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OCT 08 2013

October 7, 2014

Planning and Economic Development Dept
71 Main St. W., 5th floor
Hamilton, Ont.
L8P 4Y5

Attention: Timothy Lee

Re: 125 Wilson St. E.
Ancaster, Ontario

Dear Sir;

Please take this as an objection to the application to amend the zoning By-law for the above property. The main objections are as follows.

1. Traffic – There is a high volume of traffic, especially between the hours of 7.30am and 9.30am and between 4.30 pm and 6.00 pm., during the week and even higher volumes on weekends. The addition of traffic from a two story office building with 18 parking spaces exiting on to Wilson St. would be a disaster for traffic flow and egress and access to the property. There already is a major traffic problem with the daycare and vet businesses on the East side, creating delays especially during rush hours.
2. The property is zoned for commercial but is slated for single family , one story homes such as the one already constructed adjacent to the property at 125 Wilson St. E which could be used for low volume commercial uses.
3. The property is just too small to allow for the footprint of a two storey building and 18 parking spaces. It would completely change the character of the existing properties, as there would be no room for amenities such as vegetation and landscaping.

Yours truly;

Renate McKeon
138 Wilson St. E.
Ancaster, Ontario

(505) 648-1761

By Fax: 905 546-4202

September 27, 2013

Alan Whitten
36 Cast Court
Ancaster, Ontario
L9G 1M4

Attention: Timothy Lee
City of Hamilton
Planning and Economic Development
Development Planning, Heritage and Design - West Section
71 Main Street West, 5th Floor, Hamilton ON L8P 4K5

Re: File No. ZAC-13-033

Dear Mr. Lee:

As you will notice from the above mailing address our family resides on a court which is at the end of Daley Drive. The proposed zone change would be at one of the principal entrances to our neighbourhood Mansfield Park.

That property at this point consists primarily of something of a greenbelt, given the old Hamilton Brantford Tram Line right of way and hydro corridor. That greenbelt acts as a buffer to noise generated and the lights generated by vehicles on Wilson Street.

The proposal of a two storey office building at this location is objectionable for several reasons.

The proposal is inconsistent with the overall plan for development of the Ancaster downtown. This property is immediately before one of the "gateways". It is contrary to the ambiance and complement to the town's historical roots, that the residents and business persons alike seek to achieve. I believe that there are those of us who seek to replicate a quaint village worth visiting to enjoy its history similar to Niagara-on-the-Lake.

A two storey office building with 18 parking spots is better suited in the area of the power centre where urban blight is acceptable.

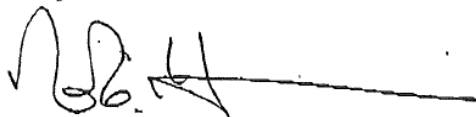
The provision of 18 parking spots would invariably contribute to the volume of traffic on Wilson Street, which is experienced at peak times, i.e. the commencement and the end of the traditional work day.

The proposed site is immediately adjacent to a residential property. In a way it is located at the gateway to our residential area.

To approve such a zone change would feed into inconsistent planning from which regrettably many communities suffer. Such changes threaten ambiance that has taken decades to achieve. The municipal tax base may be augmented but at what price to its residents?

All of the above is respectfully submitted and I look forward to receipt of the notice of the public meeting in question.

Sincerely,

A handwritten signature in black ink, appearing to read "Alan Whitten", followed by a long horizontal line extending to the right.

Alan Whitten