

**From:** Rowen Baker

**Sent:** December 22, 2020 11:24 AM

**To:** Ferguson, Lloyd <Lloyd.Ferguson@hamilton.ca>

**Cc:** Bob Maton; Van Rooi, James <James.VanRooi@hamilton.ca>

**Subject:** 15 Church Street

Lloyd,

Although we have already written to the planning department, we want to make doubly sure our concerns about this development are lodged.

Although relative newcomers to the Village we are appalled at the rampant destruction within Ancaster which has occurred recently. Whilst development must be expected, it needs at least to conform to the heritage, planning and zoning requirements of the area.

We wish to register the following objections to this development:

- 1) It requires demolition of an attractive heritage home.
- 2) It requires 12 variances from the zoning and bylaws. The lot is far too small for the monster home development envisaged.
- 3) It violates the monster home bylaw you successfully introduced a couple of years ago and which is widely supported within the community.
- 4) Church Street has a sidewalk only on one side. It is far too narrow to accommodate even the current traffic flow, without considering the addition of potentially 12 more vehicles.
- 5) Many vehicles are too long to park on the proposed short driveways. They will overhang the sidewalk forcing pedestrians into the road, where traffic flow is already dangerous.
- 6) There is absolutely no provision for guest parking. Parking is already at a premium in the village, it will only be exacerbated when the new Arts Centre opens.
- 7) The design of this development is not consistent with the neighbourhood, it does not reflect genuine heritage character.

We hope our objections are considered and that this development application is rejected.

Rowen and Mavis Baker

Ancaster