

December 31, 2020

Subject: Applications for Amendments to the Urban Hamilton Official Plan and Ancaster Zoning By-law No. 87-57 for lands located at 15 Church Street (Ancaster) (PED20205) (Ward 12)

Dear Councillor Ferguson,

I would like to bring your attention to to the following statement on Page 12 of this report.

Urban Hamilton Official Plan (UHOP)

The subject property is identified as “Community Node” on Schedule “E” – Urban Structure and designated as “Mixed Use – Medium Density” on Schedule “E-1” – Urban Land Use Designations. The lands are also designated “Low Density Residential 1” on Map B.2.8.1 – Ancaster Wilson Street Secondary Plan – Land Use Plan.

This statement is **not** correct. The subject lands are **not part of a “Community Node”** and are therefore **not** subject to **“Mixed Use – Medium Density”**.

Detail from Ancaster Wilson Street Secondary Plan - Maps B.2.8-1

Community Node Area- Outlined in Blue



Subject Lands-Low Density Residential 1

The Planning Report for this application then goes on to incorrectly identify the subject lands as 'Community Node', and 'Community Nodes' sixteen (16) times, and each time extracts a use under the 'Community Node' designation to try to justify this planning reports support for the Official Plan Amendment. The 'Community Node' uses, in the Secondary Plan, refer to *Areas of commercial, multi-residential, mixed uses and employment development, redevelopment, infilling and intensification along the Wilson Street Village Corridor*”, and do not apply to this property whatsoever. The Ancaster Wilson Street Secondary Plan was prepared in accordance with Section 'E' of the UHOP, which set-out

guidelines for designating and establishing uses in and along interconnecting urban transportation corridors, village commercial centres, community nodes, rural and urban residential, heritage lands, natural resources etc etc. and it is the primary planning document for the Village of Ancaster. As a secondary plan, it is the application and fine-tuning of the broad outlines of principals and guidelines set out in Section E of the UHOP and has been approved by council and inserted into the UHOP after several years of reports, studies, public meetings, input from stakeholders, and input from multiple departments at local, municipal and provincial levels.

The planning report is free to quote from the wisdom of Section 'E' of the UHOP, but it has to get the designation of the property right, or else its comments make no sense whatsoever. As the UHOP sets out Urban Systems and Designations, it is quite clear that detailed Secondary Plans will be required.

Chapter E – Urban Systems and Designations

2.3.3.11 Detailed secondary plans shall be undertaken for Community Nodes to establish boundaries and provide greater direction on mix of uses, heights, densities, built form, and design. Pending the completion of secondary plans for Community Nodes, the land use designations and policies set out in this Chapter shall provide direction for development proposals. (OPA 64)

The resulting secondary plan did not include the subject lands in a 'Community Node'. Comments in this application, using this erroneous assumption, completely invalidate all its recommendations of support and must be corrected, or withdrawn altogether.

Your attention to this matter is greatly appreciated,

Regards,

Chris Cunningham,

Ancaster, ON.