

Submission to the City of Hamilton Planning Committee

Tuesday, October 20, 2015

**Re: 72 Wilson Street (Ancaster) - Rezoning Application
File No. ZAC-14-041**

1. The proposed structure is a three story building, while the majority of the houses on Cameron Drive (the street that backs on to the subject property) are bungalows. The Cameron Drive residents are mainly comprised of young families and retirees who purchased their homes on Cameron Drive precisely due to the quiet, residential feel of the neighbourhood. The proposed structure will disturb that feel, constitute an invasion of privacy due to the difference in height, and may negatively impact property values in the neighbourhood, particularly for those that back onto the subject property.
2. The proposed structure is inconsistent with the character and nature of the Ancaster Village commercial area in scale and land use. Having so much parking will mean no or minimal lawn or gardens which detracts from the appeal of Wilson and the Village area. Furthermore, the proposed parking area in the back of the proposed structure may create both noise and pollution concerns for those residents of Cameron Drive.
3. A driving school is completely inconsistent with the general types of land use in the Village area and would be far better suited to the strip mall areas further west (eg, Fortino's plaza). The Village area is made for pedestrian friendly shops and businesses with visual appeal and certainly a driving school with an imposing three story structure with a large parking lot is clearly not compatible with current businesses and residential homes on Wilson St.
4. The mixed usage is also a concern for residents as a multiple unit dwelling will bring increased traffic and parking to the detriment of the quality of life for long time residents. Wilson is a two lane road with several schools and daycares nearby. The additional traffic flow created by the coming and going of cars into the newly intensified residential housing that is proposed represents a danger to area residents and pedestrians, many who are seniors.
5. Overall, the proposed rezoning is completely inappropriate for this location in land use, intensification and neighborhood aesthetics. We respectfully ask that the Planning Committee reject this application, or alternatively propose that the structure be restricted to two stories and the parking lot repositioned to the front of the property.

Submitted by Julie and Pat Pellegrini, 42.5 Cameron Drive, Ancaster