

BARRY COE

Media and Public Relations

January 3/2020

Re: Notice of Public Planning Meeting, January 14/2020, 9:30 Am., Council Chambers, 2d flr.

City Hall, 71 Main Street West, Hamilton

File: ZAC -19-40

Zoning By-Law Amendment, 179,183,187 Wilson Street West, Ancaster

To: James Van Rooi, City of Hamilton, Planning and Economic Development Department,

City of Hamilton, City Hall, 71 Main St West, 5th Floor, Hamilton, L8P 4Y5

From: Barry Coe, Board member, Condo Association, WVLCA #40, Unit 1, 195 Wilson Street West,
Ancaster, ON L9G 1N4

Dear Mr. Van Rooi,

I am writing on behalf of our Condo Association to request an opportunity to express our concerns regarding the possible Zoning Amendment to the property adjacent to our homes at 195 Wilson Street West, Ancaster, ON L9G 1N4.

Please confirm my participation for the Public Planning Meeting, 9:30-am, January, 14th/2020 and the time allotted for the presentation.

Thank you for your time and consideration.

Sincerely,



Barry Coe, barrycoe@outlook.com

cc Lloyd Ferguson

Legislative Coordinator, Planning Committee

Concerns: Condo Association, WVLCA #49: 195 Wilson Street West, Ancaster, Ontario

The construction of a three story retirement home for seniors, requiring 24/7 care , will have negative lifestyle implications for people living adjacent to the properties affected as will the traffic flow on Wilson Street. The majority of homeowners in our association are retirees who chose Ancaster for a safe and quite lifestyle.

A twenty four hour a day, institutional operation, raises a number of safety and noise pollution issues which will impact more than just the homeowners adjacent to the potential institutional facility.

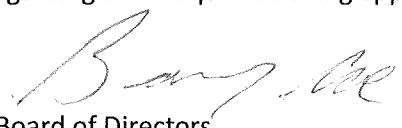
Concerns and issues to discuss and resolve include;

- Emergency staff and developer contact number-Who to contact after hours in event of construction emergency, vandalism etc.
- City Development staff walk the properties to obtain first hand perspective of the development, its feasibility and practicality and implications on adjacent homes
- City Arbour staff assess health of present trees, preserve or remove existing trees safely
- City staff studies water flow impact as a stream flows beneath affected properties which have sub pump installations
- City Staff inspect adjacent property foundations prior to construction in order to monitor potential foundation cracking and compensation from the developer for any property damage caused by construction.
- Decking, poured concrete patios, gazebos or other damage sustained by construction to be replaced in agreement with property owners affected
- City staff to ensure fencing and tree planting on adjacent properties. Landscaping input requested
- City Staff to monitor traffic flow and research impact of 24/7 facility on traffic patterns
- City Staff to monitor and establish noise (H-Vac systems) and light pollution standards for institutional lighting, air conditioning units
- Construction time limits: Mon-Fri, 8-5. No weekend work
- Security issues, regarding clientele, alarms etc.

- Establish Institutional delivery times for food bedding etc. to daylight hours

It would be ideal if our local councillor, Lloyd Ferguson, who has extensive construction experience, could play a key role in monitoring this project and alleviate the concerns expressed by Ancaster residents regarding this unique re-zoning application.

Sincerely;


Barry Coe, Board of Directors,

Condo Association WVLCA#409, Unit 1, 195 Wilson Street West, Hamilton, ON L8N 1N4

barrycoe@outlook.com

905-304-7058