




Fri 6/28/19 1:48 PM

UHOPA -19-11 & ZAC -19-040

To Van Rooi, James

Cc

 Follow up. Start by June 28, 2019. Due by June 28, 2019.
You replied to this message on 6/28/19 2:44 PM.

Good Day,

I am writing as a concerned neighbor regarding the letter sent out pertaining to File: UHOPA -19-11 & ZAC -19-040. As soon as my wife and I received the letter in the mail she began to cry. We were devastated to learn the entirety of our very private tree lined backyard backs on to the proposed rezoned retirement facility, which snakes all the way back from Wilson St., over 100 meters to within only 10 of our property line at [REDACTED], in the small and quiet Spring Valley neighborhood. The yard and its privacy was the reason my wife and I chose the property to raise our 4 young children 7 and under. As you can imagine I have some serious privacy and home value concerns. We would hate to sell our home, as we have fallen in love with the community. And both you and I realize that to do so now {this proposal} would have a tragic impact on the resale value of our family home. However, our hands may be tied, and we may be forced to at least try and do so.

I was shocked to see that only a 7 meter rear yard was required for this type of facility, the same as if it were 900 square foot bungalow.

Also, I don't believe the blueprint mentions the proposed height of this building, which could add even greater stress and anxiety to me and my family.

As a high school civics teacher the playing out of this process will be tremendously beneficial in teaching municipal governments responsibilities to its citizens vs. collecting tax and permit money from corporations who continue to reshape the appeal of our once quaint town.

I would be happy to invite anyone to our home to see first hand what we would stand to lose.

Thanks so much for reading this email. My family and I **do appreciate your time and attention to our concerns.**

[REDACTED]
[REDACTED]
[REDACTED]
[REDACTED]



Wed 7/17/19 2:05 PM

H [REDACTED] pm>

UHOP-19-11

To Van Rooi, James

You forwarded this message on 7/17/19 3:23 PM.

As President of the Condo Board for 173 Wilson St. West in Ancaster and representing 22 Units, I would appreciate receiving any and all correspondence regarding the future development of properties to be known as Sunrise Senior Living. At present there seems no objections Re: zoning, however we will require input and clarification on the design, landscape, and privacy for our residents. I am also requesting consultation with T. Johns Consulting Group.

[REDACTED]

[REDACTED]

Ancaster ON

[REDACTED]

e-mail [\[REDACTED\]](mailto:[REDACTED])



Fri 7/19/19 4:14 PM

[REDACTED]

UHOPA-19-11

To Van Rooi, James

Cc [REDACTED]

[REDACTED]

[REDACTED]

Ancaster, ON [REDACTED]

05 July 2019

City of Hamilton
71 Main St. W., 5th Floor
Hamilton, ON

Re: UHOPA-19-11

Att.: Mr. James Van Rooi

My Wife and I would like give approval for the Official Plan Amendment & Zoning By-Law Amendment for Lands Located at 179. 183 & 187 Wilson Street West, Ancaster.

We attended their "Open House" per Invitation and spoke at length with the Representatives of T. Johns Consulting, as well as the Landscape Architects of Sefarian Design Group and Mr. Jerry Liang, CFA of Sunrise Senior Living.

We favour the Plan Amendment from Residential "R2" Zone, to a Community Institutional "I2-XX" Zone, to permit a Retirement Home as per Application.

This Project, once approved and completed, will be a "Superior Addition" and a great "Compliment" for the entire Ancaster (Hamilton) Community!

Sincerely