

From: Honor Hughes

Sent: December 3, 2020 2:33 PM

To: Van Rooi, James <James.VanRooi@hamilton.ca>

Subject: 15 Church Street Demolition and Redevelopment UHOPA-20-006 ZAC-20-011

Dear Sir

I am writing in respect to the above property and the proposed development on that site by the developer, Veloce Homes who has purchased the house and lot.

Firstly, I am saddened that there would even be consideration given for demolition of such a fine example of an Arts & Crafts style home which is 100 years old and has particular appealing exterior features such as incredible original stained glass, wrap around porch, brick pillars and a charming lot that makes it an elegant addition to Church Street. Just like The Brandon House that was demolished earlier in the year, this property is a feature in the streetscape in Ancaster Village. I have always thought it could have been utilized for a commercial business, someone that would have worked with its character providing ample parking alongside it, or even restored for use as a single-family residential home as it is a grand Dame and is not in anyway in bad enough shape to warrant tearing down.

Secondly, I am beyond disappointed that the proposed development on that site is for six 2.5 storey townhouses, a development wholly unsuitable for that part of Ancaster. Church Street is a very narrow street that already suffers as a result of it being a cut-through from Wilson Street to Rousseau Street when traffic is heavy on Wilson. It provides access to Lodor Street for residents who use the tennis courts, lawn bowling and to access the rear parking lot for the library/splashpad. The street also has very narrow sidewalks, which if this development gets the go-ahead will cause problems for pedestrians trying to walk when they will have 6 driveways abutting the sidewalk. Most homeowners have 2 cars and extra homeowners on the street will inevitably lead to more visitors, which for a street with no parking just pushes the issues onto other neighbouring streets. Having the driveways abutting the sidewalk would also be dangerous for children not seeing cars reversing off them. Old Ancaster is trying to preserve what little character we have, and squeezing such a development as this on that lot would not fit in amongst the neighbouring character properties. That lot would have been far nicer if the developer had taken the trouble to have restored 15 Church Street and built a single detached home on the remainder of the lot in a style in keeping with the area. There would have been ample space for parking for 15 Church Street and one other home that would not have increased the amount of cars to the extent that 6 townhomes would. Guaranteed the developer would have then had the approval of the community. Modern 2.5 storey townhomes will infringe on the privacy and light of neighbouring properties. I'm all for developers trying to creatively work with available lots but infill should not be at the expense of demolishing a property, that with fairly minimal renovation, could continue to stand as the gateway to the area of Maywood showcasing that era of craftsmanship and building design.

I think making concessions by allowing developers to get around the zoning bylaws sets a dangerous precedent going forward. We have to remain firm that bylaws are there for a purpose, to protect an area from over-development so that it isn't changed beyond recognition. I sincerely hope that the Planning Department will see fit to acknowledge that this development isn't suitable on that lot and to advise the developer to produce an alternative plan that would fit the area and save 15 Church Street at the same time. We can't afford to lose any more of our heritage properties and to allow over intensification in a downtown core.

Regards

Honor Hughes

Resident of Ancaster