

**From:** Darren Earl  
**Sent:** December 6, 2020 10:21 PM  
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**Cc:** Ferguson, Lloyd <[Lloyd.Ferguson@hamilton.ca](mailto:Lloyd.Ferguson@hamilton.ca)>  
**Subject:** Reference UHOPA-20-006 and ZAC-20-011

in reference rezoning of 15 Church Street Ancaster (UHOPA-20-006 and ZAC-20-011)

Darren Earl

Ancaster ON

I am writing to express my concern over the planned townhouse development at 15 Church street in Ancaster Ontario. I am an Ancaster resident and frequently walk by this property along Church street as I bring my children to the local daycare center.

I have issues with many of the conclusion drawn by staff as to why this application should be approved.

- 1) I have issue with the "ANALYSIS AND RATIONALE FOR RECOMMENDATION" point 1 sub point 4

"The proposed development represents good planning by, among other things, providing a compact and efficient urban form that is compatible with the area, enhances and continues the streetscape of the neighbourhood and provides additional housing opportunities in the community.

The proposal of 6 townhouses would in no way continue the streetscape of the local buildings. Directly across from this building is one of the oldest town halls in all of Canada. Comparing modern 2.5 store "urban efficient" town houses to heritage buildings is simple not rational. Not to mention the countless other heritage homes and buildings on neighboring properties.

- 2) I have issue with the "ANALYSIS AND RATIONALE FOR RECOMMENDATION" point 2  
"The Official Plan Amendment is for an amendment to the Ancaster Wilson Street Secondary Plan to change the designation from "Low Density Residential 1" to "Low Density Residential 3" to permit six, two and a half storey street townhouses"

By Referencing the zoning map in [Appendix "B" to Report PED20205 Page 5 of 5] one can see that there are currently no "Low density Residential 3" lots on the East side of Wilson street in the core of Ancaster Village. By changing this solitary plot you would be creating an out liner that does not conform to commune uses of the "Low density Residential 3" zoning. Once again referring to the zoning map one can see that all other uses of the "Low density Residential 3" zoning are on much wider and more substantial streets. Such as directly on Wilson, Halson or Fiddlers Green. This section of Church street is very narrow and in no way compares to streets like Wilson and Fiddlers green.

- 3) I have issues with city staff's justification for increasing zoning targets.

As confirmed by city staff on page 344 of "PLANNING COMMITTEE AGENDA Meeting #: 20-015" this area of Ancaster already meetings the Intensification targets set by the OMB. Therefore, there is no mandate for the city and community to increase densification through any and all

possible means. By design once targets are met city staff then have more discretion to approve developments that meet and enhance the local area rather than deform it.

To conclude, I believe that city staff should use the flexibility given to them by the fact that area does not require densification to reject the proposals:

1. Reject the proposal to change the zoning of 15 Church Street (Ancaster). From designation from "Low Density Residential 1" to "Low Density Residential 3"
2. Reject the change in zoning from the Existing Residential "ER" Zone, to Holding Residential Multiple "H-RM2-712"

Ancaster Village is a community older than Canada itself. People from all over Hamilton and the GTHA come to experience and enjoy that heritage. Our community's greatest asset is our physical heritage, it is what draws people in. If we let it slip away, we will not get it back.

Regards

Darren Earl