



IBI Group
200 East Wing-360 James Street North
Hamilton ON L8L 1H5 Canada
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May 6th, 2014

VIA EMAIL

Ms. Rose Caterini
City Clerk

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

Dear Ms. Caterini:

**125 WILSON STREET EAST, ANCASTER
ZONING BY-LAW AMENDMENT APPLICATION NO. ZAC-13-033**

IBI Group is the land use planning consultant acting on of 1892610 Ontario Inc, owner of the lands municipally known 144 Wilson Street East, directly south of the subject lands.

IBI Group has been monitoring the subject application and in liaison with City staff since 2012. On November 12th, 2013, IBI Group sent the attached letter requested to receive the particulars of the application and requested to receive notice of the future statutory public meeting; however, notice of this morning's statutory public meeting for the application was not provided.

The purpose of this submission is to identify the following concern requiring resolution prior to the approval of the proposed amending zoning by-law:

- City of Hamilton Corridor Management staff state only one driveway access onto Wilson Street will be permitted and a second access will not be granted while the entire development proposal relies on two access points. Given the firm position of Corridor Management staff, it is premature to consider the proposed zoning by-law as the appropriateness and functionality of the proposal will be compromised as a result a reconfigured site plan having only one access and the reduction in available on site parking. Further, as considered in the 2011 Ancaster Transportation Master Plan, accesses to properties on Wilson Street require careful consideration. Access consolidation, turning movements, visibility triangles, site lines and the queuing requirements on Wilson Street for each proposed Wilson Street driveway must be considered to ensure future access points are not prejudiced by the two access points proposed with the subject development. Confirmation that an achievable, functional site plan having one driveway on Wilson Street while maintaining sufficient parking must provided prior to the adoption of the proposed zoning by-law.

As IBI Group did not receive notice of the public meeting as requested, only a limited amount of time was available to review the concept in relation to the proposed zoning by-law. As such, additional concerns may be raised upon further review.



IBI Group
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November 12th, 2013

VIA EMAIL

Mr. Tim Lee, MCIP, RPP
Planning and Economic Development Department
City of Hamilton
71 Main Street West, 5th Floor
Hamilton, ON, L8P 4Y5

Dear Mr. Lee:

**ZONING BY-LAW AMENDMENT APPLICATION FILE NO. ZAC-13-033
125 WILSON STREET EAST, ANCASTER**

On behalf of Ontario Inc. 1892610, c/o Dr. Joseph Staibano, owner of the property municipally known as 144 Wilson Street East, Ancaster, please advise us of any particulars relating to the subject Zoning By-Law Amendment Application. In this regard, we look forward to receiving notice of the statutory public meeting and a copy of the staff report.

If you have any questions or concerns, please do not hesitate to contact us.

Sincerely,

IBI Group

A handwritten signature in black ink, appearing to read "Matt Johnson", written over a horizontal line.

Matt Johnson, MCIP, RPP

Cc: Ontario Inc. 1892610, c/o Dr. Joseph Staibano