

December 03, 2020

Dear Mr. Van Rooi,

Re: 15 Church Street Demolition and Redevelopment

City Files: UHOPA-20-006
ZAC-20-011

As the resident of [REDACTED], directly across the home of discussion, I have several concerns regarding the submitted requests for the development and re-zoning of this property.

Firstly, I am appalled at the lack of regard for this home's heritage status. This home is in the heart of Ancaster, a mere two buildings directly east from the stunning 1873 Town Hall, directly across the street from the Tisdale house, very carefully restored and repurposed into the Hamilton Police Museum, as well as the Ancaster Soccer Club structure, also restored in keeping with its era. As a resident who was born and raised in Ancaster, I am proud of our heritage, and know it is important to preserve history for our next generations. 15 Church Street is not the place for new development, it cheapens the history directly surrounding this property. I am extremely disappointed that new and/or expanded development (not to mention re-zoning!) is even a consideration for this historic core property.

Secondly, Church Street is already at capacity as a narrow side street serving the Maywood neighbourhood. This street regularly exceeds safety conditions with overflowing traffic during rush hours and during the spring-summer-fall tennis season. Merely a narrow side street, I believe it is impossible for 6 new driveways to be added to this street, especially so near to the Wilson Street intersection and with the little hill into the neighbourhood that currently creates a traffic blind spot and pedestrian risk. According to development plans, these "driveways" are shorter than acceptable, in that a parked vehicle would block the existing sidewalk. Pedestrians are at risk already as we speak, and this will only increase risk levels. My 6- and 9-year-old children have both had several extremely close calls with careless drivers on this street. Furthermore, I question future city planning, if indeed this development were to go through, at what expense would the road conditions meet safety codes? Where would extra space be taken from to accommodate a wider street? I believe I would speak for all my neighbours when I say the last thing we would care to see is the road moving closer to our homes on the south-west side of the street.

Please consider our collective concerns raised as a community. Development and re-zoning will have many negative impacts for our stunning Maywood Neighbourhood, ranging from safety concerns, privacy concerns, and historical negligence. Please consider Ancaster's charming historic core; I urge you to honour the wealth of history we are privileged to live, work, and play in.

Unfortunately, I cannot attend the City Planning Meeting scheduled for December 8th, but I thank you for your time and for hearing my concerns as well as those from the community. Please do not hesitate to contact me should you have any questions.

Sincerely,

[REDACTED]

Nicolette Verhey Stubbe

[REDACTED]