

Waterfield, Alan

From: Ernesto Licursi [REDACTED]
Sent: January-25-17 12:00 PM
To: Waterfield, Alan
Subject: Re: File CI-17_005

Thank you.

Ernesto Licursi
[REDACTED]

On Jan 25, 2017, at 11:54, Waterfield, Alan <Alan.Waterfield@hamilton.ca> wrote:

Hello Mr. Licursi:

Just a quick note to acknowledge receipt of your email and current mailing address below.
We are targeting April 18 2017 for the public meeting. You will also receive notice confirming the date prior to the public meeting.
Please let me know if you have any questions.

Regards,

Alan Waterfield MCIP RPP
Senior Planner, Community Initiatives
City of Hamilton
Planning and Economic Development Department
Community Planning & GIS Section
City Hall, 6th Floor, 71 Main Street West
Hamilton ON L8P 4Y5
CANADA
t. 905-546-2424 x1251
f. 905-540-5611
e. Alan.Waterfield@hamilton.ca

From: Ernesto Licursi [REDACTED]
Sent: January-22-17 10:48 AM
To: Waterfield, Alan
Cc: Ernesto Licursi
Subject: File CI-17_005

Dear Sir as per your correspondence dated January 5, 2017 please provide your report to me prior to the public meeting.




I am the owner of 397 Wilson East, Ancaster and have an interest in seeing the report.

For future referefnce all mail should be changed from delivery to [REDACTED]
[REDACTED]

Thank you

Ernesto Licursi





January 26, 2017

Alan Waterfield, City of Hamilton
Planning and Economic Development Department
Community Planning Section
71 Main Street West, 6th Floor, Hamilton ON L8P 4Y5

Dear Mr. Waterfield,

RE: City-initiated Zoning By-law for Lands Located at 357 Wilson Street East, Ancaster (Ward 12) (File No. CI-17-005)

I am in receipt of the Notice of Preliminary Circulation for a City-initiated Zoning By-law Amendment for Lands Located at 357 Wilson Street East, Ancaster (Ward 12), dated January 5, 2017 (the "Notice"). According to the Notice, the City seeks to re-zone these lands to develop the Ancaster Arts & Cultural Centre and a multiple dwelling (residential building).

I enthusiastically support the development of the Ancaster Arts & Cultural Centre; however, as a resident of the area, I strongly oppose the inclusion of a multiple dwelling residential building on the property. Since the City has not yet provided details about the proposed development, it is difficult to make specific comments, but I will offer the following general points:

- There is simply insufficient space on the property to support a community arts centre, adequate parking, and a multiple dwelling.
- Placing a presumably privately-owned multiple dwelling on the property will detract from the community-based nature of the Ancaster Arts & Cultural Centre. There should be adequate space on the property for outdoor public gatherings as well as planned festivals and events. This would allow for the promotion of the theatrical, visual, and musical arts in Ancaster in a way that is consistent with the cultural revitalization taking place in Hamilton generally. A multiple dwelling on the property would interfere with the cultural and community purposes of the space.

- The City might wish to consider exploring other potential sources of revenue from the property, such as designing the Ancaster Arts & Cultural Centre to attract rental for events such as banquets, photography sessions, and film production. Currently, the property is often used for film production due to the available space and historical character of the building. That historical character and space would be compromised if a multiple dwelling were also built on the property. A paid parking lot might also be considered.
- The residential intensification of the Ancaster village core is inconsistent with Ancaster's heritage and the historic use of this property in particular. Historically, this property was used as a school, and later, for offices for the Hamilton-Wentworth District School Board. A multiple dwelling residence is inconsistent with the historic use of the property for community purposes.
- Traffic congestion on Wilson Street is already problematic. If the proposed cultural centre adds more residential units, there will be further congestion and traffic problems on Wilson Street, particularly if there is no parking lot for the cultural centre. According to local news reports, a condominium building is also being planned on Wilson Street between Dailley Drive and Jerseyville Road. The Ancaster village core cannot accommodate this type of intensification, nor is it consistent with the heritage and historic uses of these areas.
- I reserve the right to make further comments after the City of Hamilton provides me with sufficient particulars of the proposed development of the property.

In accordance with the Notice, I hereby request that my personal information not be published on the City's website or otherwise distributed publicly.

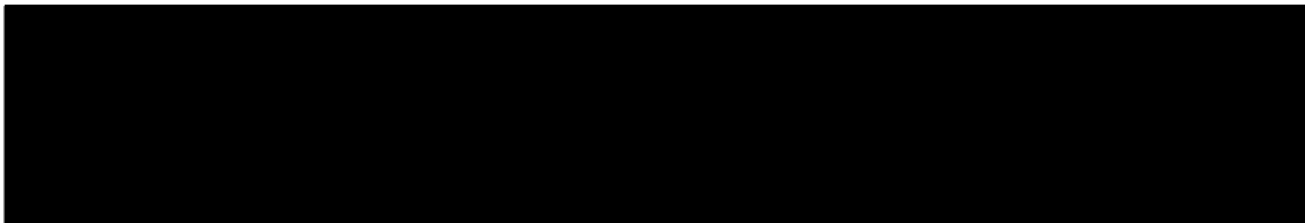
I look forward to receiving a detailed outline of the City's proposed re-zoning of the property and a notice of the date of the Public Meeting.

Thank you for your consideration and the opportunity to provide input on this issue of local importance.

Yours truly,



cc. Councillor Lloyd Ferguson, Ward 12



FEB 03 2017

Jan 13/2017

Mr. Alan Waterfield
City of Hamilton
Planning and Economic Development Department
Community Planning Section
71 Main Street West, 6th Floor,
Hamilton, Ontario
L8P 4Y5

Dear Mr. Waterfield,

I am writing this letter regarding CI-17-005 and a letter I received on January 05, 2017. I understand that the purpose and effect of the proposed Zoning By-law is to rezone City owned lands located at 357 Wilson Street East in order to permit the development of the Ancaster Arts and Cultural Centre and a multiple dwelling (residential building). In your letter you state "the Environmental Significant Area and associated buffer located at the rear of the property will be placed at an appropriate open space zone". I would like to understand what specifically this signifies. I am concerned as a citizen and neighbor of the property about the potential destruction/removal of green space behind the old Memorial School.

I would like to be informed of the upcoming Public Meeting and I wish to be notified of the decision of the City of Hamilton on the proposed Zoning By-law Amendment.

Sincerely,
Dr. Christina Grant



A handwritten signature in black ink, appearing to read "C Grant", written over the redacted contact information.

Cc Councillor Lloyd Ferguson, Ward 12
S. Robichaud, Director of Planning and Chief Planner, Planning Division
A. Fabac, Manager, Development Planning, Heritage and Design

Waterfield, Alan

From: Waterfield, Alan
Sent: March-07-17 9:18 AM
To: 'Rosemary O'Brien'
Cc: [REDACTED]
Subject: RE: file CI-17-005 357 Wilson Street East, Ancaster

Hello Ms. O'Brien:

Thank you for your email. You will receive written notice of the future public meeting regarding this file when a date is confirmed. I will also send it via email to you and Lynn Radigan.

The rear of the property that contains the environmentally significant wooded area and a buffer zone next to it will be placed in a Conservation/Hazard Land (P5) Zone where development is restricted in order to protect the natural features.

Please let me know if you have any questions.

Regards,

Alan Waterfield MCIP RPP
Senior Planner, Community Initiatives
City of Hamilton
Planning and Economic Development Department
Community Planning & GIS Section
City Hall, 6th Floor, 71 Main Street West
Hamilton ON L8P 4Y5
CANADA
t. 905-546-2424 x1251
f. 905-540-5611
e. Alan.Waterfield@hamilton.ca

From: Rosemary O'Brien [REDACTED]
Sent: March-06-17 4:30 PM
To: Waterfield, Alan
Cc: [REDACTED]
Subject: file CI-17-005 357 Wilson Street East, Ancaster

Dear Mr. Waterfield,

As President of the Board of Directors for the Towne Manors condominium corp which is adjacent to the property at 357 Wilson Street, Ancaster, we would like to be noted as an interested party with regard to the development of this property.

Specifically, we are concerned with the preservation of the protected watershed / forested area on the property line as well as any drainage issues related to our overflow pond located on our property which serves as protection against property flooding and erosion.

We would ask that we and Lynn Radigan at the Property Management Guild be included in any correspondence regarding this development.

Sincerely,

Rosemary O'Brien

[Redacted]

[Redacted]