

**From:** David Wallis  
**Sent:** December 4, 2020 6:40 PM  
**To:** Van Rooi, James <[James.VanRooi@hamilton.ca](mailto:James.VanRooi@hamilton.ca)>  
**Cc:** Ferguson, Lloyd <[Lloyd.Ferguson@hamilton.ca](mailto:Lloyd.Ferguson@hamilton.ca)>  
**Subject:** RE 15 Church Steet Demolition and Development

**David Wallis, Ancaster Resident**

**RE: 15 Church Street Demolition and Redevelopment**

**City Files: UHOPA-20-006**

**ZAC-20-011**

**Dear Mr. Van Rooi.**

**I am writing to you with my concerns on the proposed development at 15 Church Street in Ancaster Village.**

**With so many residents of Ancaster feeling desperate to save or re-imagine Ancaster Village, I feel that this proposed development is not a good fit in retaining or adding to the character of Ancaster Village.**

**The proposed developer has proven he is a good builder and designed a few beautiful homes around Ancaster. If the existing character home must be torn down, I respectfully suggest he build 1 home on that land with character acknowledging a village aspect. In viewing his developments online, I am sure he is talented enough to create an old with modern design using the existing home!**

**However, the proposed 6 townhomes squeezed onto this lot is unreasonable for an area of single-family homes and a narrow street with no parking.**

**I am not opposed to development, I am for good and visionary development, especially in re-imaging what Ancaster Village could look like.**

**However, I am concerned that the development of Ancaster Village is at risk to developers in-filling the village with inappropriate buildings. With the right development, Ancaster Village has the most potential to be a jewel destination within in our city.**

**As the gate keeper and visionary to development to Hamilton & the Ancaster Village, I will share with you - a developer that I think has gotten it right in Quebec. Having the chance to re-imagine Ancaster Village, it might one day look something like this: <https://www.hendrickfarm.ca/lifestyle/village-centre/>**

**The development of Ancaster Village has the potential to be something special or something missed.**

**With the Ancaster Meadowlands, the development of Ancaster West and all the stock housing now along Garner Road, I have had my fill of stucco, boxed, bland and forgetful.**

**For the history of Ancaster, I ask for you and the City of Hamilton to have the vision to make the Ancaster Village memorable and the jewel it could be.**

**Respectfully,**

**David G. Wallis**