

From: David Hindley
Sent: December 4, 2020 12:28 PM
To: Van Rooi, James <James.VanRooi@hamilton.ca>
Subject: Redevelopment of 15 Church Street, Ancaster

Mr Vanrooi,

I want to let you know how concerned I am about the proposal to build 6 townhouse units at 15 Church St., Ancaster. I have read the staff report recommending approval of this proposal and have obtained permission to speak at next Tuesday's Planning meeting.

Others have, more eloquently than me, outlined the unprecedented multiple departures from the current zoning regulations, the totally inappropriate type of development for this location, and the various issues related to parking in the neighborhood.

One of the issues that I would like to address relates to parking at the development. The design shows two parking spaces per dwelling unit. To clarify – this is one space in the garage and the second on a short single width driveway requiring any large vehicle to be parked up against the garage doors to avoid hanging over the sidewalk. Having lived at one time in a similar dwelling I know how much car shuffling goes on. Moving the driveway car on to the street, illegally parking, then moving the car in the garage out onto the street, illegally parking before putting the first car back on the drive. Multiply this by six dwellings. Now consider that this is happening less than 50 metres from the Church and Wilson Street traffic lights on a street that is so narrow that vehicles tend to slow down to pass each other. If this activity is going on during the morning rush hour then I can see huge issues with the traffic that routinely speeds across Wilson to use Church, Lodor and Academy as a cut through.

In addition to this, where are visitors, delivery and service vehicles going to park? Church is so narrow that parking is not allowed on it all. I can see a situation where large delivery and service vehicles have to park on the sidewalk. There is no sidewalk on the other side of Church so pedestrians will be forced on to the street and will take their lives in their hands.

I have concerns that this development is not architecturally consistent with the surrounding area. The response to this in the staff report on the application for amendments states that the proposed two and a half storeys would be an appropriate transition between the residential neighbourhood and the allowed 3 storey commercial/office uses on Wilson. This statement is somewhat ingenuous in that the nearest (and only) three storey building in the village core are the recently built offices at Wilson and Academy, a quarter of a kilometer away. The adjacent medical building on the corner of Wilson and Church is one storey. The pre-confederation house on the opposite side of Church is one and half storeys, the pre-confederation police museum directly opposite the proposed development is one and a half storeys. How can this be an appropriate transition?

There have been a number of higher density developments in the Ancaster Village area over the last few years. To the best of my knowledge all of these have been on much larger footprints on the major arteries through the village. I believe that this would be the first development of this kind fronting on to a residential street. If this is allowed to go ahead it will be the thin end of the wedge. It will be open season on all the homes on Church then Lodor and Academy. As each one comes up for sale developers will make the residents offers they can't refuse and if the precedent has already been set then it's more likely that town house blocks will be built. The staff report addresses this concern by saying that any future applications would be reviewed on their merits of the proposal. In my opinion this application has no merit at all so I don't hold out any hope of any future proposal being rejected.

Regards, David Hindley