

From: Jennifer Davis  
Sent: December 4, 2020 10:54 AM  
To: Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>  
Cc: Ferguson, Lloyd <Lloyd.Ferguson@hamilton.ca>; Bob Maton; Jim MacLeod; Van Rooi, James <James.VanRooi@hamilton.ca>  
Subject: STOP 15 Church Street Ancaster

Hello

This email is in response to the Notice of the Public Hearing Application for consent regarding the proposed Development of 15 Church Street in Ancaster, Ontario on December 8, 2020 at 9:30 am at Hamilton City Hall. The developer has requested to have zoning changes and a number of variances in order to construct a large 6 Unit Townhouse Complex at that address. It is currently zoned "Existing Residential" with a Heritage Home on the site built in 1920. I am writing to express my extreme opposition to this 6 Townhouse Complex.

Character of the Neighbourhood:

- This Applicant's Proposed Plan would significantly change the character of the Neighbourhood and the character of the Neighbourhood is deserving of protection. The streetscape would not be compatible with nor would it respect the established physical character of Church Street, nor the nearby streets of Lodor and Academy Streets. There are no Townhouse Complexes on these nearby streets.
- This development would be in violation of the Ancaster Monster Home By-law passed by the City of Hamilton in 2018.
- There are also a number of mature trees that would be in danger and the impact on neighbouring properties from loss of screening, privacy, shade and greenery would be great.

Water Drainage and Sewers:

- This large development will also impact land drainage during severe weather with significant run off to Century Old Neighbourhood Homes and the large Public Parking Lot directly behind this property.
- The City of Hamilton recently declared a Climate Crisis and nothing in the Developer's Report addresses how to protect the neighbouring homes from this impact.

Therefore the Management of Development Engineering as well as the Planning Department for the City of Hamilton will be responsible for all homes and property that suffer water damage and/or flooding.

Traffic:

- There is nothing in the Developer's Proposed Plan that addresses the severe traffic congestion to motorists and pedestrians on this very old and narrow street. The neighbourhood residents have requested a Traffic Study by the City of Hamilton to calm the traffic flow.

- The Developers's Report item 2.0 Property Description and Neighbourhood Context dated December 2019 states:

"Church Street is developed as a local municipal street, fully urbanized with sidewalks on one side abutting subject property (as illustrated in a photograph). The current road allowance has a reduced width and preliminary review suggest the need for road widening.

- Church street is so narrow a garage truck or a School Bus take up most of the roadway and cars can not pass in the opposite direction.
- Church Street is also a School Bus Route for the Hamilton District Public Schools, The Hamilton District Catholic Schools as well as two Private Schools in the Area.

Increasing the Density in this area of the Village of Ancaster would be an unnecessary hardship and danger to the Residents of Ancaster.

Is there any persuasive argument for the Applicant's request beyond whimsy or profit?

There are no valid reasons for Planning Authorities to approve this Townhouse Development.

Request:

- I therefore request that the Planning Department deny the Developer's request for 15 Church Street in Ancaster, Ontario. I further request that the City of Hamilton staff clearly and comprehensively document the specific reasons for denial of the application to ensure the current Zoning Policies and By-laws are maintained. The home owners of Church, Lodor and Academy Streets and the citizens of Ancaster have the right to enjoy the positive qualities of this neighbourhood and are entitled to the protection afforded by the current Zoning Standards of "Existing Residential "ER". It would be a breach of trust should these Zoning Policies and By-Laws be diminished.

I look forward to receiving the Planning Committee's Report denying the applicant's proposal.

Jennifer Davis  
Ancaster, Ontario