

From: [REDACTED]

Sent: 28 July 2020 15:48

To: Ferguson, Lloyd; Addington, [REDACTED]

Subject: zoning amendment

I am in opposition to a zoning amendment to allow multiple residential units on the property at 15 Church St. in Ancaster, Ontario.

I am also opposed to the demolition of 223 Wilson St. Ancaster, ON.

Can you please provide me with information on where I go to get clear information on these new zoning and building changes and where to go clearly make an opposition.

Thank you

[REDACTED]



Mon 2/03/20 11:33 AM

[REDACTED]

UHOPA-20-006 and ZAC-20-011

To: Van Rooi, James

Follow up. Completed on February 3, 2020.
You replied to this message on 2/03/20 5:07 PM.

Good morning Mr. Van Rooi,

My name is [REDACTED] and I live at [REDACTED] Clarendon Drive, Ancaster.

I am emailing you regarding the proposed rezoning and development of 15 Church Street, Ancaster.

I was hoping to receive a copies of the Official Plan Amendment and Notice of Complete Application and any other materials you are able to share at this time.

Thank you.

[REDACTED]

BM [REDACTED]
UHOA-20-006 ZAC-20-011
To: Van Rooi, James
You replied to this message on 2/20/20 11:50 AM.

Good morning, Mr. Van Rooi,

Unfortunately we did not receive acknowledgment of our previous submission on this development, and submit the following instead, as its replacement. We would appreciate acknowledgment of this email and submission. Thank you, Bob Maton

[REDACTED]
Lodor Street
Ancaster, ON [REDACTED]

James Van Rooi
City of Hamilton
Planning and Economic Development Department

February 20, 2020

Dear Mr. Van Rooi:

Re your files:

UHOA-20-006
ZAC-20-011

We write in response to the application for amendments to the Official Plan and Zoning By-Laws as above, regarding the proposed townhouses at 15 Church Street, Ancaster (Ward 12).

My wife and I have lived nearby the proposed development for the past 18 years, and we know the neighbourhood well.

We are in opposition to the proposed development at 15 Church Street, and the bye-law changes necessary for its construction, for the following reasons:

- 1) Vehicles associated with the new development on Church Street will add to the already congested, inappropriate traffic load on our narrow neighbourhood streets. Further, given the often congested street conditions and the inappropriate high speeds of current traffic along the Church/Lodor/Academy corridor, vehicles parked in the driveways of the new development will be unable to anticipate oncoming vehicles in order to safely access Church Street. A proposal for another development at that location was defeated a few years ago, in part for the same reason.
- 2) The entire length of Church Street, including the location of the proposed development, is currently used as part of a traffic cut-through between Wilson Street on the west and Rousseau Street on the north. Especially at rush hours, heavy traffic often flows at inappropriately high speeds along Church Street, Lodor Street and Academy Streets, in order to avoid traffic on Rousseau and Wilson Streets. This is both dangerous and ruinous of the neighbourhood. The proposed development will add to these unsafe and unhealthy conditions.
- 3) The proposed development on Church Street cannot be considered safe for vehicles entering and exiting its driveways.
- 4) Further, there is a serious lack of parking for the proposed development. The new townhouses will have parking for two vehicles, but there is no local parking for any visitors they may have except on Lodor Street. Church Street itself is too narrow for parking, and is a no parking zone. Ancaster Square is for patrons of the various facilities located there, and is often full in any case. Other parking close by is all privately owned. Lodor Street is very narrow (@19 feet) yet is used as an overflow parking location for patrons of the often-full Ancaster Square parking lot. Lodor Street has sidewalks on only one side. Yet Lodor Street is also used as a cut-through for traffic from Wilson and Rousseau. The conflict between the use of Lodor Street as a parking location for overflow from the new development, for Ancaster Square (especially for families with children and seniors), and its use as a cut-through for rush hour traffic creates a serious hazard, especially when additional traffic and parking from the new development is added in.
- 5) Our neighbours residing close by the proposed development, and Ancaster Square patrons, report many close calls with speeding traffic on the narrow streets; and on Lodor Street a number of cars have reportedly had their side mirrors ripped off by vehicles passing at speed.
- 6) In addition, despite developer claims that the new development is architecturally consistent with local residences, visuals of the development indicate that this is clearly not the case. For these reasons the proposed development is inappropriate, creates unwarranted risks and hazards for both its own residents and the neighbourhood, and should be replaced by a single-family dwelling.

Submitted respectfully,

[REDACTED]

Van Rooi, James

From: [REDACTED]
Sent: April 23, 2020 11:58 AM
To: Van Rooi, James
Subject: Responses to planning applications

Follow Up Flag: Follow up
Flag Status: Completed

Hi James, I hope you are staying safe at this difficult time...could you forward to me the City web address for the record of planning applications from property owners and responses from the community, I am particularly interested in the responses to the application for adjustments to zoning etc. for 15 Church Street, but would welcome a more general web address too for others in the neighbourhood....fyi I see on the rezoning application map there is no record of 15 Church Street having been the subject of an application for adjustments....thanks very much,

[REDACTED], Ancaster [REDACTED]



Tue 2/04/20 11:34 AM

[REDACTED]

15 Church Street Proposal

To: Van Rooi, James

You replied to this message on 2/04/20 11:39 AM.

Hi James:

Re your files: UHOPA-20-006 and ZAC-20-011

Please forward to me by email a digital copy of the notification of January 29, 2020 regarding the proposed development of townhouses at 15 Church Street in Ancaster; i.e., applications for zoning and by-law adjustments by Webb Consulting on behalf of Veloce Luxury Homes.

Thank you and have a good day,

[REDACTED]

Mon 7/27/20 1:37 PM
CK
15 church Ancaster
To Van Rooi, James
Cc 'Bob Maton'
Follow up. Start by July 27, 2020. Due by July 27, 2020.

Dear Mr. van Rooi ,

15 Church Street Ancaster

Subject UHOPA00-006ZXAC-20-01 1

Changing of zoning bylaws

Please leave the downtown core of Ancaster with in the present zoning bylaw , changing the zoning bylaw will have a very negative affect to the rest of Ancaster beautiful downtown core .

Let the developer built within the present bylaws, not the proposed money grab, only his bank account will benefit not the area .

Why not, here some reasons : Dr. Smiley dentist didn't get permission to use 15 Church Street as his dental office.

Church St is very narrow and dangerous. We found this out when we did a job across the road of 15 Church St

Motorized traffic use Church St. as a short cut to Mohawk Rd all hours of the day. The street is not build for the amount of traffic

Will be very dangerous for people walking especially the children

Traffic buildup will be very dangerous you might say disaster in the making , I am afraid there will be many accidents.

Please leave our beautiful area alone, our family has been enjoying this area for 55 years the way it is .

There are many areas in Ancaster where this development could take place

Thank you for willing to read my letter ,

With high regards ,

[Redacted]
Lodor Street
Ancaster

[REDACTED]
Lodor Street
Ancaster, ON [REDACTED]

City of Hamilton
Planning and Economic Development Department
Development Planning, Heritage and Design – Suburban Team
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

February 10, 2020

Dear sir/madam:

Re your files:

UHOPA-20-006
ZAC-20-011

I write in response to the application for amendments to the Official Plan and Zoning By-Laws as above, regarding the proposed townhouses at 15 Church Street, Ancaster (Ward 12).

My husband and I have lived just around the corner from the proposed development for the past 10 years, and we know and love this neighborhood. Your development of these town homes are going to make a bad situation worse. My husband and I cannot afford to move when things start going bad and we will be left with a stress ridden life.

1. It is a fact that higher density means higher crime. We are in our 60s and will be defenseless against this as will many of our neighbors. We bought here to live out our last years in a safe place. Further development threatens that.
2. The roads in the neighborhood are already busier than they should be. This development will make it even busier and more dangerous. I myself have almost been hit by people speeding through our streets as have many others. School children have almost been hit by people running the stop signs.
3. Parking is not allowed on Church St. so they, or visitors, will park on Lodor St. When cars are parked on Lodor St. the impatient motorist will try to pass by driving up on the sidewalk. I have a hydro pole in front of my house as well as a walnut tree. Both, if hit, could fall right on my bedroom roof, damaging my property. The configuration of my bedroom does not allow my bed to go any place other than it is, right in line of where these things could fall.
4. Nice weather makes all of these conditions worse. With events and leagues at the park, young children with their parents are on the street more. This heightens the danger of someone getting hurt or injured.

5. More traffic means more air pollution. More fumes for us to have breath especially when people are mistakenly warming up their cars. Modern cars only need to "be warmed up" about a minute or two. We know the fumes are unhealthy.
6. Several years ago a developer tried to have 6 – 8 semis built on Academy and Lodor. At the time an engineering survey was supposed to have been done on the sewer system and whatever else. It was determined that the area could not handle that amount of building. What has changed now in our aging infrastructure that the area can handle this amount of building?

In conclusion, this development will be affecting the quality of life for all of us that have chosen this area to live out our retirement. I have depression and severe anxiety and this is only making it worse. I worry daily what this development is going to mean for our quality of life in this still quaint area once it is ruined. I also worry about how bad the traffic incidents have to get before something is done. I still fear it is a death.

Sincerely,

A large black rectangular redaction box covers the signature area.

Mon 7/27/20 11:17 AM
D [****POSSIBLE SPAM]15 Church Street, Ancaster - redevelopment
To: james.vanrooi@hamilton.ca
Follow up. Completed on July 28, 2020.
You replied to this message on 7/27/20 3:59 PM.
We removed extra line breaks from this message.

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--><class=3DM=
soNormal><span lang=3DEN-US>Good morning.<o:p></o:p></span></p><p
soNormal><class=3DM= <span lang=3DEN-US><o:p>&nbsp;</o:p></span></p><p
soNormal><class=3DMsoNorma=
><span lang=3DEN-US>I am writing to express my concern about plans to
l>rede=
velop this subject property, installing multiple townhomes at that location=
=C2=A0 I normally don=E2=80=99t make the effort to formally express my con= cerns about planning and redevelopment, but the absurdity of the plans for = this particular address have driven me to
comment.=C2=A0 <o:p></o:p></span>= </p><p class=3DMsoNormal><span lang=3DEN-US><o:p>&nbsp;</o:p></span></p><p class=3DMsoNormal><span lang=3DEN-US>I have lived in Ancaster since 1960; I=
live only a couple of blocks from the 15 Church Street location; I have wa= tched the Church/Lodur/Academy streets become =E2=80=9Cbypass highways=E2= =80=9D for irresponsible and careless drivers.=C2=A0 15
Church Street is a nar= row, single-unit residential side street.=C2=A0 Changing the density of tha= t street, cramming 6 houses onto the property simply cannot be justified.=
=C2=A0 I would also add =E2=80=9Cdangerous=E2=80=9D to the list of negative= descriptors.<o:p></o:p></span></p><p class=3DMsoNormal><span lang=3DEN-US>= <o:p>&nbsp;</o:p></span></p><p
class=3DMsoNormal><span lang=3DEN-US>The wat= ershed moment for many Ancaster residents regarding incongruent redevelopment= nt was the rapid demolition of Brandon House by a developer.=C2=A0 The
deve= loper=E2=80=99s actions left many residents wondering if this were done sur= reptitiously in order to =E2=80=9Cslide one by=E2=80=9D and perhaps bypass = regulatory steps that would have permitted
appropriate scrutiny and public =
comment.=C2=A0 Worse still, the developer=E2=80=99s actions were apparently= executed with prior knowledge of the Planning Dept.=C2=A0 The old adage, = =E2=80=9Cwhere there is smoke, there is
fire=E2=80=9D is mentioned frequent= ly by many Ancaster residents about perceived ulterior motives associated w= ith this demolition.<o:p></o:p></span></p><p class=3DMsoNormal><span lang=3DEN=
US><o:p>&nbsp;</o:p></span></p><p class=3DMsoNormal><span lang=3DEN-U=
S>Whether this is an accurate assessment or not, any city
S>department=E2=80=
=99s decision-making must balance regulatory compliance with the broader be= st interests of all of its constituent players.=C2=A0 The Planning Dept app= ears to be out of sync and either unaware or
unconcerned with the best inte= rests of Ancaster residents.=C2=A0 The optics are just plain bad.<o:p></o:p>
></span></p><p class=3DMsoNormal><span
>lang=3DEN-US><o:p>&nbsp;</o:p></span>
></p><p class=3DMsoNormal><span lang=3DEN-US>Reducing a beautiful and
>perha=
ps historic house to rubble, replacing it with a high-density configuration= of townhouses, is just plain wrong.=C2=A0 I vigorously oppose the 15 Churc= h Street redevelopment.<o:p></o:p></span></p><p
class=3DMsoNormal><o:p>&nbsp;</o:p></span></p><p class=3DMsoNormal><b><i><span style=3D'color:#4472C4'>Doug M= cLennan<o:p></o:p></span></i></b></p><p class=3DMsoNormal><b><i><span style=
=3D'color:#4472C4'>289-659-3523<o:p></o:p></span></i></b></p><p class=3DMso=
Normal><o:p>&nbsp;</o:p></span></div></body></html>=
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Thu 2/27/20 1:31 PM
ES [REDACTED]
UHOPA-20-006 ZAC-20-011
To: Van Rooi, James
Follow up. Start by February 28, 2020. Due by February 28, 2020.

Dear Mr. Van Rooi -

As a resident at [REDACTED] Church Street, I write to oppose the proposed development at 15 Church unless and until the traffic problems in the Church/Academy/Lodur neighbourhood have been appropriately addressed. These problems have been brought to the attention of Councillor Lloyd Ferguson.

Church Street is being used as a cut-through for Wilson/Rousseau traffic and I have observed, on a nearly daily basis, vehicles speeding down my street. It is unsafe and unacceptable. And I echo the concerns of neighbours on Lodur of the volume and speed of traffic on that street as vehicles try to avoid the Wilson Street congestion and/or attempt to access the Ancaster Square facilities. How are all the residents, walkers, dogwalkers, and the elementary school children who are frequently led through the neighbourhood in nice weather, to be kept safe?

Parking is already an issue in the neighbourhood. How is the addition of six new homes and the increase in visitor parking proposed to be handled? What arrangements will be made to manage the construction vehicles in an already congested area?

These serious problems need to be addressed before consideration is given to the addition of six new homes to this narrow, once-quiet street.

Sincerely,

[REDACTED]

[REDACTED]
Lodur Street
Ancaster, ON [REDACTED]

City of Hamilton
Planning and Economic Development Department
Development Planning, Heritage and Design – Suburban Team
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

February 4, 2020

Dear Mr. Van Rooi

UHOPA-20-006
ZAC-20-011

I write in response to the application for amendments to the Official Plan and Zoning By-Laws as above, regarding the proposal of 6 townhouses at 15 Church Street, Ancaster (Ward 12).

Our property abuts the above property on the South side. We have been residents at [REDACTED] Lodor street for 35 years and my wife has lived in Ancaster for 55 years.

There are several issues related to this development which concern us:

Much to our disappointment, Church Street, is being used as part of a traffic cut-through between Wilson Street on the west and Rousseau Street on the north. Especially at rush hours, heavy traffic flows; sometimes at high speeds; ignoring Stop Signs along Church, Lodor Street and Academy Street. This traffic is avoiding the busy intersection at Rousseau and Wilson streets.

We have been working with Councillor Ferguson to try and solve the volume/speeding in our neighbourhood. Adding more residents with more vehicles will debilitate this progress.

The proposed development at 15 Church Street was superseded by a proposal for a dentist's office several years ago. Residents then, were concerned about the impending increase in traffic on Church Street and were especially concerned about traffic entering onto Church Street from the dentist's office; potentially having to back out of the property, due to the size of the driveway/property. This cannot be considered safe for residents walking in this area or vehicles travelling on Church Street, due to the increased traffic this development will entail.

With the proposed allotment of 2 parking spaces per unit; this leaves no parking for visitors/guests at the location. Church street is so narrow that it is completely a 'no parking zone.' This means the closest parking for guests/visitors will have to be on Lodor Street where there are already parking issues due to the Splash Pad/Tennis Courts/Lawn Bowling/ Town Hall/Library/Municipal Offices activities one block from 15 Church Street.

As Lodor street only has sidewalks on one side, parking vehicles on Lodor Street will narrow this corridor even further, as it does during the summer activities at the end of Lodor Street..

The builder says, "The proposed development will help the neighbourhood grow as a complete community." We believe our community would be just as complete, (and less busy with traffic) if it was kept as a single family home.

He also sited that the property was once proposed as a dental practice, but the plan was abandoned amid widespread opposition from neighbourhood residents. Increased traffic and especially traffic entering onto Church Street was the main reason the resident opposed the dental office.

For all these reasons, we believe the above property as 15 Church Street should be left as a single family dwelling, in keeping with the unique Heritage of the Village Core.

Sincerely,

A solid black rectangular redaction box covering the signature area.

Sun 2/09/20 4:29 PM

HB [Redacted]
15 Church Street

To Van Rooi, James
Cc Bishop, Kathy
Follow up. Completed on February 10, 2020.

15 Church Street.docx
.docx File

[Redacted]
Lodor Street
Ancaster, ON [Redacted]

City of Hamilton
Planning and Economic Development Department
Development Planning, Heritage and Design – Suburban Team
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

February 4, 2020

Dear Mr. Van Rooi

UHOPA-20-006
ZAC-20-011

I write in response to the application for amendments to the Official Plan and Zoning By-Laws as above, regarding the proposal of 6 townhouses at 15 Church Street, Ancaster (Ward 12).

Our property abuts the above property on the South side. We have been residents a [Redacted] Lodor street for 35 years and my wife has lived in Ancaster for 55 years.

There are several issues related to this development which concern us:

Much to our disappointment, Church Street, is being used as part of a traffic cut-through between Wilson Street on the west and Rousseau Street on the north. Especially at rush hours, heavy traffic flows; sometimes at high speeds; ignoring Stop Signs along Church, Lodor Street and Academy Street. This traffic is avoiding the busy intersection at Rousseau and Wilson streets.

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The proposed development at 15 Church Street was superseded by a proposal for a dentist's office several years ago. Residents then, were concerned about the impending increase in traffic on Church Street and were especially concerned about traffic entering onto Church Street from the dentist's office; potentially having to back out of the property, due to the size of the driveway/property. This cannot be considered safe for residents walking in this area or vehicles travelling on Church Street, due to the increased traffic this development will entail. With the proposed allotment of 2 parking spaces per unit; this leaves no parking for visitors/guests at the location. Church street is so narrow that it is completely a 'no parking zone.' This means the closest parking for guests/visitors will have to be on Lodor Street where there are already parking issues due to the Splash Pad/Tennis Courts/Lawn Bowling/ Town Hall/Library/Municipal Offices activities one block from 15 Church Street.

As Lodor street only has sidewalks on one side, parking vehicles on Lodor Street will narrow this corridor even further, as it does during the summer activities at the end of Lodor Street.

The builder says, "The proposed development will help the neighbourhood grow as a complete community." We believe our community would be just as complete, (and less busy with traffic) if it was kept as a single-family home.

He also sited that the property was once proposed as a dental practice, but the plan was abandoned amid widespread opposition from neighbourhood residents. Increased traffic and especially traffic entering onto Church Street was the main reason the resident opposed the dental office.

For all these reasons, we believe the above property as 15 Church Street should be left as a single-family dwelling, in keeping with the unique Heritage of the Village Core.

Sincerely,

[Redacted]

Thu 8/06/20 2:13 PM

JM [Redacted]
Files UHOPA-20-006, ZAC-20-011 (15 Church St Ancaster)

To Van Rooi, James
Follow up. Completed on August 10, 2020.
You replied to this message on 8/10/20 10:05 AM.

I plan to offer some comments on this matter and would appreciate some information to ensure any comments are relevant:

1. The existing ER lot is 50 meters wide by 25 meters deep. Assuming there is no building on the lot would a severance to create two lots 25 meters by 25 meters be permitted in this zoning?
2. What lot coverage % is permitted in the ER zone and what are the minimum setbacks?
3. Are semi detached homes a permitted use in ER?
4. What lot coverage % is permitted in the multi-family zone the applicant is applying for and what setbacks apply?

There is a complication in that a building of heritage interest is on the lot, albeit with some interior fire damage. Am I right in assuming that approval of this application to rezone the lot would automatically result in the issuance of a demolition permit?

If it is easier to speak I am available at 905 308-6800.

Thank you

[Redacted]

Thu 8/06/20 3:04 PM
JM [Redacted]
One more quick question...15 Church
To Van Rooi, James
Follow up. Completed on August 10, 2020.
You replied to this message on 8/10/20 10:07 AM.

The request is to rezone from ER to RM2-XXX. Do the requirements in bylaw 87-57 for RM2 apply or doe the "XXX" have some significance that alters coverage and setbacks and so on?

Mon 8/10/20 10:15 AM
JM [Redacted]
Re: Files UHOPA-20-006, ZAC-20-011 (15 Church St Ancaster)
To Van Rooi, James

Thanks. I am planning on commenting on this as the variances from regulations for RM2 are so large I find it amazing....by my read of page 57 of the application Development Statistics the only standards that would not need variance are to do with landscaping.

Do I send comments to you for the meeting?

Thanks
[Redacted]

From: "Van Rooi, James" <James.VanRooi@hamilton.ca>
Date: Monday, August 10, 2020 at 10:05 AM
To: Jim MacLeod <jmacleod@radiocorp.ca>
Subject: RE: Files UHOPA-20-006, ZAC-20-011 (15 Church St Ancaster)

Good morning [Redacted] my apologies on the delay here, I've been meaning to get back to you.

I've responded to your questions below in blue.

Regards,

James Van Rooi, MCIP, RPP
Planner I

Development Planning, Heritage & Design, Suburban Team
Planning & Economic Development Department
City of Hamilton
71 Main Street West, 5th Floor
Hamilton ON L8P 4Y5
p. 905.546.2424 ext. 4283
f. 905.546.4202
e. James.VanRooi@hamilton.ca

From: [Redacted]
Sent: August 6, 2020 2:13 PM
To: Van Rooi, James <James.VanRooi@hamilton.ca>
Subject: Files UHOPA-20-006, ZAC-20-011 (15 Church St Ancaster)

I plan to offer some comments on this matter and would appreciate some information to ensure any comments are relevant:

1. The existing ER lot is 50 meters wide by 25 meters deep. Assuming there is no building on the lot would a severance to create two lots 25 meters by 25 meters be permitted in this zoning?

The current zoning would not allow for this lot to be split as the minimum lot area requirement for each lot would have to be 695 square metres. If this lot were split the resulting lots would be 627.6 square metres. If someone were to want to split the property, they would have to rezone it or apply for a minor variance.

2. What lot coverage % is permitted in the ER zone and what are the minimum setbacks? 35%
3. Are semi detached homes a permitted use in ER? No, only single detached.
4. What lot coverage % is permitted in the multi-family zone the applicant is applying for and what setbacks apply? The Residential Multiple "RM2" Zone permits 35% lot coverage.

There is a complication in that a building of heritage interest is on the lot, albeit with some interior fire damage. Am I right in assuming that approval of this application to rezone the lot would automatically result in the issuance of a demolition permit? The property owner would not be able to demolish right after they obtain the zoning, they would be able to after getting Final Approval on a Site Plan Application.

If it is easier to speak I am available at 905 308-6800.

Thank you
[Redacted]

Wed 8/12/20 11:10 AM
JM
[Redacted]
Submission of Comments

To Van Rooi, James
Follow up. Start by August 13, 2020. Due by August 13, 2020.

PDF 20200812_1_Some Background What Is It Like Now Existing Reside.pdf .pdf File
PDF PDF 15 Church Intervention.pdf .pdf File

Attached are comments with regard to Files UHOPA-20-008 and ZAC-20-011. There are two attachments. One is scanned with a signature and the other is a .pdf which might be of better quality.

I understand that this document will be part of the public file with regard to this proceeding and will be provided to the applicant.

My contact information is 905 304-1295, or this email jkmacleod@radiocorp.ca. If there is any followup needed I am happy to speak with you.

Will you advise me when a date for the public meeting is set?

Thank you

[Redacted]

██████████ Rousseaux St
Ancaster, ON ██████████
6 August 2020

City of Hamilton
Planning Committee

Re: Files UHOPA-20-008, ZAC-20-011

I am **OPPOSED** to the application by Veloce Luxury Homes for 15 Church St, Ancaster to change the zoning from the "ER" Zone to "RM2-XXX" Zone, Modified to permit up to 6 street townhouse units, and change the designation in the Ancaster Wilson Street Secondary Plan from Low Density Residential 1 to Low Density Residential 3.

The primary reasons for my opposition are:

- The multiple departures from the Regulations in Bylaw 87-57 for RM2 Zoning are NOT minor.
- After almost every regulation is modified is the resulting "Modified" zoning is still a viable planning tool?
- The result of this development is a massive densification of one of most vulnerable streets in the ER zone.
- The height, mass, and proximity to the street of this building is inappropriate for the neighbourhood
- Traffic is a major issue for this neighbourhood, and this increases and complicates it.
- Approval of significant variances from most Regulations in Bylaw 87-57 for RM2 Zoning encourages other inappropriate applications and threatens the integrity of the planning system.

I live 2 blocks away from 15 Church Street and may not be directly affected, but I have concern for the future of the Ancaster heritage core. For example, developers have demolished multiple properties on Wilson Street East with no development plan filed with the City. This is now much larger than a neighbourhood issue.

While I take issue with this proposed development it is limited to this application. Veloce Luxury Homes is an Ancaster company and I admire the remarkable homes they have created elsewhere in town. The design of these townhomes reflects their talent. The issue, and it is a big one, is simply they do not fit the land.

We Need Development: Renewing properties is important for a community. In established neighbourhoods this renewal needs to be done with sensitivity to the existing ambiance and infrastructure. Limitations like narrow streets, ditches, limited or no sidewalks and so on cannot be remedied in most cases and are part of the ambiance of these neighbourhoods. The seeming lack of recognition of the limitations of this site is really the issue.

I believe this is the most important point: If the City believes it is in the interests of the community - despite the recent review and 2018 revisions - to significantly increase the density of the ER zone, that issue should be decided by a further public process, not by a series of spot re-zonings.

1. Some Background

What Is It Like Now? Existing Residential (ER) Zoning in Ancaster is overwhelmingly single family, many older and heritage homes, a good representation of mid-century homes, and narrow streets - many without sidewalks or storm drains. Church Street itself consists of 8 largely heritage-era single family dwellings. The narrow street has significant traffic issues due to cut through traffic and it is access to the many amenities of Ancaster Square.

Zoning Standards Just 2 Years Old: In September 2018 the City undertook a comprehensive review of issues ER Zone negatively affecting development (see Hamilton Planning and Economic Development Discussion Paper— Modifications to the Existing Residential ER Zone). Residents expressed concerns about new dwellings of a mass and scale far in excess of existing homes. Some called this a "monster homes" bylaw. City Council listened.

Veloce Homes is asking this Committee to pretty much throw out the changes just 2 years later.

The Land: The 15 Church Street lot is 50 m wide by 25 m deep with a lot area stated in the Veloce Homes application of 1264 m². The City 2018 study shows the average ER zone lot is 1139 m². In other words, 15 Church is about the size of the average ER single family lot but 6 homes are proposed.

The 15 Church Street lot is **wider** than the 23-28 m average frontage in the ER zone, but significantly **shallower** than the 43 to 48 m average depth. This lot is unique: fewer than 5% of the lots in the ER zoning are less than 30 m deep. It is largely the lack of depth that makes this property so unsuitable for this large-scale development.

This Home Needs Renewal: The home has been sitting for several years and there is deterioration.

2. Reading the Application

Veloce Homes sets out variances from RM2 requirements in a table, Development Statistics, on page 57 of the application. These are not variances from minimum Regulations for the current ER zoning, but variances from the Regulations for Street Townhomes covered in RM2. **A summary of the major variations sought:**

- RM2 requires a **minimum lot size** of 1850 m². The proposal is 1263 m², or 68% compliance
- RM2 sets **minimum lot depth** at 30m. The 15 Church St lot is 25 m sidewalk to rear lot line.
- RM2 requires **280 m² per dwelling** unit to avoid crowding. The proposal is 165 m², 59% compliance.
- RM2 requires **9m frontage per unit**. The proposal is for 6.56m interior, or 73% compliance. End units get additional side yard width, but each unit will be only 6.56m in width, a very narrow dwelling compared to others in ER and those nearby.
- RM2 sets a **maximum lot coverage** of 35%. The plan shows 47.5% coverage, or 136% of the maximum.
- RM2 sets the **minimum front yard at 7.5m**. The proposal is 5.5m (6 m to the garage door), or 73% of the standard. The lot line abuts the sidewalk—there is no easement. Thus 5.5m is true maximum usable depth. **Comments on This:** Any parked vehicle larger than a mid-size car will be over the sidewalk (a Honda Accord is about 5 m in length). Where would a half ton truck—typically 6m long— park? Even if the owner had 1 or no car, the driveway is needed—service vehicles for maintenance, for example, will not fit (Church Street is No Parking both sides, there is no visitor parking).
- The **minimum rear yard** is 7.5m and the proposal shows near compliance at 7.2m. However, that is the distance from the building, while a deck is planned that will reduce this to 5.18m.
- RM2 Regulations require a **3m Planting Strip** between the property and an adjacent ER zoned lot. The 3m Planting Strip at 15 Church is the entire side yard of the end unit. As this is not a condominium will there be an obligation registered on title on the end unit lot to properly maintain this Planting Strip?

This is a Big Ask: The City 2018 report on ER zoning changes states that between 2012 and 2017 only 1 variance was granted in the study period for lot coverage in excess of 35%, and that was for 42%. Veloce Homes proposes 47.5% lot coverage.

3. Effect of Approval of The Changes

Over-Powering. The development will overpower the lot and abut the sidewalk. The street view will be a line of garage doors fronting lofty and narrow buildings with cars right at the sidewalk—a sharp difference from the ambience of the street and the nearby buildings on both Church and Wilson.

It Does Not Fit in. The heritage home next door to the east is about 11.4 m wide (from the drawing, page 57 of the application) and about 6.5 m high (my estimate). The 43 m width of two 3-unit townhouses and its height about 4 m higher than the home will dwarf the heritage home. The town homes structure simply does not fit the neighbourhood even though it complies to the 10.5m maximum height in RM2 (1 m higher than ER zoning).

This Type of Development is Exactly What Residents and City Council Said They Did Not Want in 2018: The proposal brings the mass and scale the 2018 bylaw amendments were purporting to limit.

How It Could Be: The appearance and feel of a recently constructed townhome development on Wilson Street at Jerseyville Road contrast sharply with 15 Church Street. These homes have an internal road, visitor parking, and green space. When the Residential Multiple bylaw standards were developed this seems to be what was intended. The 15 Church Street proposal fails entirely in comparison.

4. Heritage is a Hallmark of the Ancaster Townsite

A Challenge: There is a large 1920 arts and crafts style home on the property with internal fire damage and repairs done to the point it is bare studs. Many in the Ancaster community believe the building should be repaired and renovated. The photos in the application suggest that this is possible. There is a real depth of information about this historic land in the application and I believe there must be some effort to respect what has gone before us before the wrecking claw is brought in. I believe it is incumbent on Veloce Homes to demonstrate that renovation of the existing building is not economically feasible through a third-party independent engineering assessment. There is no application to designate the building under Ontario legislation so a sympathetic addition or other changes are possible to make it economically feasible. **I ask Veloce Homes to think creatively with an objective assessment for the community before yet another important heritage building disappears.**

5. Is There is Another Option?

Does Veloce Homes have a potentially profitable alternative, if the current building cannot be repaired, without imposing a massive imposition on the neighbourhood? I submit the answer is yes.

A high-end single-family home - would conform to the ER zoning. This is a great location. All over Ancaster developers demolish older, smaller homes on larger lots - for about the investment Veloce Homes has in 15 Church - and build new homes with a larger footprint. Since it happens repeatedly, assumedly it is profitable.

Veloce Luxury Homes has crafted beautiful homes on Sulphur Springs Road and Lovers Lane that are positive additions to the community. I believe Veloce Homes obvious design talent and luxury building techniques could create a single home that fits exactly the difficult 15 Church St lot and would be welcomed by the neighbours.

6. The bottom line:



Veloce Homes has options for this land that do not impose a 6-fold increase in density on a small street in a heritage neighbourhood. There may be higher profits in maximizing density and lot coverage, while minimizing setbacks that violate both the spirit and the conditions of the bylaws, but with a totally inappropriate development in their midst it is the neighbours who pay the price.

I ask the Committee to uphold respect for carefully thought through zoning requirements by determining that this application is not a request for some minor variances but is in fact an effort to obtain approval for the very type of development that the 2018 ER Review sought to end.

Please DENY this rezoning application.

Thank you for consideration of these comments.



 Tue 8/18/20 3:12 PM
[Redacted]
15 Church
To Van Rooi, James
 Follow up. Start by August 18, 2020. Due by August 18, 2020.
You replied to this message on 8/19/20 2:36 PM.

I was told this morning about some adjustments made when Church Street was widened to accommodate the hedges at 15 Church where the sidewalk was narrowed from 1.5 meters to 1.19m. It was apparently an appeal but not sure who to or if this pre-dated amalgamation. Interesting that I walk my dog by there a few days a month and you do notice some difference that I had never thought about.



The hedges will disappear in the proposed redevelopment, so the question is if the sidewalk will be made to full width, or if the .31m will be used by the development to mitigate the under-regulation front set back (and thus driveway length)? .31m is not material in most cases but with the development very close to the sidewalk and 6 driveways abutting it may in this case.

So the question is if this is dealt with in the applications? As I look carefully at the plan on page 57 it does show the sidewalk narrowing—it is subtle, but you can see it.

Would appreciate knowing if this is dealt with in the normal course or not.

Thanks

[Redacted]

 Tue 2/25/20 4:42 PM
[Redacted]
In-Put Zoning By-Law Amendment (File No. UHOPA-20-006)
To Van Rooi, James
Cc [Redacted]
 Follow up. Start by February 25, 2020. Due by February 25, 2020.
You replied to this message on 2/26/20 1:28 PM.

 [Redacted]_Amend to OP and ZBL_City File UHOPA 20 006_Request for Input Rev 2.docx
.docx File

Dear James VanRooi.

We have attached our in-put to the proposed re-zoning mentioned above.

Thank you for this opportunity.

We look forward to hearing more communication regarding the proposed amendments.

Kind regards,

[Redacted]

[Redacted]
[Redacted] Lodor Street
Ancaster, ON [Redacted]

City of Hamilton
Planning and Economic Development Department
Development Planning, Heritage and Design – Suburban Team

71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

February 24, 2020

Dear James Van Rooi

Re your files:
UHOPA-20-006
ZAC-20-011

We are writing in response to the application for amendments to the Official Plan and Zoning By-Laws

noted above, for the proposed townhouses at 15 Church Street, Ancaster (Ward 12).

We, [REDACTED], have actively lived just around the corner from the proposed Church Street development for the past 29 years, and are very familiar with the neighbourhood.

We would like to provide you with a number of insights regarding the Church/Lodor down to Academy neighbourhood; and, issues related to this proposed development. These issues may be the same or in addition to issues raised by other neighbourhood residents of the Lodor/Church/Academy community.

All issues outlined below are of equal concern.

- 1) No Options for Visitor Parking built into the proposed development plans – Church and Lodor cannot absorb more permanent or visitor parking. The Church/Lodor Streets support the overflow parking and traffic needs of the intensified Village Square recreation area.

Parking is not permitted on Church Street (sight of the proposed development): Church (approximately 20 feet) and the adjoining street, Lodor (approximately 19 feet) Streets are narrow with two-way traffic . With very limited parking on Lodor .

This, commonly referred to, heritage neighbourhood of Church and Lodor and down to Academy borders onto the wonderful and widely used Village Square recreational facilities. Supporting the Ancaster Secondary Plan, the neighbourhood opens its arms to what is called the Village Square Intensification recreational use.

The limited Lodor Street parking, from the top of Lodor to Academy, is actively used to accommodate the daily overflow parking of the Ancaster Square which includes the Library, splash pad and park, lawn bowling and tennis courts. There is also wonderful participation during the Town held special events such as Remembrance Day, July 1st, Tree Lighting, Heritage Days which also actively draw on the limited Lodor Street parking. The Tennis Club has been approved to 'bubble' the courts to support active club use 12 months of the year. This overflow swells April-October.

In addition, traffic related to the events held in the popular Old Town Hall is routed through Church and Lodor for the parking behind the Town Hall by signs posted on the corner of Church and Wilson, Church and Lodor and the top of Lodor. The Lawn Bowling club house is also available for event use.

- 2) High level of Traffic Cut-Through coupled with traffic and parking associated with widely used intensified recreation in the Village Square – creating traffic and safety issues in the Church/Lodor/Academy streets

Church Street, including the location of the proposed development, is used as part of a traffic cut-through between Wilson Street on the west and Rousseau Street on the north. This cut-through traffic has been on a steady increase to accommodate the ongoing development of the residential areas surrounding the Ancaster Village and the upswing of Dundas cars travelling the 'back way' into Ancaster via Hwy 99 to Sulfer Springs Road to Church to Lodor to Rousseaux.

Especially during rush hours, heavy traffic often flows at inappropriately high speeds, in both directions, along Church, Lodor Street and Academy Street between the two major arterials (Wilson and Rousseaux), to avoid traffic along Wilson St. and bypassing the busy intersection at Rousseau and Wilson. The morning traffic on Wilson is slowed, often to a standstill, by those cars waiting on Wilson to gain access to the Tim Horton's drive-thru which also creates additional Church to Lodor Streets cut through traffic to avoid the Wilson Street slow down.

We have first-hand experience with the cut-through traffic not coming to a full stop at the corner of Lodor and Church streets, speeding cars along Lodor and the Academy three way stop as we often leave at 8am.

The proposed development on Church Street cannot be considered safe for vehicles entering and exiting its driveways; nor when anticipating hazards to the residents given the increase in the current traffic patterns.

**We currently experience these hazards backing in and out of our driveway.

The neighbourhood cannot absorb the potential (research supports two for every residence) additional 12 traffic cut-through vehicles created by the proposed Church Street development. These vehicles are not going to choose the Wilson Street traffic over the Church/Lodor cut-through option.

Two additional heritage buildings: The Ancaster Sports Association the Ancaster Police Museum are adjacent to the Church/Lodor heritage neighbourhood with their small parking lot across from the proposed townhouse development. These facilities bring additional traffic to the area, and is often the site of community, Soccer, and Minor Hockey meetings.

- 3) Walking and Bike Traffic and concern for safety brought about by the increasing cut-through traffic and over flow parking to support the intensified Village Square previously described. The proposed development will add more traffic and the increased need to accommodate visitor parking on the already taxed, limited parking along Lodor as previously described.

Families with children, and seniors, walk along Lodor and also along Church Street to the recreational facilities, town held events, or simply to enjoy the "rural", "heritage", "tree lined feel" of the neighbourhood.

The groups of small children from the Wilson Street Day Care also use the Church/Lodor/Academy area for daily walks and on route to the park and Splash Pad. The Park and Splash Pad houses a Hamilton Children's Summer Park Program bringing with it additional car and foot traffic for pickup and drop off. This often includes siblings in tow with strollers and small bikes and wagons.

Church, Lodor and Academy are all very narrow, two-way streets with few traffic controls. Church and Lodor have sidewalks on only one side.

- 4) The Church Street development proposal calls for the removal of all trees currently alive, well and living on the site.

- 5) The developer stated at the Ancaster Community Council Meeting, held February 3rd, attended by [REDACTED], that they knocked on doors within the Church/Lodor neighbourhood and received positive response to the project.

Please note that we have not been contacted by the developer in person or by written form.

- 6) Church/Lodor to Academy neighbourhood is Fully zoned as Single Family Residential Area, supporting the Ancaster Secondary Plan by supporting the traffic and parking needs of the intensified use of Ancaster Square.

The proposed re-zoning changes on Church will set the precedence for further re-zoning changes in the Church/Lodor/Academy neighbourhood. Re-zoning will bring an increase in permanent traffic and parking issues to the already burdened Church/Lodor to Academy area which already services the significant traffic and parking needs of the intensified Ancaster Square facilities. There will also be greater safety concern for the walking and bike recreational use of the area.

- 8) Current Road Conditions – cannot tolerate further deterioration caused by trucks and equipment working at the proposed development site.

There is an aging road surface on Lodor, Church and Academy Streets currently with many potholes, random road patching and bumps brought on by the increased cut-through traffic flow, trucks and machinery brought in for recent house builds on Lodor and Academy Streets.

- 10) Counsellor Lloyd Ferguson has passed the 'no monster home' policy for residential areas.

This proposed townhouse development is in violation of the 'no monster home' policy applicable to the Church/Lodor/Academy neighbourhood as we understand it.

- 11) Counsellor Lloyd Ferguson made a comment at the February 3rd, 2020 Ancaster Community Council meeting similar to 'it's my opinion that it will be the provincial goal that will drive the approval of this project'. It is assumed this statement relates to provincial goal for intensification and that the final decision will be made the OMB .

****IT SHOULD BE NOTED THAT THE INTENSIFIED RECREATION FACILITIES OF THE ANCASTER SQUARE AND IT'S NEED FOR INTENSIFIED PARKING AND TRAFFIC SUPPORT FROM THE ADJOINING CHURCH/LODOR STREETS, ALREADY MEET THE PROVINCIAL GOAL FOR INTENSIFICATION IN THE CHURCH/LODOR TO ACADEMY STREET NEIGHBOURHOOD.**

Thank you for your consideration and response to our concerns regarding the safety and well-being of our community.


Regards,


[REDACTED]


[REDACTED]


[REDACTED] Lodor Street,
Ancaster, Ontario

L9G 2Z5

 Thu 2/27/20 6:03 PM
[Redacted]
Townhouses on Church Street, Ancaster

To  Van Rooi, James

 [Click here to download pictures.](#) To help protect your privacy, Outlook prevented automatic download of some pictures in this message.

 [Redacted] a - Townhouse concerns.docx
.docx File

Please see attached note about the proposed development on Church Street.

Many thanks,

[Redacted]

[Redacted]

James Van Rooi
City of Hamilton
Planning and Economic Development Department

February 27, 2020

Dear Mr. Van Rooi:

Re your files:

UHOPA-20-006
ZAC-20-011

We are writing in response to the application for amendments to the Official Plan and Zoning By-Laws as above, regarding the proposed townhouses at 15 Church Street, Ancaster (Ward 12).


We recently moved to Ancaster and have been dismayed by the number of drivers using our street as a cut through. We have to take much caution to back out of our driveway and when turning into it when returning. We have witnessed and experienced many near misses when driving and walking on the sidewalk.

The locals seem to drive quite slowly down the street but other are on the move and already making a choice to save time which they add to by speeding, swerving and passing on a very narrow street.


Adding the typical two cars per household plus those of visitors for 6 new homes where one previously stood will only add to the issue.


Many thanks,

[Redacted signature]

 Thu 2/27/20 11:51 AM
[Redacted name]

Re your file UHOPA-20-006 ZAC-20-011 for proposed townhouses at 15 Church Street, Ancaster (Ward 12).

To  Van Rooi, James

 [Redacted] Response to Church Street Development.pdf
.pdf File

Dear Mr. VanRooi,

Please confirm of receipt for this email & attached letter.

Sincere thanks,

[Redacted signature]

[REDACTED]
[REDACTED] Academy St
Ancaster, ON [REDACTED]
[REDACTED]

James Van Rooi
City of Hamilton
Planning and Economic Development Department

February 25/2020

Dear Mr. Van Rooi:

Re your files:

UHOPA-20-006
ZAC-20-011

We write in response to the application for amendments to the Official Plan and Zoning By-Laws as above, regarding the proposed townhouses at 15 Church Street, Ancaster (Ward 12).

My husband & I live nearby the proposed development and we know the neighborhood well. We share Dr Maton & his wife Sandy's concerns regarding the proposed development as outlined below. Further, we have personally called Lloyd Ferguson's office in the past to voice our concerns pertaining to cut through traffic in our neighborhood (about 1.5yrs ago, before we knew of the neighborhood concerns in this regard), with no resolution to our concerns proposed to date.

We are in opposition to the proposed development at 15 Church Street, and the bye-law changes necessary for its construction, for the following reasons:

- 1) Vehicles associated with the new development on Church Street will add to the already congested, inappropriate traffic load on our narrow neighborhood streets. Further, given the often congested street conditions and the inappropriate high speeds of current traffic along the Church/Lodor/Academy corridor, vehicles parked in the driveways of the new development will be unable to anticipate oncoming vehicles in order to safely access Church Street. A proposal for another development at that location was defeated a few years ago, in part for the same reason.
- 2) The entire length of Church Street, including the location of the proposed development, is currently used as part of a traffic cut-through between Wilson Street on the west and Rousseau Street on the north. Especially at rush hours, heavy traffic often flows at inappropriately high speeds along Church Street, Lodor Street and Academy Streets, in order to avoid traffic on Rousseau and Wilson Streets. This is both dangerous and ruinous of the neighbourhood. The proposed development will add to these unsafe and unhealthy conditions.

- 3) The proposed development on Church Street cannot be considered safe for vehicles entering and exiting its driveways.
- 4) Further, there is a serious lack of parking for the proposed development. The new townhouses will have parking for two vehicles, but there is no local parking for any visitors they may have except on Lodor Street. Church Street itself is too narrow for parking, and is a no parking zone. Ancaster Square is for patrons of the various facilities located there, and is often full in any case. Other parking close by is all privately owned. Lodor Street is very narrow (@19 feet) yet is used as an overflow parking location for patrons of the often-full Ancaster Square parking lot. Lodor Street has sidewalks on only one side. Yet Lodor Street is also used as a cut-through for traffic from Wilson and Rousseau. The conflict between the use of Lodor Street as a parking location for overflow from the new development, for Ancaster Square (especially for families with children and seniors), and its use as a cut-through for rush hour traffic creates a serious hazard, especially when additional traffic and parking from the new development is added in.
- 5) Our neighbours residing close by the proposed development, and Ancaster Square patrons, report many close calls with speeding traffic on the narrow streets; and on Lodor Street a number of cars have reportedly had their side mirrors ripped off by vehicles passing at speed.
- 6) In addition, despite developer claims that the new development is architecturally consistent with local residences, visuals of the development indicate that this is clearly not the case.

For these reasons the proposed development is inappropriate, creates unwarranted risks and hazards for both its own residents and the neighborhood, and should be replaced by a single-family dwelling. We also have a lack of confidence that the city will respect our concerns surrounding this development proposal in any meaningful way based on our experience to date re lack of meaningful resolution to our existing concerns surrounding increased (& frequently speeding) cut-through traffic in our neighborhood.

Submitted respectfully,

████████████████████



Wed 2/19/20 7:02 PM

Re Applications UHOPA-20-006 & ZAC-20-011

To Van Rooi, James

Dear Mr. Van Rooi

As a recipient of a rezoning request for the lands located at 15 Church St, Ancaster I would like to submit the following comments with regard to being against the request as it is submitted.

The conceptual drawing that was submitted with the application (while being very difficult to read as it is confined to one page and the numbers where written should be bigger) show that while 2 spaces are available for parking cars for each unit, they expect one car to be in the garage. I am not sure how this counts as two, to me it is one.

We all know that the majority of people use their garage as storage space as developers have not come up with easy access to other storage solutions as they are interested in getting as much ground floor living space as possible. As most families in Ancaster have at least 1 1/2 to 2 children per household, it begs the question in this current application as to where the other car might be parked. Probably on the street. Side by side parking is more beneficial as no one expects someone to move their car if someone wants out. Most homes on Church St. and Lodor St. have long driveways so additional cars and visitors park in the driveway where as this application for homes at 15 Church St. shows no space for additional or visitor parking.

Again, as most people will park in their driveway, it begs the question as to where visitors to these 6 units will park. Again, probably on the street. Who will be very angry and at whom if "No Parking" signs are erected on Church St?

These homes are not designed for the elderly but the very young with children or with children in mind and that in itself will raise a safety question regarding the potential increase in traffic, room to play, visitors and room to park additional cars. Concerning points that should not be overlooked by the developer, the Councillor or the City of Hamilton when reviewing this application.

It is not reasonable to expect that the residences will not have visitors as there are many holidays and birthdays throughout the years that will bring extra visitors along with just normal occasions such as house sales, parental and friends visits, etc. It would be reasonable to reduce the number of units to accommodate not only visitors but additional family cars as well, as do other complexes, as street parking is not an option on Church St. It is too narrow and emergency vehicles would have much difficulty in getting by.

6 units not only adds an additional 12 or more cars to the area but additional visitors and traffic that potentially creates a future headache, that ultimately, could have severe consequences on not only the new residents but existing ones as well, something a local Councillor of the day and the Traffic Department would not want.

Not only is the increased density a problem, but I do believe the City of Hamilton did a traffic study a few years ago when development of these lands was studied and I believe because of the stop light and the Doctors offices next door fronting on Wilson St. with the parking accessed off Church St., that it was considered to be just too busy for the intersection of Wilson St and Church St. as the traffic might be held up on Wilson St., as there is only one lane of through traffic on Wilson St., and emergency vehicles would not only be held up on Wilson St but possibly on Church St too if their call required them to access Church St.

It is important that we not only look at the present but the future too. Roads will not get wider, there will be more traffic, the intersection of Wilson St. and Rousseau St will be many, many years in the future before anything is possibly done with it and the widening of Wilson St. is impossible due to current frontages and I am sure previous studies by the City of Hamilton Traffic Department will support this.

Traffic in Ancaster is currently a nightmare and it is not going to get any better soon. When traffic is backed up on Highway 403, sometimes well past the Wilson St interchange, drivers use Wilson St as an alternate route. Ancaster only has two major thoroughfares being Highway 403 and #2 Highway (Wilson St.). Rydal Rd is currently only two lanes in width and it will be many, many years before that gets widened and it is already close to capacity at rush hours. Just look at the time it took to widen it to three lanes east of Upper Wellington St. and it is still not finished.

With the continual increase of new homes, whether single family, multi family, business, business' with residential above or increased density such as condominiums and townhouses, Ancaster will soon, if not already there, be similar to Dundas where at rush hours traffic is at a standstill because of a continuous widening of The Official Plan and a push to increase density without consideration being given to the current and future infrastructure plans. Like sewers and water, this infrastructure is installed before development begins and the same needs to happen with road infrastructure, To suggest that public transit is the answer is like asking when the sky will fall. It is just not in the cards at this time.

Let's not allow the Ancaster situation get to that stage.

One home being replaced by 6 puts a large impact on the sewer, water and local drainage of the Old Village area. Has the impact of this been considered? Currently, the existing home has a lot of ground water absorption including several trees, a hedge and plenty of grassy areas. The current applications cover most of the lot with buildings and driveways. With 6 homes applied for will this create a run off onto neighbouring properties and local streets that can be handled without any effects? I would expect that various City departments will comment on this. Are the units going to be sold as "Freehold" so each owner will be responsible for his/her upkeep as is done in the rest of the community? Will this development be a Condominium Corporation? And if so, will the property manager be designated to care for the grounds and to what level?

Last but not least is the impact this application might have on the general neighbourhood. The potential for Committee of Adjustment variances for the site and the buildings. Is this the beginning of "creep" such that all large properties will suffer this fate? If not, what is being done to stop this? Ancaster is fortunate to have many homes on large lots, especially in the Old Village area, comparatively speaking. It would certainly spell the end of a mature area with trees an space. This is an area to be preserved, not one to be involved with "creep".

The residents of Church St. and Lodor St. have recently met with the local Councillor about the already increased traffic volumes at rush hours and the speed of these vehicles, again mostly at rush hours, and the City of Hamilton Traffic Department in association with the local Councillor is looking into what methods can be employed to curb this traffic increase during rush hours such as the installation of "Speed Cushions" and "No Left Turn" westbound during specified times on Rousseau St. Any consideration given by any Departments should be aware of the current traffic problems and their impact on future development.

One last point. While the developer and their planning group has indicated the majority of homes in the area have white siding, I would respectfully suggest that most houses in the Church St. corridor are brick construction and that the Webb Planning Consultation group must have been looking at some properties on Wilson St. Many properties on Wilson St. have been either rebuilt with stone or new development has used stone. To suggest that the new buildings would blend in with surrounding properties is a big stretch. I really think there are many factors which need to be researched and covered before these applications are approved.

Currently, I am against the Application UHOP-20-006 for Urban Official Plan Amendment and the Application ZAC-20-011 for Zoning By-law Amendment.

As this was sent by email, please acknowledge receipt before the deadline date of Feb 26/20.

Respectfully submitted,

Lodor St.
Ancaster, ON

Cell Phone



Thu 2/27/20 2:23 PM

15 Church Street

To Van Rooi, James

You replied to this message on 2/28/20 5:45 PM.
This message was sent with High importance.



Response to Church Street Development.docx
.docx File

Please see attached.

[Redacted]

[Redacted]
Academy St.
Ancaster, ON [Redacted]

James Van Rooi James.VanRooi@hamilton.ca
City of Hamilton
Planning and Economic Development Department

February 26, 2020

Dear Mr. Van Rooi:

Re your files:

UHOPA-20-006
ZAC-20-011

We write in response to the application for amendments to the Official Plan and Zoning By-Laws as above, regarding the proposed townhouses at 15 Church Street, Ancaster (Ward 12).

We are in opposition to the proposed development at 15 Church Street, and the by-law changes necessary for its construction, for the following reasons:

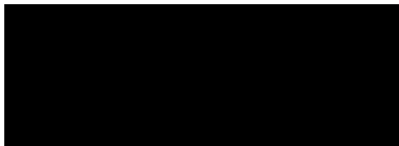
- 1) Vehicles associated with the new development on Church Street will add to the already congested, inappropriate traffic load on our narrow neighbourhood streets. Further, given the often congested street conditions and the inappropriate high speeds of current traffic along the Church/Lodor/Academy corridor, vehicles parked in the driveways of the new development will be unable to anticipate oncoming vehicles in order to safely access Church Street. A proposal for another development at that location was defeated a few years ago, in part for the same reason.
- 2) The entire length of Church Street, including the location of the proposed development, is currently used as part of a traffic cut-through between Wilson Street on the west and Rousseau Street on the north. Especially at rush hours, heavy traffic often flows at inappropriately high speeds along Church Street, Lodor Street and Academy Streets, in order to avoid traffic on Rousseau and Wilson Streets. This is both dangerous and ruinous of the neighbourhood. The proposed development will add to these unsafe and unhealthy conditions.
- 3) The proposed development on Church Street cannot be considered safe for vehicles entering and exiting its driveways.
- 4) Further, there is a serious lack of parking for the proposed development. The new townhouses will have parking for two vehicles, but there is no local parking for any visitors they may have except on Lodor Street. Church Street itself is too narrow for parking, and is a no parking zone. Ancaster Square is for patrons of the various facilities located there, and is often full in any case. Other parking close by is all privately owned. Lodor Street is very narrow (@19 feet) yet is used as an overflow parking location for patrons of the often-full Ancaster Square parking lot. Lodor Street has sidewalks on only one side. Yet Lodor Street is also used as a cut-through for traffic from Wilson and Rousseau. The conflict between the use of Lodor Street as a parking location for overflow from the new development, for Ancaster Square (especially for


families with children and seniors), and its use as a cut-through for rush hour traffic creates a serious hazard, especially when additional traffic and parking from the new development is added in.



- 5) Our neighbours residing close by the proposed development, and Ancaster Square patrons, report many close calls with speeding traffic on the narrow streets; and on Lodor Street a number of cars have reportedly had their side mirrors ripped off by vehicles passing at speed.
- 6) In addition, despite developer claims that the new development is architecturally consistent with local residences, visuals of the development indicate that this is clearly not the case.


For these reasons the proposed development is inappropriate, creates unwarranted risks and hazards for both its own residents and the neighbourhood, and should be replaced by a single-family dwelling or perhaps a duplex.


Submitted respectfully,



 Tue 2/25/20 5:57 PM
[Redacted Name]
Re: Response to 15 Church Street Proposal

To  Van Rooi, James
Cc 

 Follow up. Completed on February 26, 2020.
You replied to this message on 2/26/20 1:44 PM.

 Response to Church Street Development.pdf
.pdf File

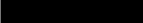
Good afternoon James.

Please find attached, the response from my husband and myself, to the proposal for townhouses at 15 Church Street in Ancaster.

My understanding is that this response must be submitted to you prior to February 26th, 2020 (tomorrow).

I am sending digital letter by email today and will drop off a copy with both of our signatures, to Councillor Ferguson's office tomorrow.

I hope that you'll find this satisfactory.

Thanks very much
 and Al Dell.

[REDACTED]
[REDACTED] Lodor Street
Ancaster, ON [REDACTED]

City of Hamilton
Planning and Economic Development Department
Development Planning, Heritage and Design – Suburban Team
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

February 25th, 2020

Dear sir/madam:

Re your files:
UHOPA-20-006
ZAC-20-011

I am writing in response to the application for amendments to the Official Plan and Zoning By-Laws as above, regarding the proposed townhouses at 15 Church Street, Ancaster (Ward 12).

My husband and I have lived on Lodor Street for more than ten years and will be able to see the proposed townhouse development on Church Street clearly as we look out of our kitchen window.

With regard to the increased traffic that this development and other proposed new builds in Ancaster will bring, I hope that you will take the time to read the issues as described below, and consider the actions that we as residents (along with the consensus of our neighbourhood) desire.

Please note, the purpose of this letter is not necessarily to voice opposition to the planned townhouse development on Church St. Instead, the purpose of this letter is to raise alarm over the lack of action by our City Councillor, Lloyd Ferguson with regard to traffic in an already congested town centre (two lanes) and the ensuing cut through traffic that the residential neighbourhood of Lodor , Church, and Academy Streets must bear.

Issues:

- **The entire length of Church Street, including the location of the proposed development, is currently used as part of a traffic cut-through between Wilson Street on the west and Rousseau Street on the north. Especially at rush hours, heavy traffic often flows at inappropriately high speeds along Church, Lodor Street and Academy Street between the two major arterials, avoiding traffic and bypassing the busy intersection at Rousseau and Wilson. After doing an informal count of cars stopping at the stop sign at Church and Lodor, we would estimate that maybe 2 out**

of 10 cars actual stop. The number of near misses (screeching brakes, honking horns) is several a day – mostly at rush hours.

- **Additionally and of late, we have found a 'secondary' cut through is being used by cars travelling from the west on Wilson. Instead of waiting to make the right hand turn at Church Street (to cut through to Rousseau), instead cars turn right into the Hamilton Public Library and Town Hall, cut through the parking lot and turn left onto Lodor to continue to Rousseau. This is troubling from a speed perspective as cars move faster without any stopsign (or speed bump) to slow them down, from the Lawn Bowling to the stopsign at Academy and, the more congested Wilson Street becomes, the more likely that this 'secondary' cut through will be utilized.**
- **Church, Lodor and Academy are all very narrow, two-way streets with few traffic controls and no traffic calming devices such as speed cushions. Church and Lodor have sidewalks on only one side. Even with a 40km speed limit, cars often speed on the stretch from the Lawn Bowling parking lot, down Lodor, to Academy and also on Church Street. I regularly walk these roads and feel unsafe as trucks and cars pass me while I'm walking on the sidewalk. I would imagine that feeling would be magnified if I was pushing a baby carriage or using an assisted device to walk.**

Lodor, Academy, and Church Street residents delivered their safety concerns to Councillor Ferguson at two separate meetings, specifically regarding traffic/infrastructure that currently is inadequate and unsafe, and to which increased density (townhouses) with two car parking, will soon be applied. My husband and I attended both neighbourhood meetings with Councillor Lloyd Ferguson. We left both meetings very frustrated with the lack of action in response to the concerns voiced by neighbourhood residents. Speed and volume 'statistics' presented were weak at best. There was no context offered (i.e. statistically, what are the criteria that must be met for speed bumps/cushions to be installed?).

The residents of Lodor feel that our stories, anecdotes and experiences on these streets are as or more meaningful than weak numbers.


What we are requesting is that our City Councillor simply listen to these concerns of constituents and take some action to address them. We have asked for speed cushions/bumps on Lodor and Academy. A reasonable request. What we have heard in response from Councillor Ferguson really can be summed up with the notion that he 'doesn't like them' and I believe the first response I heard from him directly (which stuck with me) was 'if we put them on your street, everyone in Ancaster is going to want them'. Obviously a less than satisfactory response.

We are writing to urge Councillor Ferguson to consent to applying this small but important action. There is a simple logic in it - if speed bumps/cushions on Lodor/Academy and/or Church Street are installed, they will slow traffic down and will also deter some of the current cut through traffic before density in the form of people and cars (townhouse development) are added to our residential streets.


Thanks for listening.
Submitted respectfully,



Mon 7/27/20 5:03 PM

 [Redacted Name]

15 Church St., Ancaster (Ward 12). Files UHOPA-20-006, Re". Applications by Webb Planning Consultants on behalf of Page 3 of 3 Amendment and Zoning By-Law Amendment for Lands Located

To 

Mr VanRooi

I wish to submit my strong opposition to the changing of the zoning by-laws of the 15 Church St., Ancaster property.

15 Church Street was a viable signature heritage property in 2019. The new owners show no regard for the neighbourhood & have left the property neglected & derelict. Heritage properties, once gone, can never be replaced especially by completely different forms of housing type, such as this insensitive multi-family proposal.

The proposal for a 6 unit townhouse, each with 3 bedrooms & 2 parking spots is hard to believe as something that would be an asset or necessity to the street. Church Street has 9 single family properties (including #15). The building of these proposed townhouses would increase the population density of Church Street by 75%. As 3 bedroom units, I assume there would be children but no yards to speak of, just 12 parking spots. I am sure the property would also be cleared of all trees & greenery. Aesthetically the townhouses would present as a strip mall plunked into a beautiful heritage street surrounded by single family houses with large spacious lots. These townhouses would be totally out of character for the neighbourhood in all aspects of size, scale and density and would be an affront to the existing heritage properties. What possible reason could the city have in allowing the proposed zoning & by-law amendments.

The increased population would also increase vehicle traffic. Church Street is narrow and the city already acknowledges this by having posted no parking signs on both sides of the street. The proposed row house project does not, and cannot provide parking for visitors and we would further note that the parking spots will interfere with the pedestrian walkway which exists on that side of the street.

Please do not let this developer proceed with this project. Do not allow changes to the zoning amendment or to an amendment to the Ancaster Wilson Street Secondary Plan.

[Redacted Name]
Appleby Road
Ancaster

Sent from my iPad

August 2nd, 2020

James Van Rooi
City of Hamilton
Planning and Economic Development Department
71 Main Street West, 5th Floor
Hamilton, ON, L8P 4Y5

Re: Files: UHOPAOO-006 & ZAC-20-011

Dear Mr. Van Rooi,

We are writing to you regarding the application for development at 15 Church Street, Ancaster, ON. Our family moved to this neighbourhood just over a year ago as we were attracted by the mature neighbourhood, large properties with lush yards and the proximity to the Ancaster Village.

We strongly oppose both the application for amending the property from "Low Density Residential 1 to Low Density Residential 3 in order to permit street townhouses" and the application to "change the zoning from Existing Residential 'ER' Zone to Residential Multiple 'RM2-XXX'".

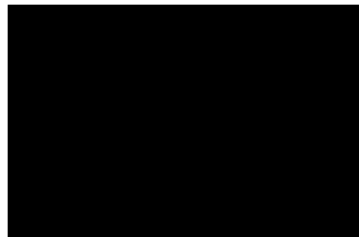
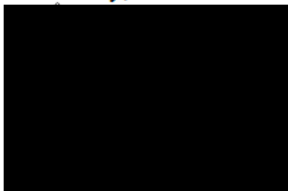
The application for development of 6 townhomes is completely out of character for the neighbourhood and will increase traffic along Church, Academy and Lodor streets, which are not designed to be high traffic. The already increased traffic in the area has led to significant safety concerns for our young children and calls for traffic control measures. Adding so many additional homes will exacerbate the traffic concerns and have a negative impact on the quality of life for those residing here.

If allowed to proceed this development will open up the floodgates for other developers to purchase large properties and submit similar applications for multiple townhomes. This would not only detract from the quality of life of those living in the area, but also discourage visitors from coming to enjoy the charming nature and walkability of the Ancaster village.

We understand the need for development and can appreciate that Veloce Luxury Homes needs to create a viable business for itself. This company has built some truly outstanding homes in Ancaster, but development ought to be in keeping with the nature of the surrounding neighbourhood, and complement, rather than detract from it. In this case, they are detracting from the historic nature of the village and intentionally allowing a piece of this history to fall into disrepair. Upsettingly, this seems to be an intentional tactic by the builder to create the illusion that the home is not salvageable and therefore should likely be condemned and torn down. In 2017 the previous owner listed the property for rent. We have attached some pictures of that listing. This was a gorgeous house in which we could only be so fortunate to live and Veloce Luxury Homes is intent on destroying this piece of Ancaster's history.

Ancaster is a historic town and every effort should be made to preserve as much of it as possible. This sort of development is better suited for an area designed for such density, where it does not come at the cost of the destruction of history, and the enjoyment of the village for Ancaster, for both residents and visitors.

Sincerely,



Photos from 2017 Rental Listing

