driveway. Exiting the driveway will not allow left turns onto Rousseaux, only right turns, which will lead traffic heading for Wilson Street to cut through the Maywood neighbourhood on Academy, Lodor and Church Streets. Traffic turning left from Rousseaux into the development will be blind to the traffic from Wilson St. as they make the turn, and any hesitation will leave them exposed to a t-bone collision. There will be garbage trucks,

delivery vehicles, emergency vehicles, people with lagging reflexes crossing Rousseaux to access the building, and the traffic on Wilson Street has descended a steep slope to get to the intersection, and can come around that corner quite aggressively.

4) The Staff Report indicates no evidence in the Application of adequate waste water pipe capacity to service the site. The existing storm structures are only intended for road side drainage not for such developments. Neither issue is addressed by the applicants. The staff report notes that “...a hydrogeological study is required to determine potential dewatering needs. Due to the limited capacity in the sanitary sewer system, no long term dewatering post-construction would be supported by Hamilton Water. Foundation design should be designed accordingly.” The waste water pipe may be near capacity already. The relevant pipe descends the Escarpment to the pumping station in the valley below and returns onto Rousseaux Street further east. There have been occurrences of flooded basements in the valley, and the Councillor attempted to mitigate this with an overflow pipe into Ancaster Creek this past summer which was rejected by city council, so the potential problem apparently remains. The Staff Report says, “The Functional Servicing Report (FSR), prepared by S. Llewellyn & Associates Limited and dated August 2021, does not provide population projections for sanitary waste water. Growth Management staff have advised that based on the FSR and other information, these applications are not supportable.”

5) The report also notes there is insufficient evidence that water runoff will be adequately dealt with.

6) Re consistency with the character of the neighbourhood, the Staff Report also says: “...staff are concerned that the proposed scale of the development is not in keeping with the existing character of the neighbourhood. While medium to high density residential development contributes to several planning objectives, staff note that the Ancaster Wilson Street Secondary Plan’s vision and intent carefully considers the merits of maintaining low-rise built form and has further considered the development densities that are based on transportation constraints. The proposed development, with additional height for both the retirement home or the mixed use building and a density of 283 units per hectare, represents an overdevelopment of the site, and is not in keeping with the surrounding area. The proposal does not meet the residential intensification policies of the UHOP, as the proposal does not provide appropriate transitional measures such to mitigate the height, scale, and massing being proposed. As such, the proposal does not build upon or enhance the established and planned character of the neighbourhood. It is the opinion of staff that the proposal does not demonstrate compatible integration with the surrounding area.

7) Consistent with above staff concerns, the Niagara Escarpment Commission is also not supportive of the development. “The subject lands are not within the Niagara Escarpment Development Control area but are identified within the “Urban Area” of the Niagara Escarpment Plan (NEP) ...“the proposal does not comply with the Niagara Escarpment plan and therefore does not comply with the UHOP [Urban Hamilton Official Plan] which requires NEP plan conformity.”

8) The removal of all trees on site and their replacement with trees which will be planted on top of a parking garage, making them susceptible to drought and insufficient sunlight is not acceptable to staff and violates the city’s Climate Emergency Plan. The development will also damage trees close by on the property of neighbouring homes.

Please consider all these points and know that the people of Ancaster DO NOT WANT THIS!!!!!!

Yours truly,
Gayle Villeneuve

From: bill leonard
Sent: Saturday, February 12, 2022 7:23 PM
To: clerk@hamilton.ca
Subject: Fwd: Amica/Condo development

I am writing to inform the Hamilton City Clerk that I am against the construction of the proposed Amica/condo development for the reasons cited below as well as the overall structure which does not fit in with the surrounding area or meet the standards of zoning height restrictions.

Bill Leonard

----- Forwarded message -----

From: **Patti Leonard**
Date: Sat, Feb 12, 2022 at 1:01 PM
Subject: Amica/Condo development
To: <clerk@hamilton.ca>

I am writing to oppose the development of the Amica/Condo development at the corner of Rousseaux St and Wilson Streets.

Not only is this one of the busiest corners in Ancaster, it is a major thoroughfare to the Link and 403. The traffic in this area has been saturated for a number of years due in part to major development along Wilson St. Further if there is any obstruction on the 403 (accident, lane closure) Wilson St. and Rousseaux St. are impassible with the detour of traffic through the town. Frustrated drivers begin searching the neighbour hood streets for ways around the congestion and as I have personally witnessed often make illegal and dangerous maneuvers to get out of the fray. Adding to this already over crowded roadway is dangerous and irresponsible.

I believe not only is this an inappropriate location for a high density dwelling that will include significant visitor and staff access/parking, but will create traffic and pedestrian congestion that would potentially be dangerous for everyone. Please don't allow this application to move forward.

To those I have bcc, if you agree that this is the wrong plan for this busy corner please write to the city clerk at the above address and send to your other friends in Ancaster to do the same. Add, change, write your own message but it needs to be received by noon on Monday. We need to use our voice to keep Ancaster safe and free from overwhelming density and traffic.

Patti Leonard
Ancaster resident

From: Robin Moss

Sent: Saturday, February 12, 2022 7:26 PM

To: clerk@hamilton.ca

Subject: Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster Ward 12).

Dear Sir or Madam,

re **Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster Ward 12).**

I have been a happy Ancaster resident for 40 years, living on Briar Hill Crescent, just a short walk from the corner of Wilson and Rousseaux.

The town has grown over these last four decades. Growth of the right kind at the right pace is welcomed.

One of the charms of Ancaster continues to be its tree cover and the lack of density; two ingredients which give it a village feel and semi-rural character that is appreciated by the residents.

The recently completed three storey office building at 385 Wilson Street East, although pleasant in style, sticks out because of its height.

I am concerned that we are now threatened with a 6-7 storey building just 200m away to the NE. That really would be too much

To maintain the character of the village I implore the city to consider a height by-law of 9m within the historical confines of Ancaster.

The proposed construction of a 6-7 storey building at the corner of Wilson and Rousseaux would be overwhelming by its size, and all that this would entail, such as additional traffic volumes on the already strained junction of the two streets in question.

Thank you for your consideration.

Robin Moss.

From: Heather Bull

Sent: Saturday, February 12, 2022 7:35 PM

To: clerk@hamilton.ca

Subject: Amica Development at Rousseaux/Wilson Street, Ancaster

To Whom it May Concern,

I'm writing to ask that council deny the application for the proposed Amica Development at the corner of Rousseaux and Wilson Streets in Ancaster.

As a resident of Ancaster for over 50 years, it is with astonishment that Mr. Spallacci could even conceive of such a monstrosity. The fact that there are so many bylaws being broken/amended with this proposal is laughable. Perhaps he feels he can ask for 100 storeys and possibly be granted half that amount, so that it looks like he is a man of noble quality for conceding things within his master plan.

Having watched the infrastructure of Ancaster crumble under the developments that are already in existence, I find it hard to believe that even amendments/concessions made to this proposal would not have an **enormous, negative** impact on the infrastructure in Ancaster.

Sincerely,

Heather Bull

From: Honor Hughes
Sent: Saturday, February 12, 2022 7:39 PM
To: clerk@hamilton.ca
Subject: Amica/Condo Development - Ancaster

Dear Sir/Madam

As Ancaster residents, we are writing to oppose the Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster Ward 12). The plans proposed by this developer for the lands above are highly unsuitable. This development does not comply with the existing Ancaster Wilson Street Secondary Plan that was introduced to protect the village and respect its heritage. This building is grotesque in height, far exceeding what can be built, and would be located at an extremely busy corner of town. The proposed entry/exit to the building off Rousseau Street is very close to the intersection, which is already difficult to navigate at varying times of the day. Having delivery vehicles, visitors and workers enter and exit from this proposed roadway would add to the strain of already burdening traffic that often backs up Rousseau Street.

Having such an imposing development at the gateway to our village is just simply not in keeping with a village that prides itself on its history and architectural gems that are slowly being eroded by the proposed plans for huge towering developments. These developments are suited to the outskirts of a town, not at the entryway to a small village. It is difficult now for people exiting buses close to that intersection to get across the road when vehicles are trying to turn the corner to go up Rousseau and turn left onto Wilson St. It would be very difficult for elderly residents to navigate walking that area safely. We already have many retirement developments in town, including a similar large development being built currently on the corner of Golf Links/Southcote, there is not the need for such a development in this location.

The alternative option of a condo building is also not suitable as it would still be way too big for this location, creating more traffic issues with residents entering and exiting from underground parking garages. Another very large concern with both these developments is the sanitary waste sewage it would create. Our town already has a huge issue further down the street with residents by the Old Mill, having their basements permanently flooded or contaminated with sewage as a result of the pumping station's inadequacies. Cllr Ferguson has already noted this is an ongoing issue and made a barmy suggestion that it be pumped into Coote's Paradise, a conservation area that would not be suitable to dump sanitary waste water. The additional units these properties would create would only add to this burdening problem. There seems to be no real research gone into this location by the developers. When residents had a meeting with the developer when they first announced their plans, they never mentioned how they would tackle current issues the town is experiencing, nor had they even conducted a traffic feasibility study, something one would have thought would have been conducted at the outset when considering a location. The residents suggested that a traffic study be conducted as we navigate these streets daily and know how problematic traffic can be in this particular location. A local group, Ancaster Village Heritage Community was initiated in the first place as a result of traffic issues resulting in traffic cutting through the narrow streets off Rousseau in attempts to rejoin Wilson Street further down when traffic is heavy along Rousseau Street and Wilson Street. Having either development options built in this location will only add to the traffic flow and redirection of traffic in the quiet neighbourhoods, something we are trying to curtail not add to.

It is very disappointing to see developers consider nothing more than their bank balance when designing buildings rather than building to suit the local architecture and the confines of the restrictions put in place to protect the streetscape. Ancaster village could be Dundas, old Oakville or Niagara-on-the-Lake, creating a streetscape that people would want to visit, shop and live/work if only we had people keen and proud to create such a vision. We need medium density mixed use buildings on that stretch that would comply with height, amassing and visually with the existing Ancaster Wilson Street Secondary Plan. I have yet to speak to a resident that is in favour of such a grossly overbuilt monstrosity of a building in an incorrect location. We aren't opposed to development, but it simply has to be in keeping with this gem of a village. We hope Hamilton Planning comes to its senses and halts developments such as these that are wholly unacceptable and that threaten the visual appeal of our village, leaving it devoid of its historic character. It would be a very sad day for Ancaster if this development gets pushed through, leaving the floodgates wide open, setting a precedent to other developers to push through plans ignoring current building restrictions that were put in place to protect the streetscape. It would quite frankly make a mockery of our planning regulations. We hope that the views of Ancaster residents will be taken into consideration when looking at these plans. Thank you.

Regards

Honor & Brendan Hughes
Ancaster Residents

From: Charles Walker

Sent: Saturday, February 12, 2022 7:53 PM

To: clerk@hamilton.ca

Subject: Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster Ward 12).

Hello Hamilton City Clerk,

I'm hoping you will deny the Amica development submission on Wilson Street in Ancaster. The drawings I've seen are completely out of step with the character of the village. Is the height of the planned building also many floors higher than regulations currently allow?

Thank you, Charles Walker.

From: Patricia Cole-Stever
Sent: Saturday, February 12, 2022 10:15 PM
To: clerk@hamilton.ca
Cc: Bob Maton
Subject: Opposition to the Rousseaux/Wilson St. proposed development in Ancaster, ON

Attention City of Hamilton Planning Committee:

I respectfully request that this submission be included, reviewed and discussed at the City of Hamilton Planning Committee meeting scheduled for **Tuesday, February 15/22 at 0930** hours.

This submission bares forth my reasons for the **opposition of the "Application for Amendments to the Urban Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson St., E (Ancaster Ward 12)"**.

I concur with and fully support the oppositions that have been submitted with regard to the aforementioned application for amendments to the urban plan, by Bob Maton, President of the Ancaster Village Heritage Committee, **therefore won't reiterate them here. I do *however*, have further comments, and present situations and questions** for you to contemplate and to build my opposition on. I ask questions as a means to *ensure* you consider the answers to them or pursue the answers if you do not already have them.

As a retired first responder, I pondered and will ask the same of you~ what it would be like, as a senior to reside at a new seniors residence/retirement home or to be a new condo dweller, at Wilson and Rousseaux~ at what is already one of the busiest intersections in the City (of Hamilton); where foot travel is only 'questionably' safe, currently. I've seen people, out of frustration, cross this intersection in traffic after having stood for a considerable amount of time at the traffic lights waiting for the sequence to change in their favour. I've seen oversized trucks with heavy loads and a wide variety of vehicles, daily, fail to stop, illegally turn or stop illegally in the intersection and add to gridlock and the congestion of overflowing traffic at this ill equipped intersection, yet....it is proposed to add *more* foot and vehicular traffic to/at this intersection? I suggest this will add to a greater number of vehicle/pedestrian and vehicle/vehicle collisions. For safety reasons, I am opposed to any greater usage of Wilson Street and the Rousseaux/Wilson St. intersection, than already exists.

I then wondered, and ask again for you to consider this; knowing that time is of the essence in emergent situations, will emergency response time to attend to a situation at a condo or senior's residence in this area be impaired due to vehicle congestion and a literal lack of space on the roadway for an emergency vehicle to pass safely through gridlocked traffic? Additionally, calls for emergency response to either a condo or a seniors residence *will* increase the need for a greater amount of emergency responders in Ancaster. Can the intersection of Rousseaux and Wilson, as well as Wilson St. E.

handle flow issues with a greater amount of emergency vehicles in the area? Is increased emergency response time affordable or fair to ask of citizens awaiting and needing emergency assistance? What about the entry/ exit of emergency vehicles with only one access to the seniors facility or condo~ is this enough access? Will there be enough frontage for emergency vehicles to park in? What about criticism from the public when delays in emergency service happen because of the implementation of ill thought plans? I am opposed to any development in this area which will impede upon the delivery of emergency services and emergency response time to all residents there as well as in the greater Ancaster area. I do though, support greater police, fire and ambulance service in Ancaster, as it currently exists.

What about the additional traffic created by new residents to the area? There will be impeded vision on the grade of Wilson St. E for drivers to consider regarding the entry and exit to and from this development. Please also consider that the already slow traffic flow will be further impinged upon when there are more people efforting to turn in or out of a condo or seniors residence driveway... especially when it is a single driveway, servicing multiple persons residing or working in a large facility. Human nature suggests that tempers will flare and aggression may follow when access is impinged upon in rush hour traffic. Will there be need for new pedestrian crossings or traffic lights? Will there be additional city bus stops or school bus stops to accommodate additional residents? If so, what will this do to an already overused roadway and the egress of traffic, especially at rush hour? Who will foot the bill to create a sage roadway for drivers and pedestrians including its infrastructure, with new development? I am opposed to adding a higher density of residents which will create a greater amount of vehicle and foot traffic in this area and am opposed to the City spending for costs associated to making this street and intersection safe *due* to high density development. (To note: I am in support of carefully considered expenditures needed to upgrade and preserve the *current* intersection and infrastructure both on Wilson and Rousseaux Streets.)

Again, considering some past experiences, I wondered; what will it be like for a senior who may have diminished mobility or a child without experience, to live at and walk the intersection of Wilson and Rousseaux? Add to this thought, a walker, a wheelchair or assistive device such as an electric wheelchair or scooter, or a child walking their dog or getting off the school bus. When compared to the current pedestrian crossing times, will drivers be patient enough to wait if traffic signals are extended to accommodate these users or will users be challenged to cross in the time allotted to them? Is it even acceptable for wait any longer in a traffic light sequence than drivers currently do? The north section of this intersection doesn't currently have a sidewalk and the land needed to make any further positive, safe change at this intersection is limited. In other areas in the City where there are senior residences (think First Place, down town) there are the added aids of visual & auditory crosswalk signals and staggered vehicle turn lanes. I am a senior ~ I do not mean these questions or comments in any derogatory sort of way, I add them as food for *much* thought. Will the City do a

traffic study and be prepared to make upgrades to the Rousseaux/Wilson St intersection and Wilson St., E for additional new residents to come to this already congested area and feel safe about something as simple as crossing the road? Will the developer pay the cost of these needed upgrades? I am opposed to additional wait times at this intersection and the costs associated to upgrades *due* to higher density population in the location aforementioned above.

From the bit I know about the lifestyle choices available for the residents of Amica in Dundas, there is, I gather, accomodation for people who present with various levels of dementia. I would think that this would also be true of the proposed Amica in Ancaster? Thankfully not a frequent occurrence, but residents with diminished faculties face environmental challenges, should they wander away from their residence. It is not a safe or prudent decision to place a senior's residence at Wilson and Rousseaux simply because of the sheer volume of drivers which require foot traffic to be conscious and aware of their surroundings and to make proper choices for their safe crossing. Further, directly across the street from the proposed Amica site, there is a steep slope, at the bottom of which is a creek and a tunnel...all of these pose particular problems for wandering persons and, I'll add here, children from a condo development, as well as emergency personnel responding to search for lost persons. I would not hesitate to say that this is a deadly location for a seniors residence or condo due to the traffic and the terrain and am therefore opposed to the proposed type of development and residential density at this location.

Unfortunately, prior experience leads me to suspect that a facility or residence with an underground parking lot may lead to a greater incidence of criminal activity there as well by way of thefts from vehicles and thefts of vehicles. Is the City ready to provide greater police coverage to Ancaster as a preventative measure or even a responsive measure due to the increase resident density from a large development such as that proposed? I know that I can't oppose all development in the City however, I wish to impress upon the City and this Planning Committee that more police presence equals a greater prevention of crime.

Increased pedestrian traffic, long light sequences with staggered movement of traffic, greater amount of vehicles along both Wilson and Rousseaux~ including emergency vehicles, noise pollution, gridlock, gas fumes from idling vehicles, stress on an already aged infrastructure, a greater amount of traffic infractions and disrespectful and aggressive driving, environmental safety concerns, the potential for increased crime in the area; none of these considerations make for responsible placement of a large residential development at 442, 450, 454 and 462 Wilson St.,E, Ancaster. Further, there are no proper sidewalks on one side of Rousseaux which lines a natural area which should be persevered a such. The process of construction itself will create traffic mayhem, understood though, it would be temporary but will be an incredible inconvenience for ALL Ancaster residents who use this intersection. I have experienced back-ups on the 403 and the ramp from the 403 to Rousseaux St.. due vehicle collisions

at Rousseaux and Wilson St's and I can't imagine what traffic chaos will occur if construction for development were allowed at this intersection. Snow clearing and slip and fall accidents on an incline provide further issues to consider with increased vehicular and foot traffic as does the need for greater street maintenance and garbage pick-up. All of these considerations add reasons to my opposition of the proposed development.

As a lifelong resident of Ancaster, I continue to see a lack of consideration and transparency for residents in this community by not only snipping time away from allowing us to voice our opposition regarding the current applications for development but a lack of consideration for the longer term effects new, abnormally large, lack luster structures will present. Further, I wonder why is it that area developers feel so confident that they can push a plan through for the approval of a facility that is double or triple what the current urban plan for zoning, height, scale and mass allow?? I ask City Council and the Planning Committee not to throw away everything that has been fought for and approved for this community in the past, thereby causing many to lose faith in what is supposed to be a fair and transparent decision making process. What is the point of having committees and meetings and by-laws drawn up when, as a result of fresh committee meetings, none of those previous decisions are adhered to? As a citizen of this community I have to wonder if the councilors who are now voiding previous decisions are looking to allow 'legacy projects' so as to be boastful of these projects in the years to come, while failing to consider the inappropriate and unsafe consequences these projects will have. Many feel the whole process you are inciting me/us to be a part of~ to present my opposition is, in fact, a waste of tax payers money and backhanding the public you are supposed to be there to serve. Decisions were made in the past, plans were formed ~ those being the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan... stick to them but maintain my community so that it is has a safe and up-to-grade infrastructure. Concentrate on the issues truly at hand~ traffic flow and congestion, failing infrastructure, retaining the historic nature of the area and allowing 'reasonable' build back in the Ancaster Wilson St. village area which was raped of it's heritage but.... do so by following the current Ancaster Wilson Street Secondary Plan.

1. The proposed [bylaw] amendment **does not meet** the general intent of the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan with respect to building height, scale, massing, privacy, overlook, compatibility, and enhancing the character of the existing neighbourhood;
- 2.
3. The proposed change in zoning **does not meet** the general intent of the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan with respect to setbacks, building height, and massing;
- 4.
5. The proposal is not considered to be good planning and is considered an **over development** of the site.

Respectfully submitted,
Patricia Cole-Stever

From: Gail Lazzarato
Sent: Sunday, February 13, 2022 7:28 AM
To: clerk@hamilton.ca
Subject: Amica Development in Ancaster

Regarding the Applications for Amendments to the Urban Hamilton Official Plan and Zoning By Law 05-200 for lands located at 442, 450, 454, and 462 Wilson Street East (Ancaster Ward 12) in opposition to this application.

I am recommending DENIAL of the proposed development.

It does not fit with the Ancaster Wilson Street Plan
It does not comply with the height restrictions
The traffic on a one lane road each way cannot handle additional traffic in the best of times...how will heavy construction equipment coming and going impact that, add an accident on the 403 highway and we are at a standstill
Has there been a CURRENT traffic study done and I don't mean in the last 10 years
Can the infrastructure handle this development
The loss of all those beautiful old trees
What does this due to the quaint village experience and neighbours
We need to stop this development!!!
The very fact that the Brandon House was torn down when it was is still an unexplained mystery to me I think the powers that are potentially making these decisions need to come and sit in the parking lot across the street and watch the traffic and then see how this development will negatively impact the streetscape and all of the residents of Ancaster. Do you not think of the current residents who moved there because of the village experience. We do not want this!!!!!!
This cannot go through.
Gail Lazzarato

From: Gayle Holmes
Sent: Sunday, February 13, 2022 10:20 AM
To: clerk@hamilton.ca
Cc: bobmaton@hotmail.com
Subject: Ancaster: Amica development at Wilson and Rousseau

Planning Committee Members

I have resided at the same address in Ancaster for over 30 years and seen the development of our lands over this time. Many have been positive. I enjoy the "village feel" and would like to see more development on Wilson Street to provide local services and to make for a more interesting and walkable main street. Most recently I have become alarmed by the destruction of some of our older homes and businesses (some should have had heritage protection) and new proposed changes.

First let me say as a senior myself I have first hand knowledge of the changes as we age. We slow down, our reactions are not as fast, mobility, hearing and sight issues begin to take hold. Most of us want to stay in our homes but sadly for many it just is not feasible. Therefore I understand the need for various senior housing developments.

However this particular location will be very difficult for any of its residents to be able to ambulate around. The slope of the property and road would make it difficult for walking in any direction as it would be either uphill or downhill. For most any of the business and services on Wilson would just be too far to contemplate walking.

The intersection, already a small confined space, has advance arrows in all directions which often confuse drivers and pedestrians as cars, trucks and buses navigate the turns. Many drivers use Wilson up and down the Ancaster hill Monday to Friday to get to work and school or university. This intersection also gives access to the 403 in both directions. During bad weather or traffic accidents on the 403 Wilson Street quickly becomes backed up with traffic. The new changes at Southcoate and GolfLinks, also a senior development, will also be contributing to increased traffic in the area.

In my particular case I access the highway and Wilson street via McNiven . Many times the traffic on McNiven is heavy which usually indicates problems on the 403. This already makes it tough for residents of the area. Further congestion of the area is expected with the Southcoate development.

The proposed Amica development would not be in keeping with my understanding of the plans and zoning in Ancaster. Further I also believe that there are environmental impacts that must be considered and managed appropriately in our current state and future developments.

In conclusion I do support further development of the village in keeping with the currently approved plans and streetscape. Please consider the real needs and safety requirements in senior developments. This location is simply not the right one for Amica.

Yours truly

Gayle Holmes

From: D. Tod
Sent: Sunday, February 13, 2022 11:19 AM
To: clerk@hamilton.ca
Subject: Applications for amendments to the Urban Hamilton Official

Planning By- law 05-200 for lands located at 442,450, 454 and 462 Wilson Street East (Ancaster Ward 12).

Dear Sir,

This proposal abrogates many of the laws and sensible planning restrictions already in place. Chaotic traffic conditions particularly in this area are already upon us, water removal is a very real problem. I am confident you do not need a seemingly endless list of negative problems which this proposal will give rise to but they are looming over us and I wish to add my voice to oppose the application and without prejudice.
Sincerely, Douglas Tod. Ancaster.

From: Kathy McCloy
Sent: Sunday, February 13, 2022 11:37 AM
To: clerk@hamilton.ca
Subject: Amica/condo proposed development in Ancaster Ward 12

TO: City Clerk

I am hoping that my email will be read and documented regarding the application for Amendments to the Urban Hamilton Official Plan and zoning By-Law 05-200 for Land Located at 442, 450, 454 and 462 Wilson Street East.

I am sure that you have received enough messages/emails/letters/calls to help you understand that this proposed building will destroy Wilson Street and the Village Core. It undermines the vision for Ancaster. Our bylaws and the residents of Ancaster are being ignore.

Do the right thing!
Kathy McCloy

From: Kathy Hayes
Sent: Sunday, February 13, 2022 12:19 PM
To: clerk@hamilton.ca
Subject: Fwd: Amica/Condo development

I am 100% in agreement with the concerns expressed by Ms. Leonard in her message to you below. I cannot imagine the traffic chaos this project will perpetuate. Please do not let this project go through. Protect the citizens of Ancaster.

Thank you,
Kathy Hayes

Ancaster

----- Forwarded message -----

From: **Patti Leonard**
Date: Sat, Feb 12, 2022 at 1:01 PM
Subject: Amica/Condo development
To: <clerk@hamilton.ca>

I am writing to oppose the development of the Amica/Condo development at the corner of Rousseaux St and Wilson Streets.

Not only is this one of the busiest corners in Ancaster, it is a major thoroughfare to the Link and 403. The traffic in this area has been saturated for a number of years due in part to major development along Wilson St. Further if there is any obstruction on the 403 (accident, lane closure) Wilson St. and Rousseaux St. are impassible with the detour of traffic through the town. Frustrated drivers begin searching the neighbour hood streets for ways around the congestion and as I have personally witnessed often make illegal and dangerous maneuvers to get out of the fray. Adding to this already over crowded roadway is dangerous and irresponsible.

I believe not only is this an inappropriate location for a high density dwelling that will include significant visitor and staff access/parking, but will create traffic and pedestrian congestion that would potentially be dangerous for everyone. Please don't allow this application to move forward.

To those I have bcc, if you agree that this is the wrong plan for this busy corner please write to the city clerk at the above address and send to your other friends in Ancaster to do the same. Add, change, write your own message but it needs to be received by noon on Monday. We need to use our voice to keep Ancaster safe and free from overwhelming density and traffic.

Patti Leonard
Ancaster resident

From: brooke pearson

Sent: Sunday, February 13, 2022 12:50 PM

To: clerk@hamilton.ca

Subject: Application for Amendment to UHOP By-law 05-200 for Lands 442,450,454,462 Wilson St E, Ancaster, ward 12

Dear Sirs,

As residents of Ancaster since 2006 and a concerned citizen of Greater Hamilton I strongly oppose the application identified above for a seniors residence or condo building at the corner of Wilson and Rousseau Streets in central Ancaster.

There is an existing official urban plan for Ancaster that has been developed and well-thought out. This application for amendment flies in the face of the reasoning that the plan is based on.

From the point of view of pragmatic logistics either of the two proposed buildings would add drastically to what is already a focus of vehicular traffic congestion at the busy intersection of Wilson and Rousseau Streets with commuting delays, line-ups of traffic and inevitably an increase in driving frustration with resultant accidents. Pedestrian injuries - particularly for seniors - would be increased with increased vehicular traffic. My understanding is that the proposed projects would also put a significant strain on sewage and waste water infrastructure with inherent health and safety implications.

Central Ancaster has for the most part done well in maintaining a consistent low-rise (< 9 metres) historic architectural tone and charm that should be the pride of not only its residents but also the city itself. It is known outside of the area as an attractive community that welcomes visitors and tourists from near and wide. With regard to the plan's building restrictions consider how well Paris, France has done by strictly limiting the height of buildings within the well-defined borders of the central city and preserving heritage facades.

Urban infill is a present-day unavoidable trend but it does not have to be a bad thing as long as the logistic, social and aesthetic values of Ancaster are not sacrificed for financial interests of developers. Please deny this application.

Sincerely,

Dr. and Mrs. Brooke Pearson

From: Paul White
Sent: Sunday, February 13, 2022 2:03 PM
To: clerk@hamilton.ca
Subject: Amica/condo development proposal

City clerk:

This is a written submission concerning Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454, and 462 Wilson Street (Ancaster Ward 12).

I am in opposition to the proposed development. I see the process for urban development in Ancaster as favoring developers and downplaying community voices. I commend city staff for the hard work in developing an official plan, but cannot understand why developers seem to ignore that plan when proposing their projects.

I see the imbalance of developers' efforts and public wishes as a lack of leadership in Ward 12, which seems to be deaf to residents' opinions in regards to urban development as well as environmental considerations in the area.

I feel the Ancaster Wilson Street Secondary Plan should be strictly followed, regarding a height of 9 meters, and maintaining (what is left of) the character of the neighbourhood.

As a regular user of the Rousseaux / Wilson Street intersection I worry about traffic load and safety this development would bring. The probable "cut through" traffic effect into the Maywood neighbourhood will add to the erosion of the overall sense of community already under seige in Ancaster.

As a former Landscape Design Technician I am concerned with the lack of environmental considerations for this development. Site groundwater runoff, loss of urban tree canopy for construction, and the dubious success of site landscaping post construction, on top of an underground parking garage are not compatible with sound environmental practices, or consistent with the efforts of the Niagara Escarpment Commission mandate. Waste water pipe capacity and the history of flooded basements in the area indicates this proposal could have a negative effect on the environment and quality of life for the neighbourhood.

In the Alternatives for Consideration document, Option 3 is an alternative that will follow the Secondary Plan calling for development consistent with the character of the neighbourhood, and make development in this area enjoyable for everyone.

Thank you,
Paul White

From: David Hamber

Sent: Sunday, February 13, 2022 3:50 PM

To: clerk@hamilton.ca

Subject: Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-Law 05-200 for Lands Located at 442, 450, 454, and 462 Wilson Street East (Ancaster Ward 12).

To the City of Hamilton and its Elected Officials:

As a fourth generation resident of Ancaster, and a concerned citizen for its continuing destruction as an historical village, I fully support the city's staff report denying the above applications.

If development is to go ahead in a more responsible manner, it should be with the current Mixed Use Medium Density with Pedestrian Focus Zoning only, in keeping with the character and architectural heritage of our village, and following the Ancaster Wilson Street Secondary Plan. We do not need buildings more than 3 storeys tall, nor more sewage or rain water problems.

One of the other most obvious problems with the applicant proposals is traffic congestion. Having used the Rousseau/Wilson Street intersection many many times myself, it is easy to see that any more traffic than we have now will become nightmarish everyday. Peak traffic times will be worse, and residents of a large retirement home will experience serious difficulties both as pedestrians and car drivers with that intersection.

Traffic and access to sites alone, should be cause enough for any sensible person to deny the above applications and proposed structures.

Sincerely,

David Hamber

From: Gordon Bullock

Sent: Sunday, February 13, 2022 4:10 PM

To: clerk@hamilton.ca

Subject: Applications for zoning change in Ancaster for property at 442,450, 454 and 462 Wilson Street East.

Dear Sir or Madam, I am writing to you regarding the above proposed changes to the Urban Hamilton Official plan and Zoning By-law 05-200. And I am reminded of the once proposed route for the Lincoln Alexander Highway, before it was built, which would have crossed the Dundas Valley and ended at Highway 5. Good sense and vision prevailed and it never happened.

Once again, however, there is another blot on the landscape.

I am also reminded of the vision of Mr and Mrs. Tom Farmer in donating their property for what became Fieldcote and a wonderful historic site for a once historic village. Now once again we need to stop the rot and show some vision by preserving the character of a very rare treasure which reminds all of our history. There is enough hard factual information to prove that this commercial land grab would be in the wrong place in the damage it would do to the quality of life in this area. What more do we need to know? Let us send a message that Ancaster's charm is not for sale any more.

Respectfully submitted Gordon Bullock, a resident

From: Marta Vandermarel
Sent: Sunday, February 13, 2022 4:52 PM
To: clerk@hamilton.ca
Subject: Amica Deelopment

To it may Concern

I am writing to oppose the development of the Amica/Condo development at the corner of Rousseaux St and Wilson Streets.

Not only is this one of the busiest corners in Ancaster, it is a major thoroughfare to the Link and 403. The traffic in this area has been saturated for a number of years due in part to major development along Wilson St. Further if there is any obstruction on the 403 (accident, lane closure) Wilson St. and Rousseaux St. are impassible with the detour of traffic through the town. Frustrated drivers begin searching the neighbour hood streets for ways around the congestion and as I have personally witnessed often make illegal and dangerous maneuvers to get out of the fray. Adding to this already over crowded roadway is dangerous and irresponsible.

I believe not only is this an inappropriate location for a high density dwelling that will include significant visitor and staff access/parking, but will create traffic and pedestrian congestion that would potentially be dangerous for everyone. Please don't allow this application to move forward.

Marta Vandermarel

From: Enrico Palmese
Sent: Sunday, February 13, 2022 5:17 PM
To: clerk@hamilton.ca
Subject: Wilson and Rousseaux development

Good morning,

Regarding: Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster Ward 12)

We are against this development. The staff report clearly indicates the development does not meet current Hamilton and Ancaster planning and zoning bylaws. You need to consider the residents who live in town and those who access this area daily. These planning and zoning bylaws were put in place for a reason. This is a Heritage town and that corner cannot take a large influx of residents and vehicles. It is already a problem area for traffic during the work commute and adding more traffic to this area is a terrible idea.

If we have to choose something other than single family homes:

1) We prefer the lands be developed in accordance with the Ancaster Wilson Street Secondary Plan which allows a height of 9 meters only and requires that buildings be **consistent with the character of the neighbourhood, which this development is not.**

2) Problems with traffic and access to the site by themselves should defeat these plans. A retirement home will generate an extra 368 vehicle trips per day, while an apartment complex will generate an extra 1049 trips per day. **Traffic on Rousseaux and Wilson Streets is already at or near capacity**, according to the developer's own traffic study. There are long queues occurring in the busiest weekday hours on all four approaches to the intersection - and extending beyond the available storage in the westbound and southbound left turn lanes. At the busiest times, an apartment building would generate 88 additional peak hour trips, while a retirement home would generate 33 additional peak hour trips, all to join the long lineups beyond capacity on Wilson and Rousseaux Streets.

3) **Access to the development on Rousseaux Street will create a serious safety hazard.** All traffic access will be fed through a driveway on Rousseaux 40 meters from Wilson Street. A new left turn lane on Rousseaux will access the building's driveway. Exiting the driveway will not allow left turns onto Rousseaux, only right turns, which will lead traffic heading for Wilson Street to cut through the Maywood neighbourhood on Academy, Lodor and Church Streets. Traffic turning left from Rousseaux into the development will be blind to the traffic from Wilson St. as they make the turn, and any hesitation will leave them exposed to a t-bone collision. There will be garbage trucks, delivery vehicles, emergency vehicles, people with lagging reflexes crossing Rousseaux to access the building, and the traffic on Wilson Street has descended a steep slope to get to the intersection, and can come around that corner quite aggressively.

4) The Staff Report indicates **no evidence in the Application of adequate waste water pipe capacity to service the site.** The existing storm structures are only intended for road side drainage not for such developments. Neither issue is addressed by the applicants. The staff report notes that "...a hydrogeological study is required to determine potential dewatering needs. Due to the limited capacity in the sanitary sewer system, **no long term dewatering post-construction would be supported by Hamilton Water.** Foundation design should be designed accordingly." The waste

water pipe may be near capacity already. The relevant pipe descends the Escarpment to the pumping station in the valley below and returns onto Rousseaux Street further east. There have been occurrences of flooded basements in the valley, and the Councillor attempted to mitigate this with an overflow pipe into Ancaster Creek this past summer which was rejected by city council, so the potential problem apparently remains. The Staff Report says, “The Functional Servicing Report (FSR), prepared by S. Llewellyn & Associates Limited and dated August 2021, does not provide population projections for sanitary waste water. Growth Management staff have advised that based on the FSR and other information, these applications are not supportable.”

5) The report also notes **there is insufficient evidence that water runoff will be adequately dealt with.**

6) Re consistency with the character of the neighbourhood, the Staff Report also says: “...staff are concerned that the proposed **scale of the development is not in keeping with the existing character of the neighbourhood.** While medium to high density residential development contributes to several planning objectives, staff note that the Ancaster Wilson Street Secondary Plan’s vision and intent carefully considers the merits of maintaining low-rise built form and has further considered the development densities that are based on transportation constraints. The proposed development, with additional height for both the retirement home or the mixed use building and a density of 283 units per hectare, represents an **overdevelopment of the site**, and is not in keeping with the surrounding area. **The proposal does not meet the residential intensification policies of the UHOP**, as the proposal does not provide appropriate transitional measures such to mitigate the height, scale, and massing being proposed. As such, the proposal does not build upon or enhance the established and planned character of the neighbourhood. It is the opinion of staff that the proposal does not demonstrate compatible integration with the surrounding area.

7) Consistent with above staff concerns, the Niagara Escarpment Commission is also not supportive of the development. “The subject lands are not within the Niagara Escarpment Development Control area but are identified within the “Urban Area” of the Niagara Escarpment Plan (NEP) ...**“the proposal does not comply with the Niagara Escarpment plan and therefore does not comply with the UHOP [Urban Hamilton Official Plan] which requires NEP plan conformity.”** Finally, **the removal of all trees on site and their replacement with trees which will be planted on top of a parking garage, making them susceptible to drought and insufficient sunlight is not acceptable to staff and violates the city’s Climate Emergency Plan.** The development will also damage trees close by on the property of neighbouring homes.

Thank you for your consideration,

Enrico Palmese Sr. and Julie Palmese

From: Craig Cassar
Sent: Monday, February 14, 2022 10:07 AM
To: clerk@hamilton.ca; Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>
Subject: Re: Planning Committee Meeting Feb 15, 2022: Agenda Item 9.3

Hello Lisa,
Please add my letter to the agenda for the Planning committee meeting dated Feb 15, 2022, regarding item 9.3. Subject property: 442, 450, 454, 462 Wilson Street East, Ancaster

To members of the Planning Committee,

The proposal for a 6 or 7 storey single-use development at the Corner of Wilson St and Rousseaux St is not suitable for that location.

I am pleased to see the City consider increasing the density within our boundaries, but it needs to be appropriate and add value to the community where it is built.

I am also pleased to see that the Planning department does not recommend the proposal as it was submitted. I encourage committee members to support them.

The proposal as submitted is problematic because it ignores the Ancaster Secondary Plan. That said, over the past decade since that plan was published, we have gained a much better understanding of climate change's impact and the risk that continued sprawl has on our city. With that in mind, it would be appropriate to revisit that plan and update it with public input. It is not appropriate to allow builders to bypass that step.

If done properly, the location in question - and other areas in the Ancaster Village - could support buildings that are 4 storeys in height. With knowledgeable and thoughtful design - and done on a human scale - such developments could help to build a convivial and vibrant community that would improve lives for all residents. There are many, many examples throughout Europe where this has been done with great success. Active ground floor edges along the street can bring new businesses to the area and allow residents to avoid using cars which would create the traffic that is of concern to many residents. Courtyard areas on the backside of a new development would provide private, quiet space with a favourable microclimate that would enhance the lives of residents.

Finally, any new development in Ancaster should be required to be mixed used so that residents can access many of their daily needs on foot which not only helps improve their health and reduce stress levels, it also makes for a stronger community with less vehicle traffic. Creating single-use buildings as has been proposed by the developer is not going to improve the community and I would like to see the City ensure that does not happen.

Thank you.
Craig Cassar
Ancaster Resident

From: Richard Wallace

Sent: Sunday, February 13, 2022 5:31 PM

To: clerk@hamilton.ca

Subject: Applications for Amendments

Attention: City Clerk

Re: Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster Ward 12).

I wish to express my concerns in regard to the proposed development at 442, 450, 454, 462, Wilson Street, Ancaster.

This proposal flies in the face of the Ancaster Wilson Street Secondary Plan which was the result of an intensive consultation with experts in the field as well as concerned residents wishing for the best development of Ancaster. The community and its well being should not be dismissed lightly at the call of any developer. The current height restrictions may be somewhat restrictive to overly profitable development, but the Ancaster Wilson Street Secondary Plan allowing for a height of 9 meters needs to be adhered to in the best interests of the community. To grant the proposed height allowance would not conform with the current neighbouring residences, would restrict neighbourhood view lines, invade neighbouring privacy, and demean the character of the neighbourhood.

The building and extensive paving of the properties would deny the absorption of rainfall by needed greenspace. Ancaster has already shown that it currently cannot effectively deal with waste water run-off from this area. Households on Old Dundas Rd. which are below this proposed development have suffered damage and expenses incurred by what is currently a problem.

The corner of Rousseau and Wilson St. is currently the busiest intersection in Ancaster. Backlogs of traffic is a usual occurrence. If residents, staff, garbage trucks, delivery trucks etc. leaving the proposed site are required by necessity to turn right onto Rousseau St., all traffic wishing to access Wilson St. would need to travel up through the residential neighbourhood on either Lodor or Academy St. These currently have "no trucks" signs and with good reason. The streets are not suited as a thoroughfare and residents have previously expressed their exasperation with traffic cutting through to avoid the Rousseau/Wilson intersection. Children on Academy St. are often seen playing in the street. While this may not be optimal of course, regardless their safety is of utmost importance and must not be ignored. While internal development and the taxes generated are needed, this project shows to be overdevelopment when the area will be adding other developments as well. There are currently interested parties for an extremely large development at 392,398, 400, 402, 406 and 412 Wilson St. E. as well as smaller developments at 393 Wilson St. E., at 327-335 Wilson St. E., at 280-282 Wilson St. E., at 154 Wilson St. E., and at 223 Wilson St. E. All of this adds to required intensification, but please, we must be cautious of destroying our habitat by overdevelopment. Overdevelopment does not fit into the needs of the community or the Urban Hamilton Official Plan.

Regards

Richard Wallace

Ancaster ON

From: Claire Vice

Sent: Sunday, February 13, 2022 7:14 PM

To: clerk@hamilton.ca

Subject: Applications for Amendments to Urban Hamilton Official Urban and Plan and Zoning B-law Zoning 05-200 for Lands 442,450,454,462 Wilson St. East (Ancaster Ward 12)

To Whom It May Concern,

As a long-time resident of Ancaster, I am writing with grave concern over the proposed development at the above-mentioned areas for the AMICA/ condo development. The proposal represents VERY poor planning given the location and character of the neighbourhood.

There are several issues which need careful consideration:

Location:

1. 1.) Re Traffic:
2. Rousseau and Wilson St. is already the busiest intersection in Ancaster. Traffic comes from every direction - feeding on and off the Linc. How could anyone possibly think of putting a building of that magnitude at that corner which would just intensify the existing problems? Have any of the councillors and/or staff taken the time to actually sit at the corner any day of the week between 7:15 - 9:00 a.m. and/or 3:15 - 6:00 p.m.? What they would witness is traffic at its worst with long lines in every direction.
- 3.
4. 2.) Re Safety:
5. Increased traffic leads to increased safety issues - not just with vehicular traffic but pedestrian traffic as well. Pedestrians are crossing both Wilson and Rousseau
6. streets as they transfer bus routes.

3.) Re: Water

The proposal does not address waste/water issues in terms of capacity or waste. Further there is no indication of how water run-off will be dealt with.

Character of the Development

This proposed development is in the middle of residential area with mature trees. Ancaster residents are not against development, but development that is in character with the existing area. A building of that magnitude would be a monstrosity given the nature of the surrounding area.

I, myself, and I believe most Ancaster residents, therefore, prefer Option 3 - which is to develop land in accordance with the Ancaster Wilson Secondary Plan which allows for buildings no

higher than 9 meters and that such buildings be consistent with the character and nature of the neighbourhood. This developer's proposal is most certainly not commensurate with that plan.

To go along with re-zoning and the developer's proposal would be a slap in the face to all in Ancaster who have worked so hard to maintain the unique heritage and character of our town.

Respectfully,
Claire Vice

From: Chris Kruter

Sent: Sunday, February 13, 2022 9:00 PM

To: clerk@hamilton.ca

Subject: Objection to development Dear City Clerk ,Hamilton Planning Committee Mayor and Council O

Dear City Clerk ,Hamilton Planning Committee ,Mayor and Council

Re: Lands located 442, 450,454 and 462 Wilson Street East ,

Looking at the proposal if approved it will for sure destroy our beautiful Ancaster Village Core .

Please let the developer develop the land in accordance with the already Mixed Use Medium Density-Pedestrian Focus (C5a ,570) Zone which permits a building with a height of 9 metres .

Respectfully ,

Chris Kruter

A Concerned Citizen

From: Karen Laposa
Sent: Sunday, February 13, 2022 9:12 PM
To: clerk@hamilton.ca
Subject: proposed development plans

Dear Sir/Madam;

I am writing in opposition to the proposed Amica/condominium development at the above intersection; reference application for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for lands located at 442, 450, 454 and 462 , Wilson Street East (Ancaster Ward 12.)

I have lived in Ancaster for 50 years. We moved here because Ancaster was a small town with a small town feel and friendly people. Over the years I have seen other families do much the same for the same reasons. If I had wanted to live amid high rise development I could have moved to downtown Hamilton or Toronto but chose against that.

In the pictures that I have seen the proposed development exceeds the current height restrictions. The car traffic would be increased in the core's, streets that were not built to carry so much traffic. Where would these increased cars park? The inner center of the village would be negatively impacted.

I request that the proposed development be stopped.

I also request that the City remove personal information from my submission.

Sincerely,

Karen Laposa

From: Claudia Kovalev

Sent: Sunday, February 13, 2022 9:51 PM

To: clerk@hamilton.ca

Subject: Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster Ward 12)

February 13, 2022

Steve Robichaud

Director, Planning and Chief Planner

Planning and Economic Development Department

City of Hamilton

71 Main Street, Hamilton 6th Floor

Hamilton, Ontario, L8P 4Y5

Dear Mr. Robichaud:

Re: Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East, Ancaster (Ward 12)

I am a resident of Ancaster and I am writing in support of the Staff Report which recommends the refusal of the application to redevelopment of the lands located at 442, 450, 454 and 462 Wilson Street East, Ancaster, to permit a seven-storey retirement home with 211 beds and four commercial units, or, alternatively, to permit a six storey, 161-unit mixed use building with seven commercial units.

The proposal represents an overdevelopment of the property that is not consistent with the planning framework and evolving character of the area. The proposal's heights significantly exceed those permitted by the zoning by-law and its scale and massing do not achieve any type of compatible relationship with the surrounding built form context or continuity of community character. This proposal does not respect or respond to the historical and urban design significance of the Village Core and the immediate neighbourhood.

Both options proposed by the Zoning By-law Amendment Application should be denied on the following basis:

1. They do not meet the general intent of the Urban Hamilton Official Plan and do not respect or respond to the Ancaster Wilson Street Secondary Plan with respect to building height, scale, massing, privacy, overlook, compatibility, and enhancing the character of the existing neighbourhood.
2. They do not meet the general intent of the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan with respect to setbacks, building height, and massing.

3. They are not considered to be good planning and should be viewed as a clear example of overdevelopment of the site.
4. They would cause excessive negative impact on the existing adjacent and rear detached dwellings on Rousseaux Street, Lodor Street, Brookside Avenue and Wilson Street East with regard to shadow, privacy and sky view.
5. Their approval would set a negative precedent for new development that would fundamentally alter the urban structure of Wilson Street East.

If the Applicants suggests a third development option, such option should:

1. be developed in accordance with the Ancaster Wilson Street Secondary Plan vision which allows for a height of 9 meters only and requires that buildings be consistent with the character of the neighbourhood;
2. identify any measures to mitigate the impacts of the traffic generated by the development as the new vehicle trips per day will add to the current traffic and overcapacity conditions of the intersection of Wilson Street East and Rousseaux Street; and
3. comply with all the sanitary infrastructure and waste management design requirements and upgrades to mitigate sanitary discharge and/or construction sanitary sewer upgrades along Rousseaux Street and Wilson Street East.

Regards,

Claudia Kovalev
B.Arch and Urban Designer
Ancaster Resident

From: lisa cole

Sent: Sunday, February 13, 2022 10:36 PM

To: clerk@hamilton.ca

Subject: Fwd: Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster Ward 12) in opposition to this Application.

Kind regards,

Lisa Cole

“Be the change you wish to see in the world”. Ghandi

Sent from my iPhone

Begin forwarded message:

From: lisa cole

Date: February 12, 2022 at 9:25:42 PM EST

To: clerk@cityofhamilton.ca

Subject: Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster Ward 12) in opposition to this Application.

The Planning Committee meets to consider this Plan this coming Tuesday, February 15th at 0930 hours, and the deadline for submissions is Monday February 14th at noon.

The Staff Report for this Application recommends DENIAL of both development options for the following reasons (inclusive of both the bylaw and zoning):

- (i) That the proposed [bylaw] amendment does not meet the general intent of the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan with respect to building height, scale, massing, privacy, overlook, compatibility, and enhancing the character of the existing neighbourhood;
- (ii) That the proposed change in zoning does not meet the general intent of the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan with respect to setbacks, building height, and massing;
- (iii) That the proposal is not considered to be good planning and is considered an over development of the site.

The Staff Report provides a strong case for denial of both developments at Planning Committee on Tuesday next week. However, the Staff Report provides ways for the developer to overcome these obstacles, including conditions to be met. In the case of the relocation of the Marr-Phillipo House in recent weeks, we saw that staff recommended denial of the relocation, but set out conditions that could lead to approval, and Planning Committee then approved the relocation, subject to the conditions that were outlined. But the relocation was approved. In this case, p.37 of the Staff Report sets out the following options for the development on this site:

ALTERNATIVES FOR CONSIDERATION [as contained in the Staff Report]:

- 1) Should the Applications be approved, that staff be directed to prepare the Official Plan Amendment and amending Zoning By-law consistent with the concept plans proposed, with the inclusion of Holding Provision(s) to address matters, including addressing sanitary sewer system capacity constraints, visual impacts, and any other necessary agreements to implement Council's direction;
 - 2) Council could direct staff to negotiate revisions to the proposal with the Applicant in response to the issues and concerns identified in this Report and report back to Council on the results of the discussion;
- and,

3) Should the Applications be denied, the lands could be developed in accordance with the Mixed Use Medium Density - Pedestrian Focus (C5a, 570) Zone which permits a building with a height of 9 metres. Here are our main points for you to consider when writing your email to the clerk (clerk@hamilton.ca) in opposition to this development for Tuesday's Planning Committee meeting (deadline for submissions is Monday at noon):

1) Prefer Option 3) in the Alternatives for Consideration on p.37. I.e., develop the lands in accordance with the Ancaster Wilson Street Secondary Plan which allows a height of 9 meters only and requires that buildings be consistent with the character of the neighbourhood, which this development is not.

2) Problems with traffic and access to the site by themselves should defeat these plans. A retirement home will generate an extra 368 vehicle trips per day, while an apartment complex will generate an extra 1049 trips per day. Traffic on Rousseaux and Wilson Streets is already at or near capacity, according to the developer's own traffic study. There are long queues occurring in the busiest weekday hours on all four approaches to the intersection - and extending beyond the available storage in the westbound and southbound left turn lanes. At the busiest times, an apartment building would generate 88 additional peak hour trips, while a retirement home would generate 33 additional peak hour trips, all to join the long lineups beyond capacity on Wilson and Rousseaux Streets.

3) Access to the development on Rousseaux Street will create a serious safety hazard. All traffic access will be fed through a driveway on Rousseaux 40 meters from Wilson Street. A new left turn lane on Rousseaux will access the building's driveway. Exiting the driveway will not allow left turns onto Rousseaux, only right turns, which will lead traffic heading for Wilson Street to cut through the Maywood neighbourhood on Academy, Lodor and Church Streets. Traffic turning left from Rousseaux into the development will be blind to the traffic from Wilson St. as they make the turn, and any hesitation will leave them exposed to a t-bone collision. There will be garbage trucks, delivery vehicles, emergency vehicles, people with lagging reflexes crossing Rousseaux to access the building, and the traffic on Wilson Street has descended a steep slope to get to the intersection, and can come around that corner quite aggressively.

4) The Staff Report indicates no evidence in the Application of adequate waste water pipe capacity to service the site. The existing storm structures are only intended for road side drainage not for such developments. Neither issue is addressed by the applicants. The staff report notes that "...a hydrogeological study is required to determine potential dewatering needs. Due to the limited capacity in the sanitary sewer system, no long term dewatering post-construction would be supported by Hamilton Water. Foundation design should be designed accordingly." The waste water pipe may be near capacity already. The relevant pipe descends the Escarpment to the pumping station in the valley below and returns onto Rousseaux Street further east. There have been occurrences of flooded basements in the valley, and the Councillor attempted to mitigate this with an overflow pipe into Ancaster Creek this past summer which was rejected by city council, so the potential problem apparently remains. The Staff Report says, "The Functional Servicing Report (FSR), prepared by S. Llewellyn & Associates Limited and dated August 2021, does not provide population projections for sanitary waste water. Growth Management staff have advised that based on the FSR and other information, these applications are not supportable."

5) The report also notes there is insufficient evidence that water runoff will be adequately dealt with.

6) Re consistency with the character of the neighbourhood, the Staff Report also says: "...staff are concerned that the proposed scale of the development is not in keeping with the existing character of

the neighbourhood. While medium to high density residential development contributes to several planning objectives, staff note that the Ancaster Wilson Street Secondary Plan's vision and intent carefully considers the merits of maintaining low-rise built form and has further considered the development densities that are based on transportation constraints. The proposed development, with additional height for both the retirement home or the mixed use building and a density of 283 units per hectare, represents an overdevelopment of the site, and is not in keeping with the surrounding area. The proposal does not meet the residential intensification policies of the UHOP, as the proposal does not provide appropriate transitional measures such to mitigate the height, scale, and massing being proposed. As such, the proposal does not build upon or enhance the established and planned character of the neighbourhood. It is the opinion of staff that the proposal does not demonstrate compatible integration with the surrounding area.

7) Consistent with above staff concerns, the Niagara Escarpment Commission is also not supportive of the development. "The subject lands are not within the Niagara Escarpment Development Control area but are identified within the "Urban Area" of the Niagara Escarpment Plan (NEP) ..."the proposal does not comply with the Niagara Escarpment plan and therefore does not comply with the UHOP [Urban Hamilton Official Plan] which requires NEP plan conformity."

8) The removal of all trees on site and their replacement with trees which will be planted on top of a parking garage, making them susceptible to drought and insufficient sunlight is not acceptable to staff and violates the city's Climate Emergency Plan. The development will also damage trees close by on the property of neighbouring homes.

Kind regards,
Lisa Cole

From: Nonni Iler

Sent: Sunday, February 13, 2022 10:44 PM

To: clerk@hamilton.ca

Subject: Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454, and 462 Wilson Street East (Ancaster Ward 12)

To Whom It May Concern,

I am against the proposed zoning changes in Ancaster.

If a large scale complex is built at the corner of Rousseaux and Wilson in Ancaster, it will clog an already horribly congested corner and it will give developers more ground for exceeding the current 9 meter height by-law in the 3rd oldest town in Ontario. Wilson Street will be seeing a lot more traffic with the building that is already going on. To add such a huge facility at that corner is irresponsible!

I am at the opposite end of town, and have to turn right in order to use the roundabout to actually turn left. During rush hour, Wilson Street is bumper-to-bumper from one end of town to the other end and if there is trouble on the 403, the town's main street is at a standstill.

Even if the corner in question has a mixed-use, medium-density proposal approved, there will be an increased problem with traffic, but there will be green space (which is important to the character of the area and even more important to our state of 'climate change emergency'), and the building height restriction of 9 meters remaining the same will keep the 'high rise floodgates' from opening in an area that wasn't built for, and can't handle the traffic.

Sincerely,

Nonni Iler

From: Patti Bond
Sent: Sunday, February 13, 2022 11:04 PM
To: clerk@hamilton.ca
Subject: Amica/condo development
Importance: High

clerk, City of Hamilton

I am writing to voice my objection of the proposed Amica/condo development at the corner of Rousseaux and Wilson Streets in Ancaster.

There are many reasons why I object to this proposed development. I am sure you have heard them all. Least of them is the busy busy intersection , congestion of people and vehicles. Especially older people that do not cross an intersection quickly! The building does not take into account the height requirements or the historic nature of the village. Just to name a few of the issues of that lot.

I would hope this project is reworked for a more suitable density and or new location totally. I feel it is not the location for such a facility.

Sincerely,

Patti Bond
Ancaster, Ontario

From: Anka Cassar

Subject: Development at 442, 450,454 and 462 Wilson St E. In Ancaster

Date: February 11, 2022 at 5:57:37 PM EST

To: clerk@hamilton.ca

To whom it may concern,

Please add my letter to the agenda for the Planning committee meeting dated Feb 15, 2022, regarding item 9.3.

I am writing to you regarding the development on the corner of Rousseux and Wilson St in Ancaster. As an Ancaster resident, I feel that the proposed seven-storey retirement home or a six-storey mixed-use building were not the right fit for Ancaster. I, along with many residents of Ancaster was devastated when Brandon House was knocked down, but we cannot go back in time. Instead, why don't we turn a negative into a positive and build an homage to its character and create a beautiful family housing development with ground floor commercial units and affordable rental units above? Why not use some of the salvaged material from Brandon House and use it in the new building?

I know that the Ancaster Secondary plans limits the height of new buildings to three stories but I think it should be raised to four. The province is experiencing a housing shortage and this height will accommodate more families without creating such a staggering building. The large coniferous trees should not be cut down and a parkette would be nice for the residents and the rest of the community to share. As the Ancaster Secondary Plan suggests, native trees should be planted and permeable paving should be used but why not also include gardens with native plants instead of all turf. If possible, building underground parking would reduce the area of paved surfaces and make a more eco-friendly building.

If the population of Hamilton is to increase by 236,000 residents by the year 2051 and after choosing to not expand our urban boundary, our city needs to intensify with mixed housing choices. We cannot keep building single-detached homes on undeveloped lands including farmland and natural areas that are disappearing at phenomenal rates. Ancaster Village can still keep its old-time charm, it just needs to think out of the box and be open to some change.

Thank you,

Anka Cassar
Ward 12 Resident

From: Luca Palmese
Sent: Sunday, February 13, 2022 11:50 PM
To: clerk@hamilton.ca
Subject: The Wilson and Rousseaux development

Good morning,

Regarding: Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster Ward 12)

I am against this development. The staff report clearly indicates the development does not meet current Hamilton and Ancaster planning and zoning bylaws. You need to consider the residents who live in town and those who access this area daily. These planning and zoning bylaws were put in place for a reason. This is a Heritage town and that corner cannot take a large influx of residents and vehicles. It is already a problem area for traffic during the work commute and adding more traffic to this area is a terrible idea.

If I have to choose something other than single family homes:

- 1) I prefer the lands be developed in accordance with the Ancaster Wilson Street Secondary Plan which allows a height of 9 meters only and requires that buildings be **consistent with the character of the neighbourhood, which this development is not.**
- 2) Problems with traffic and access to the site by themselves should defeat these plans. A retirement home will generate an extra 368 vehicle trips per day, while an apartment complex will generate an extra 1049 trips per day. **Traffic on Rousseaux and Wilson Streets is already at or near capacity**, according to the developer's own traffic study. There are long queues occurring in the busiest weekday hours on all four approaches to the intersection - and extending beyond the available storage in the westbound and southbound left turn lanes. At the busiest times, an apartment building would generate 88 additional peak hour trips, while a retirement home would generate 33 additional peak hour trips, all to join the long lineups beyond capacity on Wilson and Rousseaux Streets.
- 3) **Access to the development on Rousseaux Street will create a serious safety hazard.** All traffic access will be fed through a driveway on Rousseaux 40 meters from Wilson Street. A new left turn lane on Rousseaux will access the building's driveway. Exiting the driveway will not allow left turns onto Rousseaux, only right turns, which will lead traffic heading for Wilson Street to cut through the Maywood neighbourhood on Academy, Lodor and Church Streets. Traffic turning left from Rousseaux into the development will be blind to the traffic from Wilson St. as they make the turn, and any hesitation will leave them exposed to a t-bone collision. There will be garbage trucks, delivery vehicles, emergency vehicles, people with lagging reflexes crossing Rousseaux to access the building, and the traffic on Wilson Street has descended a steep slope to get to the intersection, and can come around that corner quite aggressively.
- 4) The Staff Report indicates **no evidence in the Application of adequate waste water pipe capacity to service the site.** The existing storm structures are only intended for road side drainage not for such developments. Neither issue is addressed by the applicants. The staff report notes that "...a hydrogeological study is required to determine potential dewatering needs. Due to the limited capacity in the sanitary sewer system, **no long term dewatering post-construction would be supported by Hamilton Water.** Foundation

design should be designed accordingly.” The waste water pipe may be near capacity already. The relevant pipe descends the Escarpment to the pumping station in the valley below and returns onto Rousseaux Street further east. There have been occurrences of flooded basements in the valley, and the Councillor attempted to mitigate this with an overflow pipe into Ancaster Creek this past summer which was rejected by city council, so the potential problem apparently remains. The Staff Report says, “The Functional Servicing Report (FSR), prepared by S. Llewellyn & Associates Limited and dated August 2021, does not provide population projections for sanitary waste water. Growth Management staff have advised that based on the FSR and other information, these applications are not supportable.”

5) The report also notes **there is insufficient evidence that water runoff will be adequately dealt with.**

6) Re consistency with the character of the neighbourhood, the Staff Report also says: “...staff are concerned that the proposed **scale of the development is not in keeping with the existing character of the neighbourhood.** While medium to high density residential development contributes to several planning objectives, staff note that the Ancaster Wilson Street Secondary Plan’s vision and intent carefully considers the merits of maintaining low-rise built form and has further considered the development densities that are based on transportation constraints. The proposed development, with additional height for both the retirement home or the mixed use building and a density of 283 units per hectare, represents an **overdevelopment of the site**, and is not in keeping with the surrounding area. **The proposal does not meet the residential intensification policies of the UHOP**, as the proposal does not provide appropriate transitional measures such to mitigate the height, scale, and massing being proposed. As such, the proposal does not build upon or enhance the established and planned character of the neighbourhood. It is the opinion of staff that the proposal does not demonstrate compatible integration with the surrounding area.

7) Consistent with above staff concerns, the Niagara Escarpment Commission is also not supportive of the development. “The subject lands are not within the Niagara Escarpment Development Control area but are identified within the “Urban Area” of the Niagara Escarpment Plan (NEP) ...“**the proposal does not comply with the Niagara Escarpment plan and therefore does not comply with the UHOP [Urban Hamilton Official Plan] which requires NEP plan conformity.**”

Finally, **the removal of all trees on site and their replacement with trees which will be planted on top of a parking garage, making them susceptible to drought and insufficient sunlight is not acceptable to staff and violates the city’s Climate Emergency Plan.** The development will also damage trees close by on the property of neighbouring homes.

Thank you for your consideration,

Luca Palmese

From: Angela Rea
Sent: Sunday, February 13, 2022 11:50 PM
To: clerk@hamilton.ca
Subject: Amica/Condo Development

I wish to add my family's voice to the swell of objection to the above proposal. It is unbelievable that such a huge and inappropriate development is even being considered.

Allowing this to be approved will be the beginning of the end for Ancaster Village core for a variety of reasons. Traffic is already a problem at the intersection and will be made much worse by those working in, visiting, and servicing the building. How are emergency services vehicles supposed to get by when traffic is clogged at that corner?

Sewage already has literally nowhere to go. What will the City do when local residents bring a class action lawsuit against it because of sewage-filled homes that could have been anticipated and prevented?

The whole feeling of the village will forever be ruined and its other low-rise and smaller buildings will become insignificant visually in the shadow of such a large building. It will make the town lack cohesion and turn it into just another town where greedy developers were allowed to get richer at the community's expense.

The local public is losing faith in its City. Some already have lost faith. We are not being listened to. It is hard to believe, looking at this hideous proposal, that the best interests of Ancaster are being pursued rather than the self-serving motives of the decision-makers. Certainly, the developers are not in the least concerned about the town; if they were, this monstrosity would never have been proposed.

Please, do not allow the Amica residence OR the condo development to go through on that corner. Put it somewhere else, away from the village core. If this goes through, it will be a huge mistake and the ruination of our historic and charming town.

Sincerely,

The Rea family

From: Vanessa

Sent: Monday, February 14, 2022 12:19 AM

To: clerk@hamilton.ca

Subject: Application for amendments to the Urban Hamilton Official plan and Zornig by-law 05-200 for Lands located at 442,450,454 and 462 Wilson Street East (Ancaster Ward 12 in Opposition to the Application)

In Opposition to the Application we would like to raise the point that there seems to be no cohesive plan for any development in Hamilton in that everything is painted with the same brush. Most cities have a distinct idea of how they want their city to look. There is in fact a long range plan. This plan includes type of neighborhood, types of buildings and how they reflect the local culture and heritage or is this a virgin project that will be a statement on brand new ground that will be a modern structure that will be artistic in nature and make some sort of statement

Most places in our world respect heritage and make an effort to save it and enhance it so the future generations will be able to enjoy it for centuries to come . Ancaster is such a community and indeed was very important to Hamilton almost 300 years ago. The Old Dundas Road is one of the oldest roads in the Province and was in fact the original mail run from Toronto to Ancaster. We have connections to The United States through The Underground Railroads that helped save many people of colour as they fled enslavement. We are proud of those connections and the those who created them .

We are concerned for our future and our valuable Heritage that means so much to us as people and we choose to look after it because it makes us distinct in our history . History means His story. We have a story just as Hamilton the city has a story with steel.

We want to save our buildings from destruction and create value in our town where families can live together appreciating what we have both in The Village and in the Conservation area. Our old buildings given the chance could last 1000 years unlike what we build today. They are a bargain that keeps on giving.

We have lost the beautiful Brandon house and the Phillip Marr house has not been given the due respect it deserves. This is a house that cannot be moved. It is fragile and needs work.

We are now left with a gaping hole . The proposed structure for this is a huge oversized ugly building that is monstrous in proportion to what surrounds it . There is no intent to save trees especially the large beautiful firs that have graced Wilson Street for as many years as we can remember.

The other building is an oversized Apartment building that will look similarly unfitting for this area and scale that surrounds it. These are not village structures. At least the Medical building on the opposite side has made an effort to show similar architecture and as a result enhances the street scape.

i) The proposed (by-law) amendment does not meet the general intent of the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan with respect to building height, scale, massing, privacy, overlook, compatibility, and enhancing the character of the existing neighbourhood :

ii) That the proposed change in zoning does not meet the general intent of the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan with respect to setbacks, building height and massing

iii) That the proposed is not good planning and is considered a gross overdevelopment of the sight .

1) With respect to traffic flow we already have severe traffic issues within all of these corridors of the Rosseau/ Wilson Street area and adding another large group of residents plus staff of either of the proposed buildings will suffocate the core of our community.

2) Having elderly resident walking anywhere near the main intersection of Wilson and Rosseau will be very dangerous to their safety as the traffic is fast and furious and the north east corner has a blind corner that traffic accelerate fast going around it trying to beat the light. This will almost certainly end up in accidents.

3) The amount of waste sewage of 300 people will almost certainly incapacitate the already overburdened waste sewage system that floods the lower homes of Old Dundas Road causing sewage to back up into their basements . It already is posing this problem and to this day nothing has been done by the city.

With all due respect this is a lovely area and it requires the city to show some time and kindness in developing a secondary plan that enhances rather destroying the natural beauty of this area. When neighbourhoods flourish the city benefits from everyones success as do the people within them.

Please let us put our heads and our hearts together in order to create a thriving district for all concerned. Together let us help Hamilton to take a place in our province as the jewel of the Niagara Peninsula.

With Deep Respect and Thanks for all Concerned.

Vanessa Coles

Member Ancaster Heritage Committee

From: John Dawson

Sent: Monday, February 14, 2022 7:50 AM

To: clerk@hamilton.ca

Subject: : Application for amendment to the Urban Hamilton Official Plan and Zoning By Law 05-200 for lands located at 442,450,454 +462 Wilson St Ancaster Ward12

Subject: Application for amendment to the Urban Hamilton Official Plan and Zoning By Law 05-200 for lands located at 442,450,454 +462 Wilson St Ancaster Ward12

Dear Sir/Madam

I write in strong opposition to both options proposed for the Amico/condo development at the corner of Rousseaux and Wilson Street in Ancaster.

I am sure you have read the report from the Ancaster Village Heritage Community and I fully endorse their views and recommendations. To add to the salient points of the AVHC, the proposed building , in my opinion, is ugly and not at all in keeping with the essence of the village of Ancaster. May I respectfully remind the committee that they are in place as representatives and for the benefit of the people of Ancaster and not for the developers cheque books.

Sincerely

Barbara Dawson.

From: Scheid, Elizabeth

Sent: Monday, February 14, 2022 8:24 AM

To: clerk@hamilton.ca

Subject: Regarding Amendments to the Urban Hamilton Official Plan and Zoning By-law for 442 x 454 and 462 Wilson St E.

Dear Hamilton Planning Committee,

I am writing to voice my strong objection to the proposals in the Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster Ward 12).

I have many concerns about this development:

1. the height and setback are inappropriate for this site. The look of Ancaster has already been jeopardized by an appropriate development. I have seen the drawings and I believe the scale of the proposed development will be an eyesore and truly pave the way for Ancaster to lose its distinction as a unique town with historical character.
2. The density. My husband and I experienced many years when we sat in long lines of traffic on Wilson St. during commuting hours. The bottleneck was at the corner of the proposed development. Even during Covid lockdowns traffic has been a problem at this location. I friend of mine was hit by a speeding vehicle while crossing the intersection. She spent months in recovery. Even without a traffic survey it is obvious that the proposed development will make an already bad situation impossible to deal with.
3. There are already problems with water runoff and sewage in the area. Again, there seems to be a recognition of the potential for a problem, but no plans for dealing with it. Another example of going ahead blindly despite the obvious problems that this proposed development will cause.
4. The Marr- Phillip House is one of the last historic buildings on this pocket of Wilson St. To lose its presence on Wilson St. will be a shame. To lose it when it crumbles during relocation will be sheer stupidity. If/ when this happens the city will be responsible for this stupidity.

I am hopeful that there are those who will listen to the citizens of Ancaster, and who have some sense, foresight, and intelligence to object to this development despite the pressure from others to develop despite the obvious cons. If this development goes through it will be clear to me that the planning process in Hamilton is completely broken.

Sincerely,

Liz Scheid

Ancaster resident

From: Margie Davidson

Sent: Monday, February 14, 2022 8:27 AM

To: clerk@hamilton.ca

Subject: Applications for the Amendments to the Urban Hamilton Official Plan and Zoning By-Law 05-200 for Lands located at 442,450,454 and 462 Wilson Street East

To the City of Hamilton,

We are very frustrated and annoyed that we have to write a letter to the city to explain why we don't want the proposed amendments for 442,450,454, and 462 Wilson Street East to be passed. As citizens of Ancaster Village we rely on the experts to make rules regarding urban planning and we expect the rules to be followed, not to be disregarded and blatantly ignored. Why do councillors even bother wasting their time and tax payers money on creating the "Urban Hamilton Official Plan" and the "Ancaster Wilson Street Secondary Plan" when developers can simply ignore the rules by asking for an amendment. We understand the need for intensification but we want future building proposals to be IN ACCORDANCE with the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan!!!

Rousseau and Wilson Street is one of the busiest intersections in Ancaster without adding the monstrosities that are proposed. We believe that building an Amica retirement home on this site would be extremely dangerous for residents. We know this from experience! I was hit and seriously injured by a pick up truck turning left while crossing this intersection in November 2020. After 2 life saving surgeries and months of physiotherapy I am now able to cross that intersection while making eye contact with every driver. An Amica resident with a walker or in a wheelchair will likely not do this. Cars turning right from both Wilson Street to Rousseau Street and Rousseau Street to Wilson Street often rush the turn, disregard traffic lights and neglect pedestrians. We and many of our neighbours have nearly been hit multiple times in this scenario. Adding to the traffic is the steep slope on Wilson Street which will make travel in a wheelchair virtually impossible. This intersection is NOT SAFE for seniors!

We have enjoyed living in Ancaster for 31 years and appreciate the heritage and rich history of one of Ontario's oldest communities. Please do not allow developers to ruin our community by changing the character of Ancaster. We implore the City of Hamilton to adhere to the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan.

Respectfully submitted,
Margie and Gord Davidson

From: Karen Gulenchyn

Sent: Monday, February 14, 2022 9:07 AM

To: clerk@hamilton.ca

Subject: Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster Ward 12)

Dear Sir or Madam:

We are writing to the Planning Committee to indicate our strong opposition to either option proposed for the development of this site. Neither proposal meets the intent of the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan and represents massive over development of the site.

A development of this type will result in the following:

1. Severe problems with traffic and access to the site resulting in serious safety hazards to pedestrians and vehicles, and further impingement on the Maywood neighbourhood.
2. According to the city Staff Report, overburdening of an all ready challenged storm and sanitary sewer infrastructure.
3. A massive building which does not provide proper transitional measures to mitigate height and massing and thus is not integrated to the existing neighbourhood.
4. Non-sustainable greenery confined to the roof of the building which is in no way a replacement for the trees which have been and will be removed from the property.

Now that Brandon House has been removed, and cannot be restored, We would support development of the lands in accordance with the Ancaster Wilson Street Secondary Plan which allows a height of 9 meters only and as importantly demands that the development is consistent with the character of the neighbourhood.

The individuals proposing this development have held the community of Ancaster in contempt by their destruction of Brandon House in a stealthily manner, prior to consultation, and attempting to make their case in the press. In our view, they are not to be trusted and require strong direction from the Planning Committee to ensure adherence to official Plans that have been democratically developed.

Yours sincerely,

Karen Gulenchyn and Gerry Lynes

From: shannon kyles
Sent: Monday, February 14, 2022 9:33 AM
To: clerk@hamilton.ca
Subject: Corner of Wilson and Rousseau

Dear City of Hamilton,

I am writing in opposition to the Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster Ward 12).

The proposed developments in Ancaster are contrary to both the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan with respect to building height, scale, massing, privacy, overlook, compatibility, and enhancing the character of the existing neighbourhood.

Hamilton's own staff recommends DENIAL of both development options.

Finally, the community is against this mass development.

The proposed developments both here and on the site of the Filippo Marr building will effectively destroy the town of Ancaster, one of the oldest towns in Ontario.

It is regrettable that the councillor for the area has chosen not to represent the best interests of his constituents but rather support this hideous development. Hamilton City Council should support the town of Ancaster, despite the fact that the councillor in the area is misguided in his loyalties.

Yours Very sincerely,

Shannon Kyles

From: Jappa
Sent: Monday, February 14, 2022 9:40 AM
To: clerk@hamilton.ca
Subject: Opposition to proposed development at Wilson and Rousseaux Streets in Ancaster

Hello,

I am writing in opposition to the proposed Amica/condominium development at the above intersection; reference: "Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster Ward 12)".

I live a short distance from the newly proposed development and often spend time in or pass through the area concerned.

Traffic along Wilson Street and Rousseaux is already quite heavy even during non peak hours. At peak travel times traffic can be heavily backed up on both roads. The problem is further compounded where an accident on the 403 drive additional traffic on to either or both of these roads. During these situations its is not uncommon for it to take more than 20 minutes to travel between Fiddlers Green and Rousseaux. The streets in this neighborhood are, without question, not designed to accommodate the volume of traffic that would ensue if the proposed development was allowed.

I understand that, according to the Wilson Street Secondary Plan, buildings can be a height of 9 m only and must be consistent with the character of the existing neighborhood. I have seen pictures of the proposed development. The proposed new building clearly exceeds these height restrictions and certainly is not in character with the buildings in my neighborhood. It would be a gross overdevelopment of this site and change the character of the area substantially

I am not aware of evidence of adequate waste water pipe capacity for this area. Addition of large buildings may also negatively impact the natural watershed including Ancaster creek.

I understand that the Niagara Escarpment Commission does not support this development and that the proposal does not comply with the Niagara Escarpment Plan (NEP). Apparently the Urban Hamilton Official Plan (UHOP) requires NEP conformity - therefore, as the NEP does not support the proposal, the UHOP also cannot support it. The proposal to remove all trees on the site and replace them with trees on top of the parking garage is ludicrous. Green space in all parts of Ancaster is vitally important and one of the reasons I chose to live in the area. Developments in the past 5 years with development have already removed many mature trees and cause the loss of natural green spaces. I understand that removing the trees at the proposed new development site also violates the city's Climate Emergency Plan.

For the above reasons, I request that this proposed development be stopped.

I expressly request that the City remove my personal information from my submission.

Sincerely,

Michael Deen

From: Doug Stephens
Sent: Sunday, February 13, 2022 7:01 PM
To: clerk@hamilton.ca
Subject: Objection to Planning Amendment

Re: Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster Ward 12) in opposition to this Application.

To whom it may concern. I am a citizen of Ancaster and am formally objecting to the above-referenced application for amendment. The proposed developments not only fail to conform to local zoning regulations and city development plans, they also offer nothing of cultural or commercial value to the community, while placing untenable pressure on existing infrastructure.

Please find attached a report commissioned to study the project as proposed which suggests that both development proposals be DECLINED.

I sincerely hope that you will take these facts and the sentiment of the community into account when making this decision.

Sincerely,
Doug Stephens

From: Scott Hayes
Sent: Monday, February 14, 2022 9:58 AM
To: clerk@hamilton.ca
Subject: Development proposal at Wilson and Rousseau Sts. in Ancaster

I am registering my opposition to the development proposal on the subject property.

There have been many valid arguments against the proposal put forward as of this date. Matters of traffic congestion and infrastructure are important considerations. The overwhelming result of the proposal is negative.

To those arguments, I would also point out that the topography of the property is unlike any other similar development for retirement living. I am familiar with similar developments in the area, including the Amica property in Dundas, and retirement properties in the Niagara region. Whereas those properties reflect a level land surface, the subject property has considerable differences in the elevation across its expanse. I suspect that the developer is planning to dramatically excavate the property, eliminating its distinctive characteristics. That is a lot to impose on the neighborhood and on the residents of the Ancaster village.

Scott Hayes

From: Fiona Cooper

Sent: Monday, February 14, 2022 10:07 AM

To: clerk@hamilton.ca

Subject: Re: Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-Law 05-200 for Lands Located at 442,450,454 and 462 Wilson St. East

Dear Sir/Madam

As we own a home in close proximity to the properties listed above, we have received notification of the meeting to be held February 15, 2022 regarding the above application to amend the Official Plan and Zoning By-Law currently in place. Having chosen to move to Ancaster over five years ago, we were fortunate enough to find a home in close proximity to the historic village core. The amendments now being considered, which would allow high density development, would totally destroy the character of the neighbourhood. The traffic situation at this corner is already abysmal as well as increasing "cut through" routes being taken by motorists to avoid this intersection, making the streets in close proximity dangerous.

This proposed Official Plan Amendment would allow the Village core to be overdeveloped with no regard for complementary architecture to the existing historic structures as well as those that have already been built taking into account the character of the neighbourhood. Whilst it is appreciated that density development is the way of the future due to the housing shortage, surely protecting this main street through the village from large oversized development, adding further stress to the surrounding infrastructure, would not be misplaced. Sensitive and thoughtful development of the Ancaster Village core could enhance this part of the City and complement the many natural features to be found in this area.

It is with great concern, and some hope, that any amendment to the existing plan will NOT allow any form of development such as the two proposals that have been put forward.

Yours truly,

Fiona Cooper

From: pada venus

Sent: Monday, February 14, 2022 10:30 AM

To: clerk@hamilton.ca

Subject: Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster Ward 12)

Dear Sir/Madam:

We are writing this email to strongly oppose the applications for amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster Ward 12).

As residents of Ancaster, we support the Staff Report for this application in terms of recommending denial of both development options because of non-compliance with current bylaw and zoning. The Staff Report soundly rejects these applications, for the following three reasons which we strongly support.

- i. *That the proposed [bylaw] amendment does not meet the general intent of the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan with respect to building height, scale, massing, privacy, overlook, compatibility, and enhancing the character of the existing neighbourhood;*
- ii. *That the proposed change in zoning does not meet the general intent of the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan with respect to setbacks, building height, and massing;*
- iii. *That the proposal is not considered to be good planning and is considered an over development of the site.*

Instead of developing buildings in complete non-compliance of the careful zoning and by-law restrictions currently in place, we would support the land being developed in accordance with the Mixed Use Medium Density - Pedestrian Focus Zone which permits a building with a height of 9 metres. This would be within the terms of the Ancaster Wilson Street Secondary Plan. Failing to do so would pose inevitable traffic snarls and safety problems, sanitary waste and overflow problems, and permanently scar the historic Ancaster townscape.

Failing to ignore the current zoning and by-law restrictions is NOT an option for responsible administrative law tribunals, such as the Planning Committee, particularly when such applications negate them.

Yours truly,

Pat Venus
David Venus

From: margot olivieri
Sent: Monday, February 14, 2022 10:44 AM
To: Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>
Subject: Item 9.3 Ancaster plan

Lisa Kelsey
Planning Department
City of Hamilton

Files ZAC-21-023
Subject Property: 442, 450, 454, 462 Wilson St E Ancaster (Item 9.3 on today's agenda)

Dear Planning Committee,

I would like to add my opinion regarding the proposed development at the corner of Rousseaux and Wilson Streets in Ancaster Ontario.

I am cognizant of the need to intensify affordable housing while keeping our wetlands and farmlands safe.

With this in mind, I would like to see this development offer varied and affordable units (my experience is that Amica is not affordable to most), family units of various sizes, and increased green space within the design.

Increased public transit would assist in offsetting the parking and traffic problems that are a certainty with the size of this proposal.

Small retail establishments on the ground level would both provide jobs and create a 'village' shopping experience for seniors and those without vehicles.

In my opinion, a four-story complex would not impact on the 'ambiance' of the area.

Finally, it is imperative that the two existing heritage structures on Wilson be preserved, as well as the nearby Marr Phillip House.

Thank you for taking the time to read my thoughts on this important decision.

Sincerely,
Margot Olivieri
Dundas, Ontario

From: Jaynn Miller
Sent: Monday, February 14, 2022 10:49 AM
To: clerk@hamilton.ca
Subject: Opposition to the Application for Amendments to.....

“Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster Ward 12).

Thank you for accepting this second letter of opposition to the above application. The first sent to James Van Roi 12/23/21.

This 2nd response follows the reading of the staff report provided to me.

Previously I had cited the obvious reasons of opposition related to.....

-existing development along Wilson in the same area already approved....traffic will be an issue

-over development of the site caused by.....

the proposal does not meet the Urban

Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan with respect to building height, scale, massing, privacy, overlook, compatibility, and enhancing the character of the existing neighbourhood; and,

the proposed change in zoning does not meet the Urban

Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan with respect to setbacks, building height, and massing;

(iii) That the proposal is not considered to be good planning and is considered an over development of the site.

The Staff Report provides a strong case for denial of the proposal but I still don't feel confident in this recommendation given the outcome of the MAR house proposal which also was recommended for denial but ended up in approval with conditions to be met.

The Amica denial also be approved with conditions.....I want it noted that if the applications are denied the only condition to be met is the lands be developed in in respect of the mixed Use Medium Density - Pedestrian Focus (C5a, 570) Zone which permits a building with a height of 9 metres.

Jaynn Miller

From: Kris Gadjanski
Sent: Monday, February 14, 2022 11:43 AM
To: Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>
Subject: Subject property: 442, 450, 454, 462 Wilson Street East, Ancaster

Kindly add my letter below to the agenda respecting Item 9.3 on the Planning Agenda for Feb 15, 2022

Dear Committee Members,

In regard to the development of the above addresses, I would like to provide some ideas for consideration as a Hamilton resident who grew up in Ancaster and is a frequent visitor to my home town.

Given that this location was the site of a graceful and beautiful heritage building that served as the unofficial gateway to Ancaster Village, the new development should represent the significance of the location; it is not only utilitarian but should be beautiful and unique, like Ancaster.

It should incorporate design elements that would echo Brandon House's historical significance and provide a visually stunning entrance to the Village of Ancaster. It should mark Ancaster as a destination for residents, small businesses and visitors.

The building itself should be aspirational and progressive to set the tone for a village of substance and life. A high-density, mixed-use building would be the best use; preferably one which requires minimal parking (and site disruption). The development must place the pedestrian, transit user, and cyclist as primary users. The outdoor space would ideally be designed with equal care and attention to celebrate the history and natural beauty of the area, be accessible to all and incorporate outdoor art, gardens, unique seating options and safe bicycle parking (including a SOBI Station).

Incorporating an array of accommodations in the upper floors of the structure (both market-rate and affordable units) would support the City's goal to be the best place to raise a child and age successfully, as well as increase the diversity and richness of the resident population.

Increased residential density would benefit all businesses along Wilson Street, thus safe pedestrian and cycling infrastructure is essential to both move residents and visitors from this property into the core and vice versa. The evidence is clear that pedestrians and cyclists spend on average 40% more than drivers on a main street (for an average increase of 30% in sales along the street); as well, developments that provide bicycle parking deliver 5x the retail spend more than the same area of car parking.

This is a wonderful opportunity for this development to set the tone for a re-imagining of the Ancaster Village core (and indeed, other City of Hamilton BIAs) to create a welcoming, thriving core where businesses want to locate, and people want to come and spend both their money and time.

With thanks
Kris Gadjanski
Dundas, ON

From: Elizabeth Seymour
Sent: Monday, February 14, 2022 11:43 AM
To: clerk@hamilton.ca
Subject: 442,450,454 and 462 Wilson St., Ancaster

Hello -

I write to register my opposition to the current proposal for all the reasons outlined in the Staff Report, and support Option 3 in the Alternatives for Consideration. To ignore the existing Ancaster Wilson Street Secondary Plan, the impact on waste water and runoff, traffic, etc. is appalling. The actual proposed development is out of all proportion to the surrounding neighbourhood.

Please listen to city staff, the NEC and to reason.

E Seymour

From: CHRIS ASIMOUDIS

Sent: Monday, February 14, 2022 11:48 AM

To: clerk@hamilton.ca

Subject: Re: Proposed Ancaster Official Plan Amendment & Zoning By-Law Amendment

Re: Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster Ward 12).

I am completely against the proposed 6 to 7 story retirement home to be built in Ancaster Village for the following reasons:

1.) The proposed building is too large and too tall for Ancaster. A six to seven story building far exceeds the 2.5 story limit. Why has the builder and others completely ignored that restriction? It is completely inappropriate and shows a lack of respect for the historic character of Ancaster... and will fundamentally alter the small town setting that Ancaster is known for. It is simply too massive a structure.

2.) The rendering of the proposed building is inaccurate, out of proportion and therefore miss-leading in how the scale of nearby buildings are presented. The developer has rendered the proposed building smaller than what it actually will be relative to the surrounding area.

3.) The proposed building will add more congestion to an already busy area of the town.

Thank you for considering my concerns,

Chris Asimoudis

From: Irene Dawson
Sent: Monday, February 14, 2022 11:08 AM
To: clerk@hamilton.ca
Subject: Opposition to application

Hello,

I am writing, to oppose the application for Zoning and By-law 05-200 for Lands Located at 442, 450, 454, 462, (Ancaster ward 12).

The amendment, does not meet the general intent of the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan with regards to building height, scale, privacy, overlooking compatibility, and improving integrity of the neighbourhood.

The proposed change in zoning does not meet the general intent of the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan with regards to setbacks, building height, and massing.

Residents of Ancaster are under constant threat of overdevelopment by builders with flagrant disregard to bylaw and zoning regulations. I oppose all amendments to the application of the Amica/condo building at the corner of Rousseaux and Wilson Streets.

Regards

Irene Dawson

From: Jennifer Asimoudis

Sent: Monday, February 14, 2022 11:17 AM

To: clerk@hamilton.ca

Subject: Re: Proposed Ancaster Official Plan Amendment & Zoning By-Law Amendment

Re: Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster Ward 12).

I am against the proposed changes allowing for a six or seven story retirement home or any other multi-dwelling unit of that height and character to be erected on this site. The massive size and scale of this building is not in keeping with the Ancaster village aesthetics, nor the historical and geographical characteristics of the area that it will dominate.

The artist's depiction of the proposed building is not to scale nor in proper perspective with other elements in the picture. The one story "coffee shop" house is pasted in against 3 floors of the retirement complex. As a graphic designer with a keen eye for detail, this was the first flaw of the proposed design mock-up that my husband noticed. It is also not shown in context of the entire surrounding area. As such, it is deceptively inaccurate and does not reveal the massive towering walled effect that it will have on its surroundings.

In addition to that, the amount of traffic that it will cause on the already heavily trafficked area of Rousseaux and Wilson Streets will be a nightmare.

I also do not see any archaeological reports for the site and ask that a full complete archaeological assessment be done of the entire area before any construction shovel hits the ground. Owing to its close proximity to the junction of several historical First Nation trails and the various activities carried on in this area by First Nations, it is important that we do not just pay lip service to our First Nation heritage but also recover and preserve any and all artifacts that give a record of their historical presence here in Ancaster. I also request that this survey be made public before any work begins and all artifacts be recorded and displayed locally. As well, ongoing checks should be done of the soil retrieved from the deeper construction digs, so as to catch anything missed by the initial archaeological assessment.

Thank you.

Jennifer Asimoudis

Lisa Kelsey
Planning Department
City of Hamilton
Lisa.Kelsey@hamilton.ca

Files: ZAC-21-049
UHOPA-21-023

<https://pub-hamilton.escribemeetings.com/filestream.ashx?DocumentId=308870>

Subject property: 442, 450, 454, 462 Wilson Street East, Ancaster

Dear members of the Planning Committee,

I'm writing with respect to the proposal for the corner of Wilson and Rousseaux and as an Ancaster resident, I wish to share my thoughts for the above mentioned project being considered. I am in favour of building more varieties of housing types, with differing price tags in all neighbourhoods in Hamilton, and Ancaster is no exception. The provincial housing task force has also identified a much increased need for increased densification within existing communities.

The Ancaster secondary plan limits height in this area to three storeys. I believe this needs to be revisited and increased to four or five since the secondary plan was created before the housing crisis which has now gripped Hamilton, and Canada as a whole, and also before the city of Hamilton declared a climate emergency. The need to densify our existing communities, make them transit oriented and walkable, with jobs close by, and stop development on farmland and wetlands is pressing.

In light of Hamilton's housing crisis please give consideration to Hamiltonians who are struggling to find homes and approve this project as a condo or rental building with the **requirement that a reasonable percentage of the units be committed to affordable housing with family friendly unit sizes (2-3 bedrooms)**, green space (keep the large trees) and commercial shops at grade and native planting. Ancaster needs affordable housing as well, rather than more and more 'deluxe' 'boutique' or 'executive' condos which only the super wealthy can hope to afford.

- Cap this development at four or five storeys. This would not dominate that corner and would provide a nice welcome to Ancaster village and the new developments that will be coming to Wilson street.

- Reduce the scale of it to allow some of the trees to remain and provide green space for the residents.
- Reduce parking minimums to encourage transit use (and I implore the city to improve public transit options to and within Ancaster).
- Provide underground parking as planned.
- Provide enough retail space on the ground level to provide some local jobs and make it a nice walking destination in the village core.
- Add traffic calming to the surrounding Maywood streets.
- Retain the incorporation of the two existing heritage homes on Wilson st and require the same for the Marr-Phillipo house down the street.

Hamilton has committed to keeping our urban boundary firm, and building more densely across all neighbourhoods including Ancaster will be necessary to save farmland and wetlands on the mountain, halt the increase of our infrastructure deficit caused by sprawl, recognize the climate emergency and provide smaller affordable homes for Hamiltonians.

Thank you,
Nancy Hurst
Ancaster

Legislative Coordinator
Planning Committee
City of Hamilton
71 Main Street West, 1st Floor
Hamilton Ontario L8P 4Y5
442, 450, 454, 462 Wilson Street East, Ancaster
Urban Official Plan Amendment (File No. UHOPA-21-023)
Zoning By-Law Amendment (File No. ZAC-21-049)
February 13, 2022

Dear Legislative Coordinator,

I wish to state my opposition to the application for amending the Hamilton Official Plan and Zoning for this site under files UHOPA-21-023 and ZAC-21-049. Development of the subject lands should be in accordance with the existing Official Plan and the Ancaster Wilson Street Secondary Plan which allows a height of 9 meters only and requires that buildings be consistent with the character of the neighbourhood.

“An Official Plan is a guiding document – its goals and policies move the City towards achieving its visions for the future – visions that are expressed both through Vision 2020 and the City’s Strategic Plan. The Official Plan provides direction and guidance on the management of our communities, land use change and physical *development* over the next **30 years**.”
Urban Hamilton Official Plan, September 2013 Chapter A: Introduction

“Provincial plans and municipal official plans provide a framework for comprehensive, integrated, **place-based and long-term planning** that supports and integrates the principles of strong communities, a clean and healthy environment and economic growth, **for the long term**.” Provincial Policy Statement 2020

Within the framework of the provincial policy-led planning system one would expect that once the policy is in place, development will conform accordingly. And yet within a fraction of the stated timeline the subject application seeks to rewrite the plan and alter our community in significant and disruptive ways. Approval of the proposed application would suggest that development is being directed by considerations other than Hamilton’s long term planning.

Thank you for ensuring this letter will appear before the Planning Committee of the City of Hamilton.

David Pentland
Ancaster

Hello everyone, I'm writing with a summary of the Staff Report to give you a hand in your efforts to stop the Amica/condo development at the corner of Rousseaux and Wilson Streets. Sorry, it took longer than I'd planned.

Please write to the city clerk – clerk@hamilton.ca quoting “Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster Ward 12) in opposition to this Application. The Planning Committee meets to consider this Plan this coming Tuesday, February 15th at 0930 hours, and the deadline for submissions is Monday February 14th at noon.

The Staff Report for this Application recommends **DENIAL** of both development options for the following reasons (inclusive of both the bylaw and zoning):

- (i) That the proposed [bylaw] amendment does not meet the general intent of the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan with respect to building height, scale, massing, privacy, overlook, compatibility, and enhancing the character of the existing neighbourhood;
- (ii) That the proposed change in zoning does not meet the general intent of the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan with respect to setbacks, building height, and massing;
- (iii) That the proposal is not considered to be good planning and is considered an over development of the site.

The Staff Report provides a strong case for denial of both developments at Planning Committee on Tuesday next week. However, the Staff Report provides ways for the developer to overcome these obstacles, including conditions to be met. In the case of the relocation of the Marr-Phillipo House in recent weeks, we saw that staff recommended denial of the relocation, but set out conditions that could lead to approval, and Planning Committee then approved the relocation, subject to the conditions that were outlined. But the relocation was approved. In this case, p.37 of the Staff Report sets out the following options for the development on this site:

ALTERNATIVES FOR CONSIDERATION [as contained in the Staff Report]:

- 1) Should the Applications be approved, that staff be directed to prepare the Official Plan Amendment and amending Zoning By-law consistent with the concept plans proposed, with the inclusion of Holding Provision(s) to address matters, including addressing sanitary sewer system capacity constraints, visual impacts, and any other necessary agreements to implement Council's direction;
- 2) Council could direct staff to negotiate revisions to the proposal with the Applicant in response to the issues and concerns identified in this Report and report back to Council on the results of the discussion; and,
- 3) Should the Applications be denied, the lands could be developed in accordance with the Mixed Use Medium Density - Pedestrian Focus (C5a, 570) Zone which permits a building with a height of 9 metres.

Here are our main points for you to consider when writing your email to the clerk (clerk@hamilton.ca) in opposition to this development for Tuesday's Planning Committee meeting (deadline for submissions is Monday at noon):

- 1) Prefer Option 3) in the Alternatives for Consideration on p.37. I.e., develop the lands in accordance with the Ancaster Wilson Street Secondary Plan which allows a height of 9 meters only and requires that buildings be consistent with the character of the neighbourhood, which this development is not.
- 2) Problems with traffic and access to the site by themselves should defeat these plans. A retirement home will generate an extra 368 vehicle trips per day, while an apartment complex will generate an extra 1049 trips per day. Traffic on Rousseaux and Wilson Streets is already at or near capacity, according to the developer's own traffic study. There are long queues occurring in the busiest weekday hours on all four approaches to the intersection - and extending beyond the available storage in the westbound and southbound left turn lanes. At the busiest times, an apartment building would generate 88 additional peak hour trips, while a retirement home would generate 33 additional peak hour trips, all to join the long lineups beyond capacity on Wilson and Rousseaux Streets.
- 3) Access to the development on Rousseaux Street will create a serious safety hazard. All traffic access will be fed through a driveway on Rousseaux 40 meters from Wilson Street. A new left turn lane on Rousseaux will access the building's driveway. Exiting the driveway will not allow left turns onto Rousseaux, only right turns, which will lead traffic heading for Wilson Street to cut through the Maywood neighbourhood on Academy, Lodor and Church Streets. Traffic turning left from Rousseaux into the development will be blind to the traffic from Wilson St. as they make the turn, and any hesitation will leave them exposed to a t-bone collision. There will be garbage trucks, delivery vehicles, emergency vehicles, people with lagging reflexes crossing Rousseaux to access the building, and the traffic on Wilson Street has descended a steep slope to get to the intersection, and can come around that corner quite aggressively.
- 4) The Staff Report indicates no evidence in the Application of adequate waste water pipe capacity to service the site. The existing storm structures are only intended for road side drainage not for such developments. Neither issue is addressed by the applicants. The staff report notes that "...a hydrogeological study is required to determine potential dewatering needs. Due to the limited capacity in the sanitary sewer system, no long term dewatering post-construction would be supported by Hamilton Water. Foundation design should be designed accordingly." The waste water pipe may be near capacity already. The relevant pipe descends the Escarpment to the pumping station in the valley below and returns onto Rousseaux Street further east. There have been occurrences of flooded basements in the valley, and the Councillor attempted to mitigate this with an overflow pipe into Ancaster Creek this past summer which was rejected by city council, so the potential problem apparently remains. The Staff Report says, "The Functional Servicing Report (FSR), prepared by S. Llewellyn & Associates Limited and dated August 2021, does not provide population projections for sanitary waste water. Growth Management

staff have advised that based on the FSR and other information, these applications are not supportable.”

- 5) The report also notes there is insufficient evidence that water runoff will be adequately dealt with.
- 6) Re consistency with the character of the neighbourhood, the Staff Report also says: “...staff are concerned that the proposed scale of the development is not in keeping with the existing character of the neighbourhood. While medium to high density residential development contributes to several planning objectives, staff note that the Ancaster Wilson Street Secondary Plan’s vision and intent carefully considers the merits of maintaining low-rise built form and has further considered the development densities that are based on transportation constraints. The proposed development, with additional height for both the retirement home or the mixed use building and a density of 283 units per hectare, represents an overdevelopment of the site, and is not in keeping with the surrounding area. The proposal does not meet the residential intensification policies of the UHOP, as the proposal does not provide appropriate transitional measures such to mitigate the height, scale, and massing being proposed. As such, the proposal does not build upon or enhance the established and planned character of the neighbourhood. It is the opinion of staff that the proposal does not demonstrate compatible integration with the surrounding area.
- 7) Consistent with above staff concerns, the Niagara Escarpment Commission is also not supportive of the development. “The subject lands are not within the Niagara Escarpment Development Control area but are identified within the “Urban Area” of the Niagara Escarpment Plan (NEP)“the proposal does not comply with the Niagara Escarpment plan and therefore does not comply with the UHOP [Urban Hamilton Official Plan] which requires NEP plan conformity.”
- 8) The removal of all trees on site and their replacement with trees which will be planted on top of a parking garage, making them susceptible to drought and insufficient sunlight is not acceptable to staff and violates the city’s Climate Emergency Plan. The development will also damage trees close by on the property of neighbouring homes.

I hope that this will help you in your efforts to protect Ancaster by stopping this ill-conceived development.

Attention: Legislative Coordinator, Planning Committee
City of Hamilton
71 Main Street West, 1st Floor
Hamilton, L8P 4Y5

By email: clerk@hamilton.ca

**Re: Development Application 442 to 462 Wilson Street East Ancaster
Urban Official Plan Amendment No. ZAC-21-049
Zoning By-Law Amendment No. UHOPA-21-023**

Dear Legislative Coordinator

This is my written submission to the City of Hamilton Planning Division, supporting the staff report recommendation to DENY the above applications for consideration at the Public Meeting February 15, 2022, and Council meeting February 23, 2022.

I own 436 Wilson Street East, directly south to the subject property of this application. I have lived here with my family over 40 years in a dwelling we built which is attached at the rear. Also, I work here as I am the proprietor of Creations Art Gallery (37+Years).

I ask the Council to accept the staff recommendations and deny the application. The lands should be developed in accordance with the Mixed-Use Medium Density - Pedestrian Focus (C5a, 570) Zone which permits a building with a height of 9 metres. However, should this proposal be approved, or the council chooses to direct staff to negotiate revisions, I ask that my concerns and recommendations below are considered.

Our property is described on the staff report as a single detached dwelling used for commercial purpose. I would like to clarify that it is used for both **COMMERCIAL** at the front with a parking lot and **RESIDENTIAL** at the back, with fully landscaped backyard, patio, gazebo, private driveway and separate entrance. This is my family home, therefore, we will have similar negative impacts as the adjacent residential properties regarding privacy, overlook, setback, trees/vegetation, traffic, noise with a few additional concerns such as parking, construction and potential earning loss.

Privacy and Overlook

The applicant does not provide any full rendering/perspective views from the south side. However, elevations on pg 2 & 12 in appendix b indicates along the full length of our home and backyard that there will be 5 floors with 6 balconies and 46 windows with views looking down on our entire backyard, side yard and directly into our home. To help alleviate minimal privacy and overlook encroachment from the current small 2 story building we have several mature trees and plantings along the property line, a 6ft privacy fence along the residential part of the building and 40ft of mature cedar privacy hedge.

This will not provide any privacy should these applications be approved. By maintaining 7.5m side setback and maximum height be 2.5 stories at the south end of the property there would be fewer overlook and privacy issues for 436 Wilson St E which might be partially resolved with trees/vegetation on the new constructed property.

Trees / Vegetation

There are several mature trees and hedging along the lot line of 436 Wilson E. The tree survey provided by the developer does not discuss how the trees/vegetation along or near the property lines of the adjacent properties will be affected. The wide-ranging excavation for the parking garage up to the lot lines (as shown in the Vegetation Management diagram) will compromise many existing trees, foliage and landscaping. There is a potential for substantial tree loss.

To recover from these damages and loss, we ask the applicant to provide reasonable compensation for tree/vegetation loss, such as mature 5-meter-high trees of similar species, plantings, mature hedging and landscaping along the joint property line with 436 Wilson Street East.

In addition, a large cluster of well-developed mature trees exists, just outside of the construction area, at the back of proposed site along Brookside Ave from Lodor. These trees MUST be protected.

Noise

HVAC noise is a concern with large building structures, even if placed on roofs. PED 22037 Page 34 states there will be further investigation. Visual shielding will not reduce noise. Wilson St is already a very noisy street requiring written notification to new potential residents. (PED22037 Page 10) **This would not be an issue with individual three storey buildings provided for in the Secondary Plan and zoning.**

Entrance, Traffic and Parking

In the Formal Consultation report (FC 20-064, Sept. 2, 2020) it was in City staff's opinion that access to the site should be off Wilson St: "Driveway access to the site can only be right-in, right-out access with preference to be located on Wilson Street East" (Page 7)

The right-in and right-out is to limit traffic impact on surrounding streets from the excessively dense development that will be needing access to and from the property. **This would not be an issue with the construction of individual three storey buildings provided for in the Secondary Plan and zoning.**

By building to the existing Secondary Plan and zoning, a two-lane driveway onto Wilson should be allowed. This driveway location would help mitigate the misuse of the wide driveway and front parking at 436 Wilson E. For example, but not limited to, the usage of the driveway at 436 as a convenient U-turn point that places pedestrians at additional undo risk. Large trucks making deliveries by using 436 as a more convenient access point to adjacent buildings and using 436 as a more convenient customer/visitor parking spot for the adjacent property. See Appendix A: Image Google Street View 436 Wilson St.jpeg

Furthermore, this two-lane driveway located next to the 436 Wilson St address would create an additional buffer of space to the 436 address. We understand that the removal of the buildings at address 442 would be required.

The traffic report (PED22037 Page 33) indicates that there is not enough parking for residents in either the retirement home or mixed-use proposal. Enough parking within the proposed site for all residents, staff, customers of retail/service uses, and visitors, **MUST** exist and must be conveniently accessible.

Construction

The level of disruptions to Ancaster businesses and everyday life for residence for a project this size will be enormous and continue over several years. As a result, it will have a serious negative effect on the viability of many businesses and services located in the BIA and residents within the area. Businesses located near the construction site will be heavily impacted due to substantial traffic congestion from construction equipment, road closures, potential infrastructure updating which can further extend disruptions with road closures and impact the length of time of these interruptions. The amount of excavation, heavy mechanical machinery necessary to break up and remove the rocky escarpment and the continuous pile driving of 200+ steel girders will not only be incredible noisy, more importantly the continuous vibration and hard **pounding will cause severe damage to our building** and many nearby homes.

No construction staging or access to back of property from Brookside Rd. can be allowed. Labeled in Drawings (PED22037 Appendix B) as “Existing Trees to be Reattained” are mature 70 feet tall tree grouping. These trees **MUST** be protected. These trees cannot be a subject of a construction deal allowing replanting or cash-in-lieu.

I agree with the recommendations put forth by the Planning Committee to **DENY** the above amendment applications. This is not a suitable location for the proposed development, as per the staff report.

Thank you for ensuring this letter will appear before the Planning Committee of the City of Hamilton.

Regards,
Dan Faulkner

Appendix A:

Compilation Perspective of, PED22037 Appendix B Page 10, Preliminary Perspective – View 02 and Google Street View.



(Image: Google Street View 436 Wilson St.jpg)

Image Notes:

- The 436 Wilson St. property has the closest parking.
- There is no walking access to parking within the proposed structure, accessing the two existing Wilson St buildings. Closest parking within the property is estimated to be 210 meters away, up and down a steep 5.71% slope.
- No full rendering of North/West or North/East views have been provided, showing the massive scale of the project and all the balconies and windows, relative to and affecting 436 Wilson. Drawing from PED22037 Appendix B Pg 2, South Elevation added to Compilation with estimated scale.

AIRD BERLIS

David Neligan
Direct: 416.865.7751
E-mail: dneligan@airdberlis.com

February 14, 2022

By E-Mail

Lisa Kelsey
Legislative Coordinator, Planning Committee
City of Hamilton
71 Main Street West, 1st Floor
Hamilton, ON L8P 4Y5

Dear Ms. Kelsey and Members of the Planning Committee:

**Re: 442, 450, 454, 462 Wilson Street East, Ancaster (Ward 12)
Public Meeting before Planning Committee, February 15, 2022
Agenda Item No. 9.3**

Aird & Berlis LLP acts on behalf of 2691893 Ontario Inc. with respect to the above-noted properties (the "Subject Lands") and its applications for amendments to the Urban Hamilton Official Plan and Zoning By-law No. 05-200 (the "Applications"). We are frankly surprised and disappointed that this matter has been forwarded to the Planning Committee so quickly with a recommendation for refusal by staff. Our client and its consultants were not advised by staff that the Applications were to be considered at this meeting, and only learned about the Notice of Public Hearing from reading the newspaper. They were not even given the courtesy of a phone call.

As this Committee is well aware, planning is an iterative process that involves review, comment, discussion and revision before a proposal is ultimately decided. The Applications before you were filed on September 30, 2021 and deemed complete one month later on October 29, 2021. Following the complete application, the Applications were circulated to relevant departments and agencies for comments on November 25, 2021, with the intent that those comments would be communicated to the applicant to be addressed and considered through resubmission. As of the date that Notice of the Public Meeting was published, our client and its consultants had not received a full set of comments from each City department, and had only received formal comments with respect to Cultural Heritage, in a memo dated December 23, 2021. As of December 23, 2021, Planning Staff were in receipt of all agency comments as well as comments from the community, yet they chose not to provide a copy of them to the applicant.

By recommending refusal to this Committee at this early stage, staff are effectively seeking to deviate from the iterative planning process and to stop the Applications in their tracks, without the benefit of having their concerns eased or addressed through further revisions to the plans. Notwithstanding this intention, our client and its consultants have been working diligently to amend its proposal to respond to the comments it has received, to address some of the concerns it has heard from the community, and to work in good faith towards an improved development plan for the Subject Lands.

The revisions to the plans are being resubmitted to staff and are appended to this letter. They include the following improvements:

February 14, 2022

Page 2

- Reduced height from 7 to 5 storeys;
- A more animated Wilson streetscape by providing more direct access to sidewalk along Wilson Street;
- Increased amount and quality of publicly accessible outdoor amenity space along Wilson Street to provide more animation along the street including bike racks, more seating areas, and meaningful landscaping;
- Adherence to 45 degree angular plane (Urban Design Guidelines) along all street frontages and adjacent to 20 Rousseaux Street;
- Redesign of public space at intersection of Rousseaux Street and Wilson Street to make it more inviting and better tie it into the cross walk/pedestrian realm;
- Compliance with east side yard setback requirement; and
- Additional Sustainable Design improvements, including:
 - Addition of *green roof* on all rooftops
 - Potential Geothermal heating/cooling systems
 - Rain water capture and reuse for irrigation of landscaping

It is our respectful submission to this Committee that consideration of this application be deferred to a future meeting of the Planning Committee to allow staff to review the resubmission, continue to process the Applications, and work with our client in good faith to identify and resolve any remaining challenges.

This approach is consistent with staff's recommended Alternatives for Consideration contained within its report, in particular Alternative #2 which recommends that Council direct staff to negotiate revisions to the proposal with our client in response to the issues and concerns identified in the report and report back to Council on the results of the discussion.

Outright refusal of the Application on the basis of a premature refusal report is likely to result in a lengthy and expensive appeal to the Ontario Land Tribunal. This outcome serves nobody's interest, including those in the community who oppose the Applications, as it would move all further discussion of the application to meetings behind closed doors, and all further consideration of the Applications by Council to *in camera* meetings without the benefit of public participation.

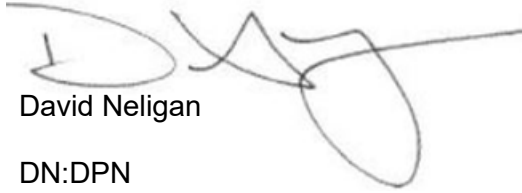
Instead, we urge the Committee to send this matter back to staff for further review and consultation with our client in preparation for a more complete and better informed discussion before the Committee at a future date.

February 14, 2022

Page 3

Yours truly,

AIRD & BERLIS LLP

A handwritten signature in black ink, appearing to read 'D Neligan', with a long horizontal line extending to the right.

David Neligan

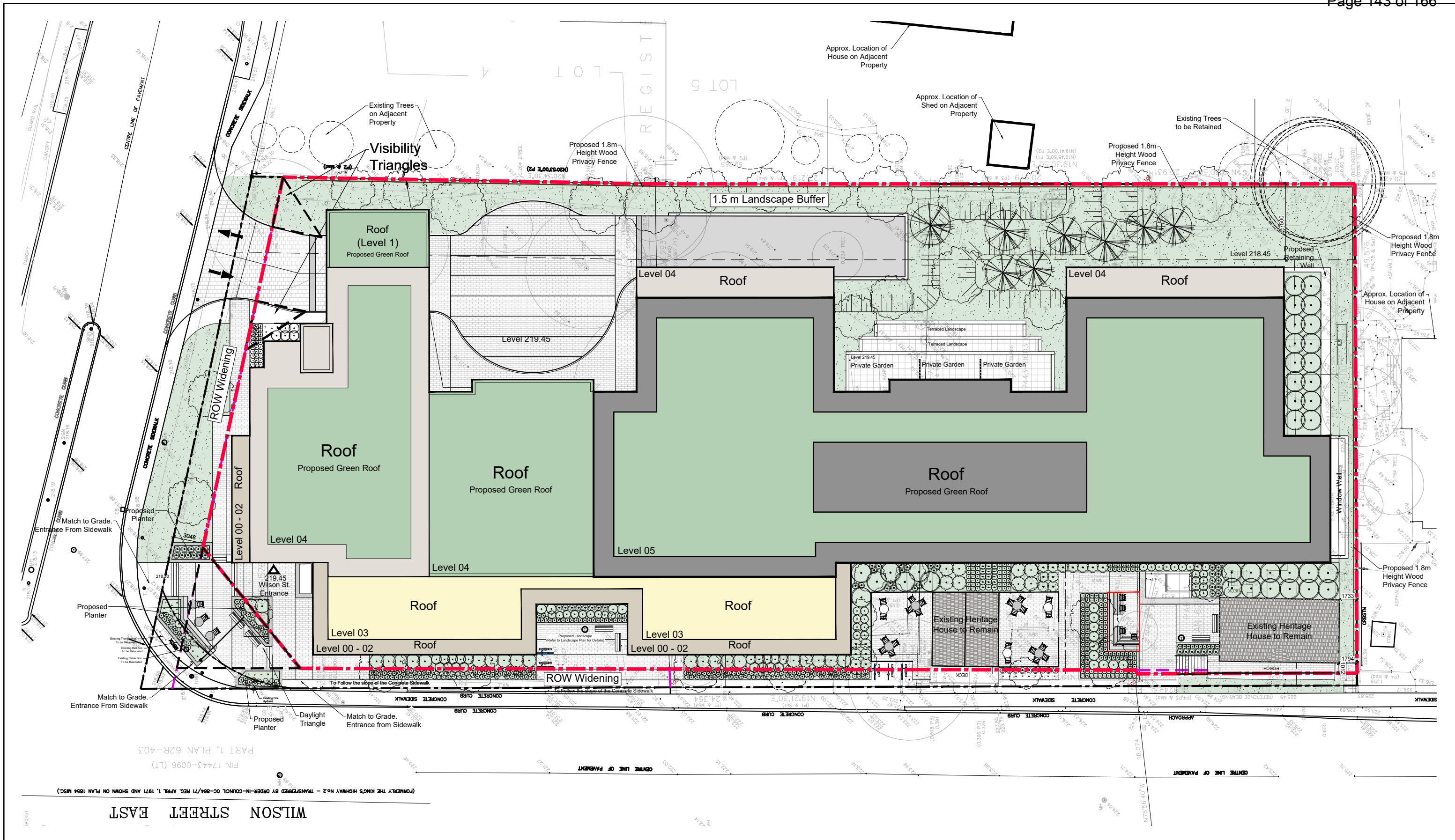
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Attachments

- c. Client
Brenda Khes, GSP Group Inc.

47591979.1

ATTACHMENT 1 – REVISED SITE PLAN



MSA
 NOTE:
 Property line, buildings, drive access and street setbacks are all shown as approximate. A detailed site survey must be provided prior to finalizing all conditions. Dimensions used are all based on reference plans and are not intended as legally binding. Architect is not responsible for any changes that may occur due to verification of zoning, boundary conditions, OP, or other regulations. The enclosed drawing is for reference and information purposes only.

MICHAEL SPAZIANI ARCHITECT INC.
 6 Helene Street North, Suite 300
 Port Credit, Mississauga, ON, L5G 3E2
 T 905 881 0881 F 905 881 0514

Mixed Use Development Concept
 442, 450, 454, 462 Wilson Street East
 Ancaster, Ontario

Site Plan Concept
 Feb. 11, '22

ATTACHMENT 2 – REVISED ELEVATIONS

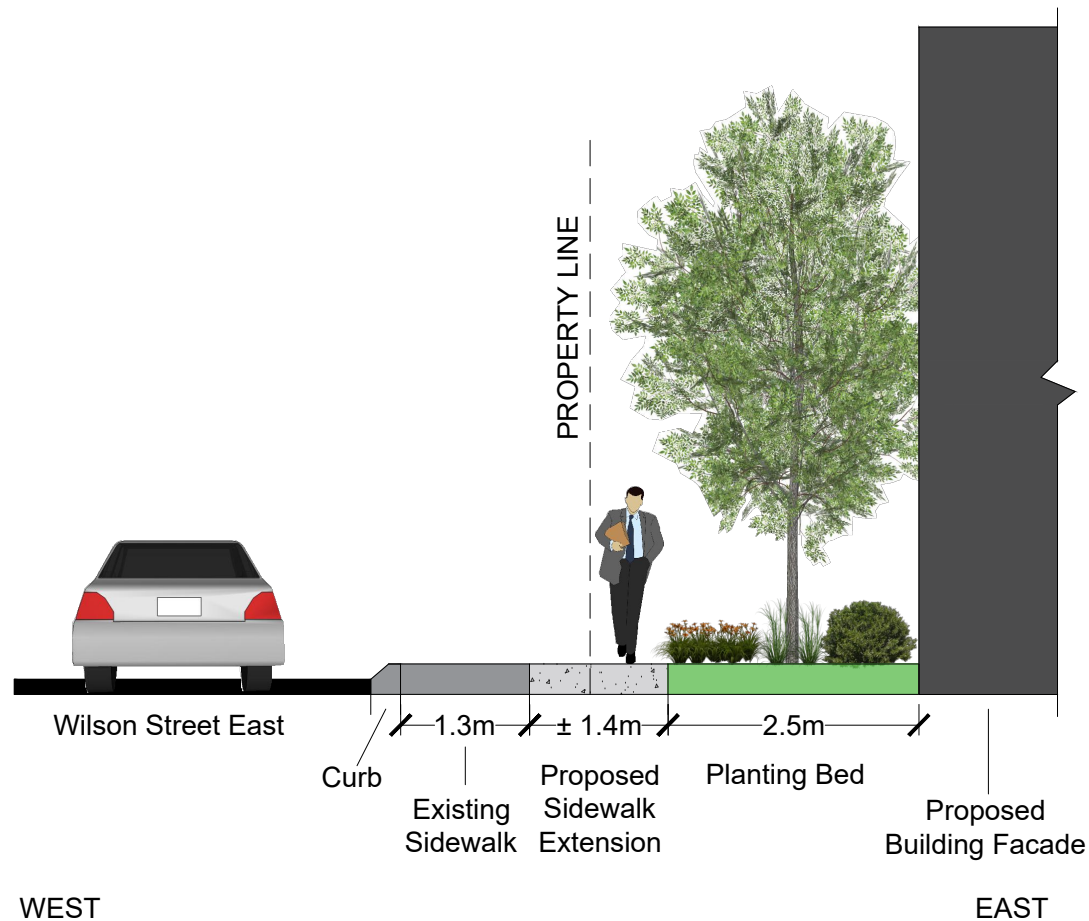


Wilson Street Elevation



Rousseaux Street Elevation

ATTACHMENT 3 – REVISED LANDSCAPE PLANS



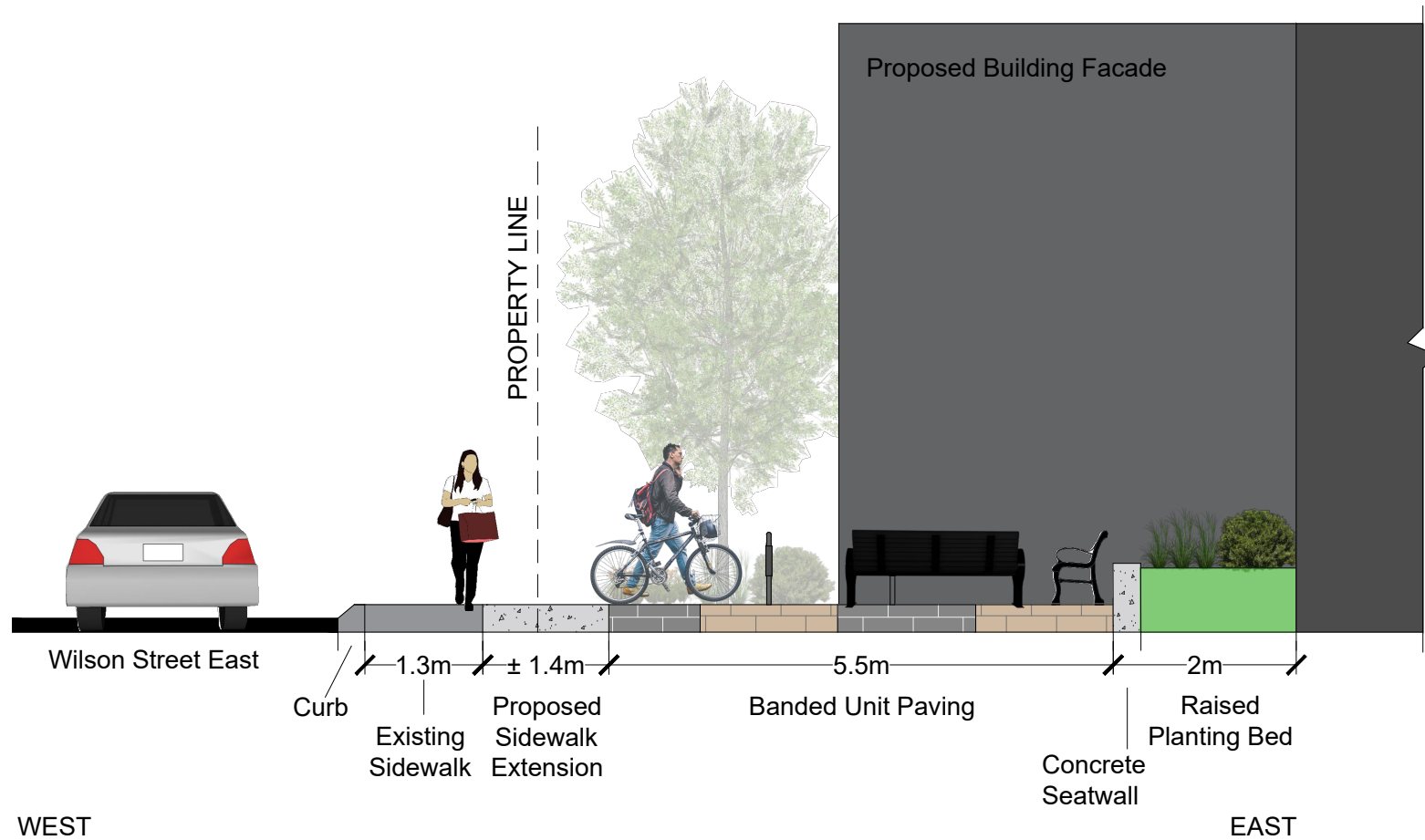
STREETSCAPE SIDEWALK AND PLANTING ALONG WILSON ST. E.

442-462 WILSON STREET EAST SECTION A ANCASTER, ON.

Note: All dimensions in metres

N.T.S (8.5x11 PLOT) | February 11, 2021 | Project No.: 21059 | Drawn By: OW





SEATING / REST AREA ALONG WILSON ST. E.

442-462 WILSON STREET EAST SECTION B ANCASTER, ON.

Note: All dimensions in metres

N.T.S (8.5x11 PLOT) | February 11, 2021 | Project No.: 21059 | Drawn By: OW



13 February 2022

City of Hamilton
71 Main St West,
1st, Floor
Hamilton,
Ontario.
L8P 4Y5

Hamilton City Clerk,

Dear Sir or Madam,

RE: ZAC – 21 – 049 and UHOPA 21-21-023
442 – 462 Wilson St. East, Ancaster

Would you please bring this to the attention of the appropriate Planning representatives before the deadline.

I wish to register my objection to this application; for the following reasons:

1. The proposed amendments do not meet the intent of the Urban Hamilton Official Plan or the Ancaster Wilson Street Secondary Plan. The building height and scale are out of all proportion to the neighbourhood and are not compatible with the heritage and legacy of this historic village. The development is not consistent with the character of the neighbourhood and detracts, not enhances the Village. It does not meet the requirements for setbacks, building height and mass. The Wilson Street plan has only been in force for seven years and was intended to be in effect for twenty.
2. Problems with traffic and access to the site are insurmountable. It is estimated a retirement home will generate an extra 368 vehicle trips per day, while an apartment complex will generate an extra 1049 trips per day. Traffic on Rousseaux and Wilson Streets is already at or near capacity, according to an independent traffic study. Long lines occur frequently at all four major approaches to this intersection. Either of the suggested developments will make these problems intolerable.

3. Access to this development will also create a serious safety hazard. Access will be from Rousseaux Street. A new left turn lane on Rousseaux will access the building. Exiting the development will be through a right turn only onto Rousseaux St. This will lead traffic heading for Wilson Street to cut through the Maywood neighbourhood using Academy, Lodor and Church Streets. This area is already overwhelmed with traffic trying to bypass the Rousseaux / Wilson St intersection. To suggest further increasing this traffic is preposterous.
4. The removal of all the mature trees with replacement with trees being planted on top of a parking garage is tragic. These trees will be susceptible to drought and insufficient sunlight. This is also not in accordance with the city's Climate Plan. The development will also damage trees on nearby homes.

The application must be denied. The lands should be developed in accordance with the bylaw "Mixed Use Medium Density - Pedestrian Focus (C5a, 570) Zone". This permits a building with a height of 9 metres, consistent with the character of the neighbourhood.

Ancaster was founded in 1793 and is the third oldest community in Ontario. All development should venerate, not destroy this heritage. The planning and zoning in Ancaster and the city of Hamilton for the Village Area, were designed to project a humble, simple, but not overbuilt street scape. This development totally ignores those objectives.

Yours faithfully,

R. H. Baker

[REDACTED]
February 11, 2022

City of Hamilton
71 Main Street West
Hamilton, L8P 4Y5

Attention: Legislative Coordinator, Planning Committee
By email: clerk@hamilton.ca

Re: ZAC-21-049 and UHOPA-21-023
442 to 462 Wilson Street East

As the owners of [REDACTED] in Ancaster, which property is adjacent to the subject property to this application, I am providing this letter to offer our comments on the above applications for the Planning Committee meeting of February 15, 2022. My wife and I have lived at [REDACTED] [REDACTED] for 22 years and have serious concerns about the significant impacts of this proposed development not only on our property, but on the neighbourhood and the community as the significant traffic issues will affect all users of the at capacity Wilson/Rousseaux intersection.

It is my submission that the Committee should **DENY** this application based on the below rationale. In support, this letter highlights my concerns with respect to the Applications in the following areas:

- A. Overlook
- B. Shadows
- C. Noise
- D. Trees/Vegetation
- E. Traffic
- F. Proposed Use
- G. Construction Issues

Background

The Village Core of Ancaster is defined by buildings with buffering such that three sides of them are visible from a streetscape. This is in contrast, for example, to another heritage area in the City, the Dundas Village Core, where buildings are tight to each other with only the faces visible on the streetscape. Ancaster, one of Ontario's oldest communities, is different. Zoning in the Village Core requires a side yard setback to recognize this, and that is unique in Hamilton.

Ten years ago, a remarkable process created the Ancaster Wilson Street Secondary Plan. It took over a year to complete. There were multiple open houses, a Citizen Liaison Committee, a dedicated website to ensure citizens had access to the process, a Technical Liaison Committee,

inclusion of the Business Improvement Area and the Ancaster Community Council. The end product aptly reflected the views of the Ancaster community.

I encourage you to read the resulting report PED12078. A few examples of the tone of the work:

“Individual developments have the potential to change the character of the Wilson Street area without the direction and guidance provided by a Secondary Plan.”

“Concern for preservation of the unique heritage and character of the Ancaster Village Core area;”

“New development should be of a similar scale and character of existing areas, and be of good quality design and pedestrian oriented;”

There are very specific Design Guidelines to help new development in the Village Core fit in to the character of the area.

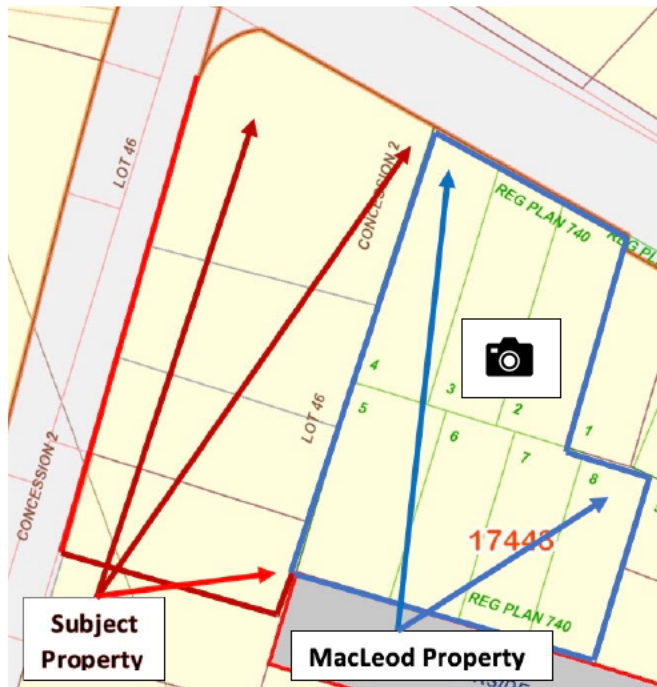
We are proud to be part of Ancaster, and indeed live adjacent to proposed developments built in accordance with the Official Plan and Zoning. With all the development in recent years, we are also glad to see several larger condo developments on Wilson Street have been built with only minor variances from the Ancaster Wilson Street Secondary Plan (the “Secondary Plan”). They are proof the Secondary Plan works, and we question why this applicant requires such significant over-building.

I find it remarkable that a developer can advance a proposal as tone-deaf to the community as this one is. A single building almost 120 meters long and almost 3 times higher than the Secondary Plan and Zoning permits is not a request for variances; it is a head on challenge to the Indeed this is such an egregious development that City of Hamilton planning staff are recommending outright **denial** of the Applications.

Village Core properties on Wilson Street back onto established heritage neighbourhoods for the length of the Core. As such, another goal of the Secondary Plan is to provide an appropriate transition between new development and more intense uses we need on Wilson Street. There is no transition whatsoever between this proposal and adjoining properties. Indeed, the applicant is proposing to reduce setbacks, reduce the required 3 m buffer between properties, and excavate right to the lot line

I want to assure the Planning Committee that we have no concerns about development on the Wilson Street properties adjacent to our property if the development is reasonably conformant with the Secondary Plan and Zoning.

Our interest in this matter is perhaps best explained visually.



This diagram shows our property at [REDACTED] Street in relation to the subject property where the proposed multi-storey buildings would be located.

It is important to note that while our property is zoned ER and contains a single-family home, it actually comprises 7 lots with an area of 1.05 acres.

We have no plans to leave our property, but it is reasonable to assume that when we do in the future that the lots will be developed, so our comments on this application consider that possibility.

Note that almost the entire rear lot line of the proposed development is shared with our property.

This project if approved as applied for with 6 or 7 stories will have an incredibly negative impact on our ability to enjoy our property for reasons I will outline. In addition, the shadow and overlook issues will impair future use of existing lots 4, 5 and 6.

A. Overlook

This rendering of the proposed development as it would be seen from our property illustrates the remarkable negative impact from overlook.

This is the view from the lawn of [REDACTED], provided in the proponent’s planning justification report. The camera icon in the diagram above shows the vantage point of the rendering.



Patios and balconies and expansive windows overlook our property along its entire depth. There will be no privacy for us, or for any future residents who build on our existing lots.

This rendering of the rear of the proposed structure facing

█ (Planning Justification Report. Page 114) illustrates the issue clearly. This view would be from the front entrance to our property.



This visual rendering is highly misleading as the trees would not be this size for several years.

Indeed, it is not clear how trees could grow in the limited width buffer zone as they will be on top of the roof of the parking garage with limited root depth. Even if they grow, trees could provide some shielding only up to about the third storey.

If this project was built to the 9 meter height permitted under Zoning By-law C5a (570) and the Ancaster Wilson Street Secondary Plan height limit of two and a half storeys, there would be few overlook and privacy issues for our property which could not be mitigated with trees. There are no solutions at 7 storeys.

B Shadow Impacts



Shadow impacts will be a major issue resulting from this development. Currently, there are no shadows from the existing buildings on the proposed site.

The Sun Shadow Study included in the application provides more detail, but this extract from Page 16 of the applicant's shadow study (shadows at 4:50 PM March 21) illustrates the issue.

A 9 meter high development provided for by C5a (570) zoning would cast shadows as shown by the yellow shading, which would have limited impact on existing **existing trees and vegetation.**

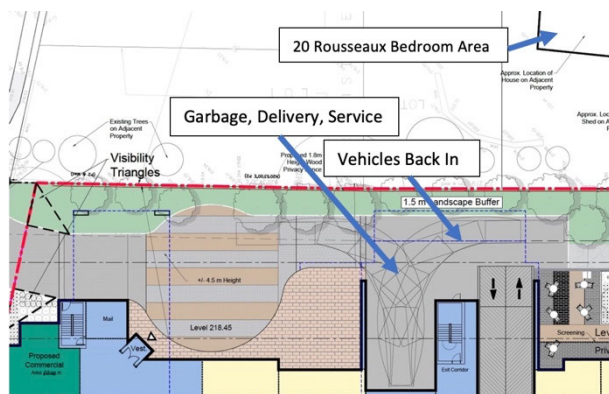
However, the excessive height of the proposed over-built structures causes shadowing as shown in blue shading. It envelopes the back area of our home, and fully shadows the open lots 3 and 4 (see the diagram on page 3) so any future homes would be in full shadow front and back.

Only the equinox shadowing is provided in the shadow study, but it is easy to extrapolate to prime outdoor season in summer when this shadowing will be very evident. **The excessive shadow is caused by the excessive height of the proposed building and would not be an issue if structures were built according to the Official Plan and zoning requirements.**

C: Noise Impacts:

In the Formal Consultation report (FC 20-064 2 September 2020), it was City staff's opinion that access to the site should be off Wilson St:

"Driveway access to the site can only be right-in, right-out access with preference to be located on Wilson Street East" (Page 7)



If the access was on Wilson, the building could have easily been designed so the service area was well away from adjoining properties. The decision by the developer to use Rousseaux Street despite the City advice ensures that service trucks such as delivery, garbage, and so on must back up and manoeuvre right on the lot line which is the boundary of ER zoned residential.

Typically this work is done overnight or early morning and as the above diagram illustrates all of this will occur about 15 meters from the bedrooms of [REDACTED], and even closer to any future development on lots 3 and 4 (see diagram Page 3).

It is another illustration that this development is designed with no regard whatsoever for the community or adjacent neighbours. The reduction in setbacks from 7.5 meters to 2 meters exacerbates this issue.

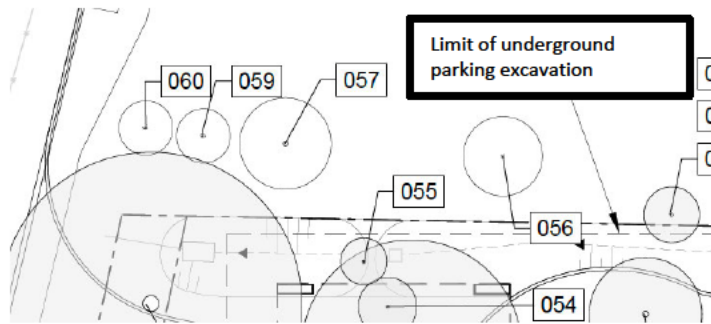
Three storey buildings built to the scale permitted in the Official Plan would have no need for large service areas—this is a result of the overbuilding at 442-462 Wilson.

HVAC Noise Impacts

Air handling equipment must be shielded from Rousseaux Street view, but any visual screen will not control the noise from the required HVAC units on the roof of the building. Page 34 PED 22037 states there will be further investigation. This type of noise issue is a significant problem in many places where large buildings are adjacent to residential uses. There may not be a solution--it is the *size* of the building that will dictate the need for very large industrial units. **This would not be an issue with individual three storey buildings provided for in the Secondary Plan and zoning.**

D: Trees/Vegetation

There are several mature trees on the [REDACTED] property along the shared lot line including a very large willow. A tree survey was done by the developer and while not reported in the documents, the individuals doing the work offered their opinion that most of the trees near the property line would die or be compromised by the construction.



This is easy to understand. The excavation for the parking garage will be to the lot line as shown in the Vegetation Management diagram and tree roots do not respect lot boundaries.

Despite this aggressive excavation PED 22037, Page 33, indicates there is not

enough parking for residents in either proposal

Bylaw C5a requires a 3 meter planted buffer between this development and the adjoining ER zoned land--this is shown as 1.5 meters in the Vegetation Management Plan, and it appears the turn circle encroaches into it. The buffer will be on top of the parking garage roof, so vegetation will have very limited root depth.

This applicant must be held to strict adherence to the 7.5 meter setback and 3 meter buffer.

The large trees shown in the Page 3 and 4 rendering above will not likely be in place immediately after construction or perhaps ever due to space constraints. The trees would be located in the buffer zone and therefore their potential root depth is compromised in terms of

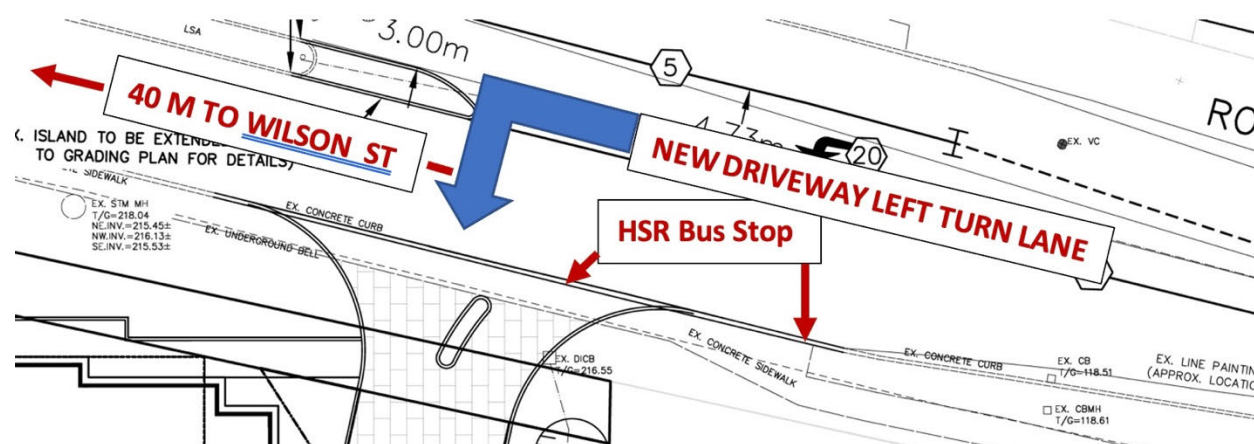


the depth of soil in this area. In addition, the aforementioned significant shadowing may impact the ability for the vegetative buffers to excel and grow quickly. For these reasons, the rendering on Page 4 is highly misleading. In fact almost the entire building will be in open view.

Three storey buildings built in accordance with the Secondary Plan and Zoning would not need a massive underground garage (that still does not provide enough parking for residents) and existing trees on [REDACTED] would likely not be compromised. The issue is caused solely by the excessive size and mass of the proposed development.

E. Traffic Issues

This diagram taken from a larger diagram in the Applicant's traffic study is a very busy and confusing diagram which attempts to reflect exactly what the driveway access will be.



The original full drawing is in the application labelled "Preliminary Left Turn Lane—Rousseaux".

The Salvini traffic study included in the application says this about the Wilson/Rousseaux intersection:

"The analysis indicates that the Wilson/Rousseaux intersection is operating at or near capacity in both the weekday morning and afternoon peak hours. In addition, there are long queues occurring at times in the busiest weekday hours on all four approaches to the intersection and extending beyond the available storage in the westbound and southbound left turn lanes."

(Page 4)

The report estimates up to 1046 daily trips as a result of this development (page 7). These are in addition to traffic from what now exists on the properties. Those trips will be fed directly into the intersection already recognized as being near capacity.

The driveway to [REDACTED] is to the right just out of the scope of the diagram above. I am not a traffic engineer, but in more than 22 years navigating this road I have direct real-life experience with this road. The Salvini report describes the situation exactly. While there was some relief during Covid, traffic volumes are building again.

The [REDACTED] driveway is about 90 meters from Wilson Street. Left turns out of our property today are often very difficult. The lights feed traffic onto Rousseaux eastbound with every cycle, and the amount of signal timing adjustments as proposed in the report will change that. Drivers seem to be adept at moving instantly when the light turns so big breaks are not common in busy periods. PED 22037 notes this fact. Traffic, especially Wilson Street traffic from the south, comes down the hill and turns at a higher rate of speed. **It is absolutely right that this development should not permit left turns from the driveway.**

However, the plan to add a left turn lane 40 meters from Wilson Street to allow left turns into the development is extremely dangerous in my experience. There is 1 entrance/exit and it is not only residents and staff who will use it. This is the only access for deliveries, emergency vehicles, garbage trucks. A vehicle turning right to Rousseaux on a green light will cover the 40 meters to the left turning traffic in 30 seconds or so. The driver making the left turn into the driveway will see the turning car as it rounds the corner, perhaps after they have started the turn.

A large truck, emergency vehicle, or a senior driver could well pause or slow to enter the driveway as it does not seem generous in width. The driver will be blind when entering the drive to traffic turning onto Rousseaux. Traffic turning on to Rousseaux will only have seconds to react. These would be extremely dangerous t-bone crashes if a driver misjudged the turn even slightly.

In addition, the drafter of the traffic diagram seems to have forgotten about the HSR bus stop which is exactly where the proposed driveway is. The street narrows past the bus stop, so moving it east without an expensive widening will mean there will be stopped buses a few times an hour impeding an active lane.

Table 4: Site Trip Distribution

Direction	Direction	
	Inbound	Outbound
To/from the north on Wilson	15%	10%
To/from the south on Wilson	30%	30%
From the west on Old Dundas	5%	0%
To/from the east on Rousseaux	50%	60%
Total	100%	100%

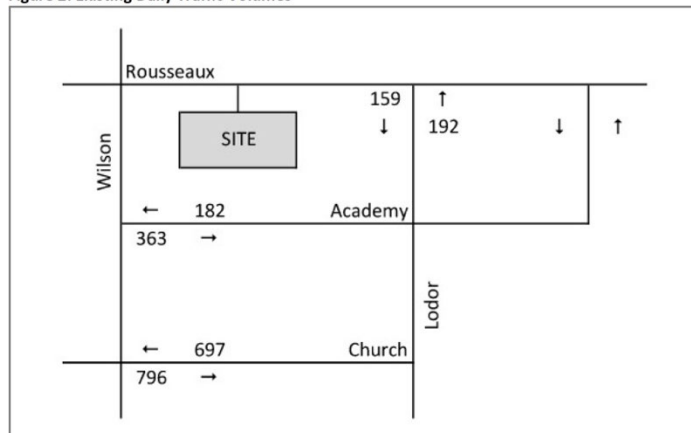
There are also two existing lots on our property with as-right driveway access to Rousseaux for future development. These are immediately east of the proposed driveway.

The Alternative

There are solutions to this problem. For example, the driveway could provide a right-turn in and out (as recommended by City staff for Wilson St).

However, the reason the applicant is proposing the left turn option is simple. The Salvini Report Table 4 (below) and Figure 2 illustrates the traffic volume issues.

Figure 2: Existing Daily Traffic Volumes



With Left Turn inbound permitted the 50% of site traffic estimated to/from the east can turn directly into the driveway.

If this is not permitted, the 50% from the east and the 15% from the north on Wilson will travel south on Lodor, west on Church (traffic prefers Church as there are lights at Wilson), then north on Wilson to Rousseaux then a right turn in.

As it is, the outbound traffic going north or south on Wilson will have to follow the same route as left turn out is not permitted.

It seems obvious the congested, dangerous proposal to allow left turns from Rousseaux Street is proposed as otherwise 65% of the inbound traffic and 40% of the outbound traffic will be forced to use narrow local streets that already have a serious issue with rush hour traffic cutting through to avoid the Wilson/Rousseaux intersection.

In summary, there are two options proposed by the developer to address this, neither of which are acceptable. First is the proposal for a very dangerous left turn onto Rousseaux from the proposed development. The section option is to feed a significant volume of traffic into narrow neighbourhood streets which are already plagued with cut through traffic.

F. Proposed Use

The Applicant for these ZBA applications is requesting approval of one of two proposals: Committee endorsement of a retirement home or Committee endorsement of a condominium structure (with living units on the main floor contrary to the provisions of C5a (570) zoning).

Retirement Home

A Retirement home use requires an amendment to zoning for the subject property, but there are practical considerations that make this location a bad choice for that type of amendment. While the subject property is proximal to some existing services, from the proposed entrance on Wilson street, those services will require navigating a 6.8% incline.

--much is made in the application of the proximity to services. In fact the shops nearby are limited and there is no grocery available.

--the problem is from the entrance on Wilson to those services require navigating a 6.8% hill (Planning Justification, Page 2, 8 meter drop in elevation along 118 m)

--proximity to bus stops is highlighted. One of them is around the corner on Rousseaux, but going north requires getting across one of the busiest intersections in town

--there is no amenity space other than on rooftops. The building is jammed on the lot.

--retail spaces are proposed, but no parking for these will be provided underground which does not have enough spaces for the residents. Where would customers and visitors park?

Condominium Use

A condominium use will have retail along some of the ground floor as required under the zoning by-law (but also 5 living units as not permitted). The application specifically states there will be no parking for these uses in underground parking. Where will customers park? Indeed as the City states there is not enough parking for residents. Where will those without underground access park? There is no on street parking and the nearest public lot is near Church St. Insufficient details have been provided to assess the merits of this use

While stopping to drop off and pick up in front of the building will be illegal, human nature being as it is will have many ignoring this blocking the right turn lane mere meters from the Wilson/Rousseaux intersection.

G. Construction

While the construction impacts are not usually considered in Planning approvals, this is one case where the disruptions are so material they will negatively affect the community. Just the highlights:

- the topography will require the removal of about 6000 truckloads of earth all of which has to use either Wilson St or Rousseaux St right at the intersection
- the excavation at the southwest corner will be at least 13 meters deep
- this will require pile driving 200 to 225 steel girders to support the hoarding on the property line. Incredible noise and vibration. This will be an issue for a wide area around the property
- We have been advised by the applicant this will likely damage our home
- there are large rocks on site that will have to be mechanically broken up, a very noisy operation
- then there is the usual disruption of building a large steel framed building

It is the sheer size of this project that causes these issues. Construction of buildings on Wilson Street within the parameters of the Official Plan and Zoning would be disruptive but certainly not to the extent that this project will cause.

Staff Report

PED 22037, the Staff Report for these applications, is strong and unequivocal in its recommendation the applications be **DENIED**. We implore Council to adopt that recommendation based on the reasons set out in PED 22037.

Approval Options

If Council decides to follow option 2 "Council could direct staff to negotiate revisions to the proposal with the Applicant in response to the issues and concerns identified in this Report and report back to Council on the results of the discussion" we ask consideration of the following:

1. That the provisions of the Ancaster Wilson Street Secondary Plan including design guidelines and Zoning C5a (570) be followed with the exception of permitted height as set out below.
2. In particular that the 7.5 meter side and rear setbacks set out in C5a (570) zoning be prescribed
3. That the 3 meter buffer zone be prescribed as a minimum uniformly along the joint property line with 20 Rousseaux St and that the buffer zone has a sufficient soil depth so trees and plantings will survive.
4. That landscaping in the buffer zone be a minimum of 5 meters in height and full screening of the development provided by the density of the plantings, and that the owner of 20 Rousseaux be provided with approval rights for the landscaping plan.

5. That the maximum height be 3 stories at the south end and 4 stories at Rousseaux (following the contour of the hill) to ensure compatibility with surrounding uses.
6. That the density of the development be of a scale that the sanitary sewer is capable of handling the flow with sufficient capacity remaining for other future developments.
7. That drainage and underground water management be designed to the satisfaction of the City and not create issues with surrounding land.
8. That parking be provided on site for all residents, staff, customers of retail/service uses and visitors and that pedestrian access from Brookside Avenue be prohibited to ensure that street does not become parking for the development.
9. That no left turn access to the development be provided from Rousseaux Street, and a traffic management plan for traffic diverted onto Lodor Street and Academy as a result will be developed and approved by 75% or more of the residents on those streets. Implementation will be at the expense of the applicant.

Conclusion

In conclusion, the proposed applications in their current form represent overdevelopment of the properties on Wilson. This overdevelopment will result in significant adverse impacts on the neighbourhood, the Ancaster Village Core, the community due to traffic issues, and on our property at [REDACTED], including significant overlook, shadow impacts, noise impacts both from construction and operation of the use, insufficient vegetative screenings, and traffic issues.

We are not opposed to development on this property if that development is in accordance with, or only varying slightly, from the existing official plan designation and zoning regulations that apply to the subject properties. Building within or near these policies will prevent the adverse impacts that will certainly result from the existing development and will allow the development to fit within the neighbourhood context.

We would request that that Planning Committee **DENY** the applications in their current form. As per the staff report, PED 22037, the lands can still be developed in accordance with the Mixed Use Medium Density – Pedestrian Focus (C5a, 570) Zone, which would permit development up to a height of 9m. This scale of development would fit within the neighbourhood context and prevent most of the adverse impacts on others.

Respectfully Submitted

James MacLeod

Nancy and James MacLeod



330 Lodor St, Ancaster L9G 2Z2

February 13, 2022

Legislative Coordinator, Planning Committee
Delivered by email: clerk@hamilton.ca

Re: "Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster Ward 12)"

I am writing to respond on behalf of Ancaster Village Heritage Community (AVHC) to the above Application for this massive development in the Ancaster Heritage Village Core. Over the past year AVHC has enjoyed the participation of 126 fees-paying members; just under 1,000 members of our Facebook page; and our Facebook posts reach thousands of people in Ancaster and elsewhere.

AVHC Recommendation

AVHC supports the City Staff recommendation to DENY this Application, and we thoroughly agree with the reasons cited by staff:

- (i) That the proposed [bylaw] amendment does not meet the general intent of the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan with respect to building height, scale, massing, privacy, overlook, compatibility, and enhancing the character of the existing neighbourhood;**
- (ii) That the proposed change in zoning does not meet the general intent of the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan with respect to setbacks, building height, and massing;**
- (iii) That the proposal is not considered to be good planning and is considered an over development of the site.**

Ancaster: Our Heritage, and Breaches of the Ancaster Wilson Street Secondary Plan and Our Cultural Heritage Landscape Designation

Our municipality and the provincial government are clearly moving towards cancelling all distinctions between different places, treating different towns and areas which have distinctive features, histories, and characters all the same in favour of intensification at any cost.

Defending one's neighbourhood and its history is often called NIMBYISM by government officials. This would be a terrible assumption in this case. Ancaster is distinctive, the third oldest European pioneer settlement in Ontario after Kingston and Sault Ste. Marie. Its character still reflects that history, and it is precious not only to ourselves, but to future generations. Without history, we lose our identity as a people.

The Village Core has been designated a Cultural Heritage Landscape since the 1970s, with special protection from demolition of its heritage buildings and from overdevelopment. The Ancaster Wilson Street Secondary Plan (AWSSP) was implemented in 2015, a mere 7 years ago, after years of hard work by city staff, consultations with Ancaster Residents, an Ontario Municipal Board decision in its favour, and full acknowledgment by Ancaster residents of its purpose to protect Ancaster from overdevelopment and demolition of our heritage stock.

The AWSSP as a Secondary Plan takes precedence over the Urban Hamilton Official Plan; it requires buildings to be limited to a height of two and a half stories at this location; it requires that all new buildings must be separated so as to be visible on three sides from Wilson Street; and new buildings must closely align in their architecture and character with the entire heritage neighbourhood context. This proposal, if passed, will render the Ancaster Wilson Street Secondary Plan moot and irrelevant, despite the continuing support that it has from Ancaster residents.

The zoning for these properties under Bylaw 05-200 is C5a (Exception 570). The 570 exception aligns with the height requirement set out in the Secondary Plan at 9 meters. The bylaw does NOT include a Retirement Home as a Permitted Use. The C5a zoning requires only commercial uses on the ground floor, and residential ab

This plan will not only eradicate the heritage character of the existing neighbourhood nearby, but will inevitably lead to obliteration of the historic roots of Ancaster in other areas of the Village Core as well.

The demolition of the beautiful 1860 Brandon House on this site, which was the unofficial and entirely appropriate gateway to Ancaster Village and its replacement by either a 7-storey or 6-storey building with no relation to the historic roots of Ancaster would be a travesty.

While a planning decision is not precedent setting, it can set the tone for future applications. AVHC is concerned that while there have been multiple large multi unit developments completed in recent years on Wilson Street that followed the Secondary Plan and zoning, suddenly there are two applications in close proximity seeking massive relaxations of planning requirements.

There is a pattern. The other application will also see the removal of a designated historical building, the 1840 Marr-Phillipo House, from the Wilson St streetscape and its replacement with a 2.5-acre, 8-storey condo just a few doors away at the corner of Academy.

What has happened and is happening in Ancaster, as I say, is a travesty. Precedence of course is not cited as a legitimate reason for support of another project; each project is supposedly assessed on its own merits. Nevertheless, context and character of the neighbourhood is crucial in assessments of future developments, and approval of 462 Wilson Street will destroy that context and character, and inevitably lead to “overdevelopment creep”.

Either of these plans will also direct massive increases in traffic through the heritage Maywood neighbourhood, cutting between Rousseaux and Wilson Streets along Lodor, Academy and Church Streets. Because the traffic configuration required, i.e., the left turn in – left turn out access on Rousseaux Street, is entirely inappropriate and dangerous we expect it will not be permitted if the project is approved, so we estimate based on the applicant’s traffic study that about 65% of all additional traffic generated will cut through the Maywood neighbourhood.

If the Amica development is built this would be up to an additional 1041 vehicle trips per day compared to the 5 dwellings now on the land. Some of these would be heavy vehicles and buses transporting residents, and emergency vehicles.

This is simply not acceptable; we have already been fighting intolerable cut-throughs between Rousseaux and Wilson Streets for a number of years. Our narrow streets, designed and laid down 160 years ago, are well below standard width and have sidewalks on only one side. Our streets are used by pedestrians, cyclists, dog walkers, children from local day cares, and families accessing Ancaster Square and Ancaster Green, the splash pad, children’s playground, lawn bowling, tennis courts, library, town hall and old town hall which are all accessed through the Maywood neighbourhood.

There are so many things wrong with this development that it is difficult to enumerate them all here. The main ones beside the huge overreach in massing; lot coverage; imposition on the neighbours from noise, shadowing and oversight; and architectural banality, are increased heavy traffic on already overloaded Wilson and Rousseaux Streets, and inadequate wastewater and storm water runoff infrastructure to handle the effluent from either of these development options.

According to staff, wastewater will be channeled hundreds of feet down the escarpment from Rousseaux Street to the pumping station on the floor of the Dundas valley below, and then get pumped back up the escarpment to a pipeline just a little further east along Rousseaux.

Basements of homes connected to this waste system have been flooded in the valley below a number of times. This past summer our Councillor tried to have an overflow pipe installed that would take overflow waste into Ancaster Creek, obviously to enable massive developments on the pipeline route on Wilson Street, but the motion was defeated. So the problem remains and the pressure on this waste system will only be amplified by either of these options. This concern is expressed clearly in the staff report.

The staff have done a great job on this report. And the issues seem irremediable. Nevertheless, the Report contains options that Planning Committee might choose to assist the developer in taking next steps. These options include approval of the current plan with conditions; renegotiation of the plan by staff, who would take into account the issues and concerns identified in the staff report; or developing the lands in accordance with the already existing Mixed Use Medium Density - Pedestrian Focus (C5a, 570) Zone, which permits a building with a height of 9 metres and requires a three-sided view of all buildings to be erected in the Village Core.

This is a building that simply does not fit—it is almost 3 times higher than permitted, built almost to the edge of the lot line, cannot provide safe traffic access due to its proximity to the Wilson Street/Rousseaux intersection, does not provide sufficient parking for the residents and there is absolutely no nearby parking, provides no parking for retail customers, will overpower sewer capacity, causes serious overlook and privacy issues.

The bottom line is most of these issues cannot be remediated.

AVHC requests DENIAL, and encouragement to apply as set out in Option 3: Develop the lands in accordance with the already existing Mixed Use Medium Density - Pedestrian Focus (C5a, 570) Zone which permits a building with a height of 9 metres.

Thank you

Bob Maton, PhD
President