

Tue 2/11/20 12:12 AM
AP
[****POSSIBLE SPAM] UHOPA - 20 - 009 and ZAC - 20 - 014, 281 Hamilton Drive and 356 Wilson Street, Ancaster
To: Barnett, Daniel
Cc: Ferguson, Lloyd

City of Hamilton

RE: UHOPA - 20 - 009 and ZAC - 20 - 014, 281 Hamilton Drive and 356 Wilson Street, Ancaster.

I am writing you today with our opposition to the above mentioned Urban Hamilton Official Plan Amendment and Zoning By-Law Amendment that backs onto our property at in Ancaster. We are opposing the application to re-zone the one residential lot and the one commercial lot.

This proposal to have these two properties re-zoned to a multi dwelling property with eleven, three storey townhouses will not fit in with the existing residential structures. Just the height of this will eliminate the privacy of all existing homes backing onto this property as well any natural sunlight from the sun. The private road will be entering into the rear of our property with all vehicle headlights casting onto all homes.

Where there were only 2 lots, this request will incur the use of 22 plus vehicles and visitors as well as the increase of extra occupancy. To us who have owned this property for 29 years and been bordered by single residency lots, this application is unacceptable. This will greatly increase the traffic noise, as well as the general volume of neighbourhood noise levels. The private road will diminish the privacy of my rear yard and that of my neighbours. This means having a lighted parking lot will cast unnecessary lights into all backyards and windows. Not to mention the shading of our backyards as these tall structures will block any sunlight onto the neighbouring properties. The height of the proposed properties will tower over all existing residential homes in the area and it is not acceptable. A three-storey elevation is higher than the current level in the general area which has 2 storey and bungalow style homes. To build a 3 storey high development does not suit the established neighbourhood. And the private road will be in behind the proposed dwellings and not off the main road, so this means that there will be increased vehicles coming and going into our backyards with increased noise, garbage and pollution.

We are against this proposal and zoning amendment.

Please keep my personal information private. Do not publish my name or address on your public website and please keep me informed on all decisions and meetings regarding this proposal.

Thank you,

The screenshot shows the top portion of an email client window. The title bar reads "Attachment Tools" and "Objection to Rezoning Hamilton Dr and Wilson St Ancaster - Message (HTML)". The ribbon is set to "Attachments" and includes the following options: Open, Quick Print, Remove Attachment, Save As, Save All Attachments, Upload, Upload All Attachments, Select All, Copy, and Show Message. Below the ribbon, the email header shows the sender's initials "AP" and the subject "Objection to Rezoning Hamilton Dr and Wilson St Ancaster". The recipients are listed as "To: Barnett, Daniel", "Cc: Ferguson, Lloyd; Bishop, Kathy". An attachment is visible: "letter of objection .docx" (a .docx File).

Mr. Barnett,

Please find attached my letter of objection with regards to the re-zoning application of the properties situated at Hamilton Dr and Wilson St W Ancaster.

Can you please acknowledge receipt of this email with my attached letter.

Mr. Ferguson, and Mrs. Bishop,

Please be advised that I have had communication with Mr. Barnett and now have formally made my concerns known by the attached letter regarding the re-zoning application of the properties situated at Hamilton Dr and Wilson St W Ancaster.

I am strongly opposed to this request, as noted in my letter and objections.

Please respect my request for confidentiality of my personal information.

Sincerely,

.....

February 10, 2020

File: UHOPA-20-009
ZAC-20-014

Dear Mr. Daniel Barnett

I am writing to express my **objection** to the two applications for Official Plan Amendment and Zoning By-Law Amendment for Lands located at 281 Hamilton Drive and 356 Wilson Street West, Ancaster. I request that the City of Hamilton remove any of my personal information from any public publication, website or other form of communication that may provide my name, address, and phone number to ensure my privacy, due to my occupation. Thank you.

As I have expressed, and I am in **objection** to the two noted applications for rezoning of the stated properties.

I have been a physical resident at _____, Ancaster since December 1992, having purchased a lot in 1991 and with my family built a custom dream home at this location. For 29 years I have had a vested interest in the development of my Ancaster community. In 1991 to the west of my property there existed a car garage/gas station at 356 Wilson St. W, and a single family residential home at 281 Hamilton Drive. Over time, the garage and residence were demolished and someone purchased the properties on investment speculation leaving it as a vacant green space for a number of years. I am not in objection to a positive development of two residential properties on the properties that fit in with the existing neighbourhood that has been developed since the early 1990s.

My objections and concerns are the following:

1. to the dwelling heights being proposed and the lack of privacy being imposed by this height. There will be 11 terraces, patio doors, 22 bedroom windows that will be overlooking my backyard, which will result in a loss of any privacy to my rear yard, which is unacceptable. The height of the proposed townhouses, are not in characteristic of the neighbourhood, will also have an impact on the landscape of Wilson Street and Hamilton Drive.
2. to the configuration of the townhouse complex with concerns with respect to the running of a road along fence and property lines of existing established residences –there are no other currently existing developments in Ancaster with a road of this nature.

3. to the area of congregation of common mailboxes, vehicle parking and visitor parking to an already congested complex at the rear backyards of existing residences.
4. to with the lighting intensity and number of lights to the private road that will be provided for public safety, such lighting will fill my backyard and my existing neighbours. These lights will be a permanent structure that will always be 'on' to ensure visibility to the complex.
5. to the increased noise pollution that this proposed rezoning to a higher density than what has been permitted for this land, adding 11 units with various numbers of occupancy and vehicles will tax the noise pollution of this established community.
6. to with maintenance of the townhouse road, in particular garbage pick up, snow removal and residence discarded trash in common areas.
7. to the volume of vehicular traffic that will strain the infrastructure with the increased traffic flow directly onto Hamilton Drive, which will stream into the 40km zone or into the roundabout which already does not accommodate for pedestrian traffic, and at any given time is already overburdened by the detour of the Hwy403 EDR.
8. to the zoning development not in keeping with the existing established characteristics of single family residential area.

Please include my concern and objections from the above eight points in your staff report for Council consideration, and I will also be forwarding my concerns and objection to Mr. L Ferguson, that this request for rezoning would fundamentally alter the characteristics of my neighbourhood, changing the height and density it is essentially like placing a monster townhouse complex in a preexisting single family residential zone that already has an existing problem with speed and congestion.

Sincerely,

Reference: UHOPA-20-009 and ZAC-20-014

One of the attractions of living in the Town of Ancaster is the unique aspect of the community. The City of Hamilton recognized and attempted to preserve this uniqueness by developing the “Ancaster: Wilson Street Secondary Plan Area; Urban Design Guidelines” in February 2012. Section 1.3 ‘Goals and Objectives’, states that *“The overriding strategy is to preserve the unique identity of Ancaster through the application of “local” character-based design guidelines that ensure a compatible built form, an enhanced public realm and promote sustainability.”*

The plan identifies five specific and different areas along the Wilson Street corridor including the Gateway Residential which begins at the Meadowbrook/Hamilton Dr. traffic circle and continues down Wilson St. to about Todd St. Analysis of the Gateway Residential states on page eight that *“The Gateway Residential Character Area’s low density form of residential development is the primary character that should be preserved.”* The plan further states on page eleven that *“As a continuous promenade, the West Greenway enhances arrival to Ancaster from Highway 403 and promotes the “green” landscape character of Gateway Residential Design District”*

In Section 3.1.1 the plan states *“The Residential Gateway Design District defines arrival to Ancaster from the west. The area is characterized by single family homes setback from the street and located on large lots. In some locations, fenced rear yards front Wilson Street West. **There is a strong green quality to the corridor that is created by large street trees and well landscaped residential properties.** The corridor is surrounded by residential neighborhoods to the north and south. A recently developed traffic circle at Meadowbrook Drive creates a sense of arrival to Ancaster.”*

It further states *“The intent of these design guidelines is to preserve the residential scale and “green” character of Wilson Street West, while enhancing the “gateway” function the corridor currently fulfills. Primary elements of the guidelines that achieve this include:*

- *Building design is flexible and accommodates/promotes individual expression*
- *Building heights are limited to 3 storeys with pitched rooflines*
- ***Building masses are setback from the street with front yard landscaping***
- *A strong linear parkway for pedestrian and bicycle circulation enhances connections and the green quality of the street”*

The two lots (281 Hamilton Dr. and 356 Wilson St.) which are the subject of the rezoning application are located in the Residential Gateway Area directly at the traffic circle. It would appear that the proponent was either unaware of, or chose to deliberately ignore the Wilson St. Secondary plan in developing the application for rezoning. How else could one explain a plan that consists of a massive building

approximately 30 m long by 12.8 m high, set back from the Wilson St. lot line a mere 0.42 m and another building approximately 30 m long by 12.8 m high, set back from the Hamilton Dr. lot line by 1.2 m. To suggest that this development satisfies the intent of the secondary plan for Wilson St. stretches the imagination to the breaking point.

The proponent has asked for major variances from virtually all of the requirements in the Ancaster Zoning By-Law for Residential Multiple "RM2" Zone including

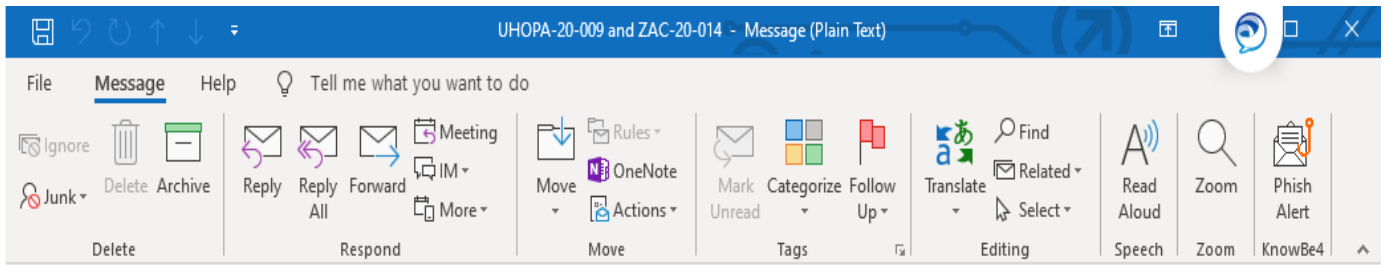
- Minimum front yard setback – 0.425 m vs 7.5 m
- Minimum flanking setback – 1.2 m vs 7.0 m
- Minimum side yard – 2.0 m vs 3.0 m
- Area per unit – delete 280 sq m per unit completely (280 x 11 units = 3080 sq m, lot is only 2678 sq m)
- Maximum height – 12.8 m vs 10.5 m

One has only to drive down Wilson St. to Todd St. and it becomes blatantly apparent there are no other developments within this Residential Gateway Area that even remotely resemble what is proposed by the proponent.

It is understood that RM2 zoning does not include a specific requirement for visitor parking however, experience of the residents in the existing townhouse complex on the opposite side of Hamilton Dr. suggests that four spaces in the proposed plan are inadequate and the overflow will simply park in the visitor's lots of 286 or 320 Hamilton Dr. Street townhouses typically rely on street parking to accommodate overflow but the traffic situation on Hamilton Dr. is becoming extremely congested and dangerous at times. The situation at the traffic circle and on Hamilton Dr. will be further impacted by the additional traffic from the proposed development.

Apart from the ugliness of the proposed structure and the disregard for maintaining the unique character of Ancaster, another major concern of the local residents is that this proposal is not necessarily what the developer really wants but is just a way to establish an unrealistic high bar for future negotiations with the city. One scenario is that if the planning department rejects these variances, the developer comes back and offers to reduce the number of units to eight or nine, increase setbacks to 3 or 4 m, maybe lower the height from 12.8 to 12 m and then suggests that since he has been so accommodating in lowering his demands the city should do likewise and allow the new variances. If the city accepts this approach, we the residents, are still left with a totally inappropriate building complex that dominates the appearance of the Gateway to Ancaster in total non-compliance with the intent of the secondary plan.

If the city is serious about implementing the Wilson St. Secondary Plan to preserve the uniqueness of Ancaster, they should reject this application in totality and make it known that plans which do not address this plan and conform, in principle, to the Ancaster Zoning By-Law are unacceptable.



Thu 2/06/20 4:32 PM



UHOA-20-009 and ZAC-20-014

To: Barnett, Daniel

We removed extra line breaks from this message.

Daniel Barnett

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

Dear Mr. Barnett:

RE: Urban Hamilton Official Plan Amendment (File No. UHOA-20-009)
Zoning By-Law Amendment (File No. ZAC-20-014)

We are property owners in this neighbourhood for over 34 years and have the following concerns and we do not accept these plans for development as proposed.

- The property noted C4-228 (356) was once a gas station and our concern is the soil testing, results and the soil disposal.
- The request to have 11, three-storey townhouses is not conducive to our neighbourhood. We are surrounded by two-storey townhouses, bungalows and two-storey homes. The proposed development will look too dense and too high in height. This project will add to the already busy Hamilton Drive roundabout.
- Will the dwelling on 281 Hamilton Drive at be demolished in favour of these amendments?
- Where exactly would the private entrance be located?
- What will be the set back from the sidewalks?
- Would these homes be backing up to Wilson and Hamilton Drive or facing the road?

We feel more discussion and planning should take place.

7th February, 2020

Files: UHOPA-20-009
ZAC-20-014

Legislative Coordinator,
Planning Committee,
City of Hamilton,
71 Main Street West, 1st Floor,
Hamilton, ON, L8P4Y5

I would like to be notified of:

the decision of the City of Hamilton on the proposed Official Plan Amendment, for the Lands Located at 281 Hamilton Drive and 356 Wilson Street, Ancaster (Ward 12), and

the decision of the City of Hamilton on the proposed Zoning by-law Amendment for the Lands Located at 281 Hamilton Drive and 356 Wilson Street, Ancaster (Ward 12).

Yours,

File: UHOPA-20-009
ZAC-20-014

To the attention of:
Daniel Barnett
City of Hamilton
Planning and Economic Delepment Department
Development Planning, Heritage and Desing – Suburban Team
71 Main Street West, 5th Floor, Hamilton, ON, L8P 4Y5.

Re: Notice of Complete Applicant and Preliminary Circulation for Applications by Official Plan Amendment and Zoning By-law Amendment for Official Plan Amendment and Zoning By-law Amendment for Lands Located at 281 Hamilton Drive and 356 Wilson Street, Ancaster (Ward 12).

I specifically request that the city remove my personal information from any entry on the City's website based on my comments and opinions, herein.

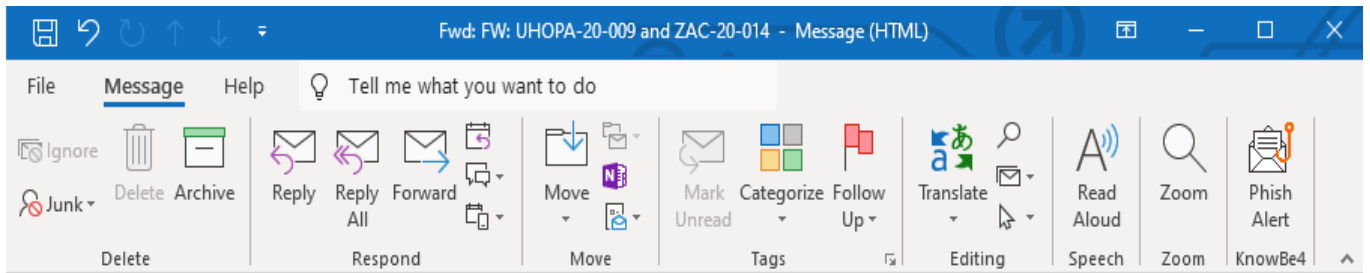
Comments and Opinions on the proposal for the zoning designation change required to allow the construction of up to eleven three-storey townhouse units accessed from an internal road.

Three-storey units (the maximum height is not stated) would not be in keeping with the existing structures in the immediate area, which are a maximum of two-storey. They would significantly change the character of the area.

The site is adjacent to a single-lane roundabout with it's pedestrian cross-walks. This is a busy roundabout, perhaps the busiest single-lane roundabout in Ancaster. It is part of a general route to and from the 403 highway – two exits and two entrance ramps to the highway. Although the number of units is not large, the additional traffic caused by them could increase congestion at the roundabout; the location of the access road to the units, would be important in this regard.

I am told that the site was once the location of a gas station. I understand that there are specific requirements for land that previously had a gas station and gas storage tanks, but I am not aware of the details. I have some concern over the digging and construction of footings and foundations for three-storey units in this, presumably, contaminated ground.

I specifically request that the city remove my personal information from any entry on the City's website based on my comments and opinions, herein.



Fri 2/14/20 8:11 PM
 **Fwd: FW: UHOA-20-009 and ZAC-20-014**
To:  Barnett, Daniel

Re : UPHOA-20-009
ZAC- 20-014

Dear Mr. Barnett,

I reside at [redacted], Ancaster ON, which unit is part of the same condo. complex as [redacted]

Due to ongoing health issues in our household I have not been able to respond to the proposed development sooner but trust that the fact [redacted] met the February 12th deadline you will accept my comments as well.

Please be advised that I endorse completely the comments of my neighbours [redacted] but would add a precautionary note that subject property (281 Hamilton Drive / 356 Wilson Street) was, I believe, at one time a gas bar hence the likelihood of soil contamination may be very real. I put forward this information as an extension of the final sentence of para. 3 of [redacted] e-mail of 5:22 PM February 13th 2020.

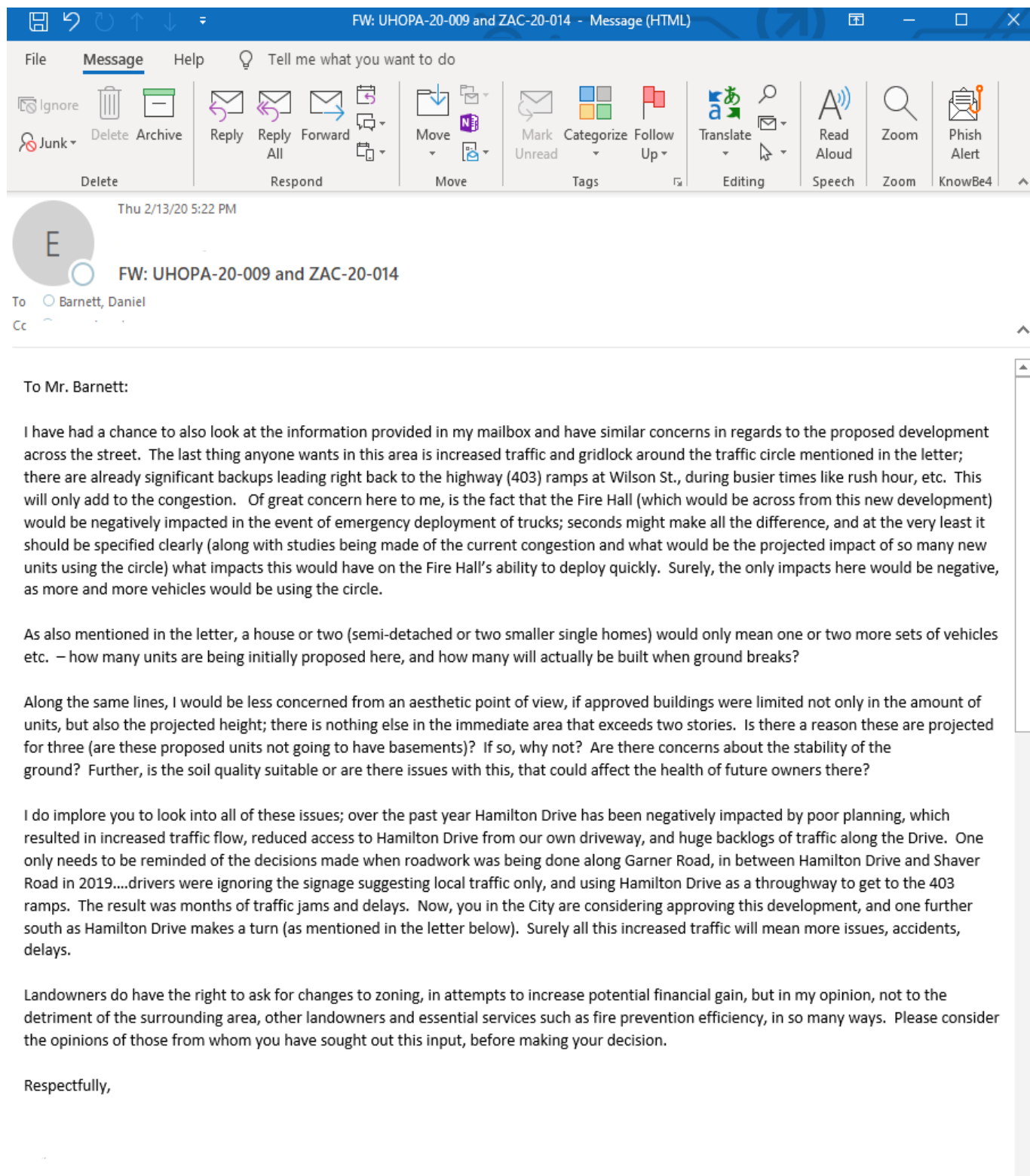
Thank you for considering all of our comments. We trust they will be helpful.

Sincerely,

----- Forwarded message -----

From: [redacted]
Date: Thu, Feb 13, 2020 at 10:24 PM
Subject: FW: UHOA-20-009 and ZAC-20-014
To: [redacted]

If you don't have the proposed plans contact me .



The screenshot shows an Outlook window titled "FW: UHOPA-20-009 and ZAC-20-014 - Message (HTML)". The ribbon includes "File", "Message", and "Help". The "Message" ribbon has groups for "Delete" (Ignore, Delete, Archive, Junk), "Respond" (Reply, Reply All, Forward), "Move" (Move), "Tags" (Mark Unread, Categorize, Follow Up), "Editing" (Translate), "Speech" (Read Aloud), "Zoom" (Zoom), and "KnowBe4" (Phish Alert). The email content shows a timestamp "Thu 2/13/20 5:22 PM" and a sender profile picture with the letter "E". The subject is "FW: UHOPA-20-009 and ZAC-20-014". The recipient is "To: Barnett, Daniel" and there is a "Cc" field. The body of the email contains several paragraphs of text.

Thu 2/13/20 5:22 PM

E FW: UHOPA-20-009 and ZAC-20-014

To: Barnett, Daniel

Cc:

To Mr. Barnett:

I have had a chance to also look at the information provided in my mailbox and have similar concerns in regards to the proposed development across the street. The last thing anyone wants in this area is increased traffic and gridlock around the traffic circle mentioned in the letter; there are already significant backups leading right back to the highway (403) ramps at Wilson St., during busier times like rush hour, etc. This will only add to the congestion. Of great concern here to me, is the fact that the Fire Hall (which would be across from this new development) would be negatively impacted in the event of emergency deployment of trucks; seconds might make all the difference, and at the very least it should be specified clearly (along with studies being made of the current congestion and what would be the projected impact of so many new units using the circle) what impacts this would have on the Fire Hall's ability to deploy quickly. Surely, the only impacts here would be negative, as more and more vehicles would be using the circle.

As also mentioned in the letter, a house or two (semi-detached or two smaller single homes) would only mean one or two more sets of vehicles etc. – how many units are being initially proposed here, and how many will actually be built when ground breaks?

Along the same lines, I would be less concerned from an aesthetic point of view, if approved buildings were limited not only in the amount of units, but also the projected height; there is nothing else in the immediate area that exceeds two stories. Is there a reason these are projected for three (are these proposed units not going to have basements)? If so, why not? Are there concerns about the stability of the ground? Further, is the soil quality suitable or are there issues with this, that could affect the health of future owners there?

I do implore you to look into all of these issues; over the past year Hamilton Drive has been negatively impacted by poor planning, which resulted in increased traffic flow, reduced access to Hamilton Drive from our own driveway, and huge backlogs of traffic along the Drive. One only needs to be reminded of the decisions made when roadwork was being done along Garner Road, in between Hamilton Drive and Shaver Road in 2019....drivers were ignoring the signage suggesting local traffic only, and using Hamilton Drive as a throughway to get to the 403 ramps. The result was months of traffic jams and delays. Now, you in the City are considering approving this development, and one further south as Hamilton Drive makes a turn (as mentioned in the letter below). Surely all this increased traffic will mean more issues, accidents, delays.

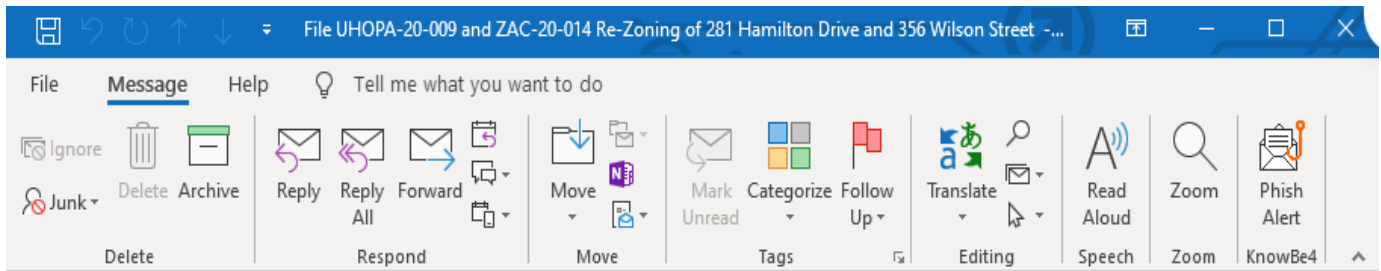
Landowners do have the right to ask for changes to zoning, in attempts to increase potential financial gain, but in my opinion, not to the detriment of the surrounding area, other landowners and essential services such as fire prevention efficiency, in so many ways. Please consider the opinions of those from whom you have sought out this input, before making your decision.

Respectfully,

Re: File UHOPA-20-009 and ZAC-20-014

The following comments are from [REDACTED]

1. It is difficult to assess the impact of the proposed townhouse development on the area since the attached location plan is inaccurate. It does not show either the traffic circle at Wilson St. and Hamilton Dr., nor the location of the entrance to the "internal private road". This is concerning since the traffic circle has been in existence for at least ten years.
2. An exit from the proposed multi-unit development onto either Hamilton Dr. or Wilson St. will essentially have to be right at the traffic circle, which is already extremely busy and will have a significant impact on the local traffic situation. This problem will be further aggravated by the increased traffic from the proposed development further south on the east side of Hamilton Dr.
3. It is difficult to understand what the fundamental purposes of the Urban Hamilton Official Plan or the Zoning By-Law are. The lands in question are designated as Low Density Residential and zoned as Deferred Development. One would assume there was a reason for this designation in the official plan. What valid reason is there now to change this designation other than to allow the land owner to build 11 residential units as opposed to 2 single family homes and increase the profit from the site?
4. There is a serious concern in Hamilton that initial zoning changes and in fact, initial approvals for construction, are merely a "foot in the door" and once that initial approval is in place, the developers can then move forward to apply for more amendments until they achieve what they really wanted in the first place. Based on ongoing controversies in downtown Hamilton it would appear that there is no guarantee that if the proponent in this case was granted the amendment, he could not turn around and apply for an amendment to allow for the construction of a 4-story apartment condominium with 50 or 60 units.



Thu 2/27/20 6:33 PM

H File UHOPA-20-009 and ZAC-20-014 Re-Zoning of 281 Hamilton Drive and 356 Wilson Street

To Barnett, Daniel
Cc Ferguson, Lloyd

Comments from

One of the attractions of living in the Town of Ancaster is the unique aspect of the community. The City of Hamilton recognized and attempted to preserve this uniqueness by developing the "Ancaster: Wilson Street Secondary Plan Area; Urban Design Guidelines" in February 2012. Section 1.3 'Goals and Objectives', states that *"The overriding strategy is to preserve the unique identity of Ancaster through the application of "local" character-based design guidelines that ensure a compatible built form, an enhanced public realm and promote sustainability."*

The plan identifies five specific and different areas along the Wilson Street corridor including the Gateway Residential which begins at the Meadowbrook/Hamilton Dr. traffic circle and continues down Wilson St. to about Todd St. Analysis of the Gateway Residential states on page eight that *"The Gateway Residential Character Area's low density form of residential development is the primary character that should be preserved."* The plan further states on page eleven that *"As a continuous promenade, the West Greenway enhances arrival to Ancaster from Highway 403 and promotes the "green" landscape character of Gateway Residential Design District"*

In Section 3.1.1 the plan states *"The Residential Gateway Design District defines arrival to Ancaster from the west. The area is characterized by single family homes setback from the street and located on large lots. In some locations, fenced rear yards front Wilson Street West. **There is a strong green quality to the corridor that is created by large street trees and well landscaped residential properties.** The corridor is surrounded by residential neighborhoods to the north and south. A recently developed traffic circle at Meadowbrook Drive creates a sense of arrival to Ancaster."*

It further states *"The intent of these design guidelines is to preserve the residential scale and "green" character of Wilson Street West, while enhancing the "gateway" function the corridor currently fulfills. Primary elements of the guidelines that achieve this include:*

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- *A strong linear parkway for pedestrian and bicycle circulation enhances connections and the green quality of the street"*

The two lots (281 Hamilton Dr. and 356 Wilson St.) which are the subject of the rezoning application are located in the Residential Gateway Area directly at the traffic circle. It would appear that the proponent was either unaware of, or chose to deliberately ignore the Wilson St. Secondary plan in developing the application for rezoning. How else could one explain a plan that consists of two buildings, one approximately 30 m long by 12.8 m high, set back from the Wilson St. lot line a mere 0.42 m and the second, approximately 30 m long by 12.8 m high, set back from the Hamilton Dr. lot line by 1.2 m, which together, completely dominate the traffic circle. To suggest that this development satisfies the intent of the secondary plan for Wilson St. stretches the imagination to the breaking point.

The proponent has asked for major variances from virtually all of the requirements in the Ancaster Zoning By-Law for Residential Multiple “RM2” Zone including

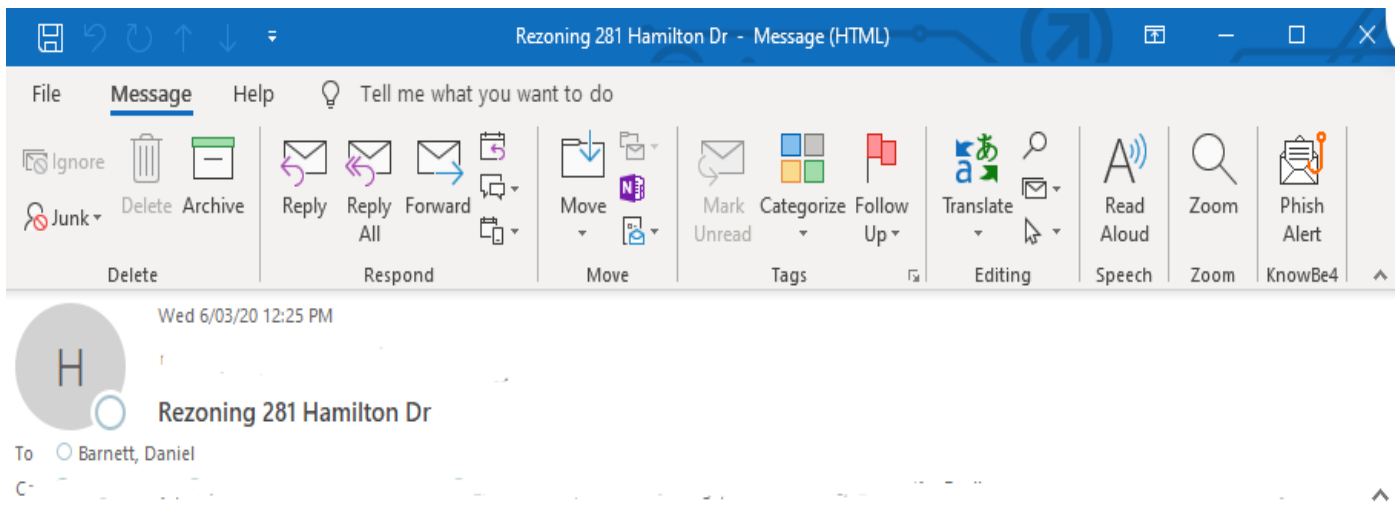
- Minimum front yard setback – 0.425 m vs 7.5 m
- Minimum flanking setback – 1.2 m vs 7.0 m
- Minimum side yard – 2.0 m vs 3.0 m
- Area per unit – delete 280 sq m per unit completely (280 x 11 units = 3080 sq m, lot is only 2678 sq m)
- Maximum height – 12.8 m vs 10.5 m

One has only to drive down Wilson St. to Todd St. and it becomes blatantly apparent there are no other developments within this Residential Gateway Area that even remotely resemble what is proposed by the proponent.

It is understood that RM2 zoning does not include a specific requirement for visitor parking however, experience of the residents in the existing townhouse complex on the opposite side of Hamilton Dr. suggests that four spaces in the proposed plan are inadequate and the overflow will simply park in the visitor’s lots of 286 or 320 Hamilton Dr. Street townhouses typically rely on street parking to accommodate overflow but the traffic situation on Hamilton Dr. is becoming extremely congested and dangerous at times. The situation at the traffic circle and on Hamilton Dr. will be further impacted by the additional traffic from the proposed development.

Apart from the ugliness of the proposed structure and the disregard for maintaining the unique character of Ancaster, another major concern of the local residents is that this proposal is not necessarily what the developer really wants but is just a way to establish an unrealistic high bar for future negotiations with the city. One scenario is that if the planning department rejects these variances, the developer comes back and offers to reduce the number of units to eight or nine, increase setbacks to 3 or 4 m, maybe lower the height from 12.8 to 12 m and then suggests that since he has been so accommodating in lowering his demands the city should do likewise and allow the new variances. If the city accepts this approach, we the residents, are still left with a totally inappropriate building complex that dominates the appearance of the Gateway to Ancaster in total non-compliance with the intent of the secondary plan.

If the city is serious about implementing the Wilson St. Secondary Plan to preserve the uniqueness of Ancaster, they should reject this application in totality and make it known that plans which do not address this plan and conform, in principle, to the Ancaster Zoning By-Law are unacceptable.



Hi Daniel:

Thanks for the update on the latest concept plan for 281 Hamilton Drive. Although you did not specifically say, I assume the applicant is still pursuing an "RM2" Zone modified and this is the basis of my comments.

The changes in the amended plan do not address the primary issue in my previous letter in that the size, density and placement of the proposed development is NOT consistent with the intent of the "Ancaster: Wilson Street Secondary Plan Area: Urban Design Guidelines" nor are there any similar developments within this Residential Gateway Area. This is not an anti-development position; it is simply one of "appropriate" development which could be satisfied with two single family residences which would be consistent with the secondary plan.

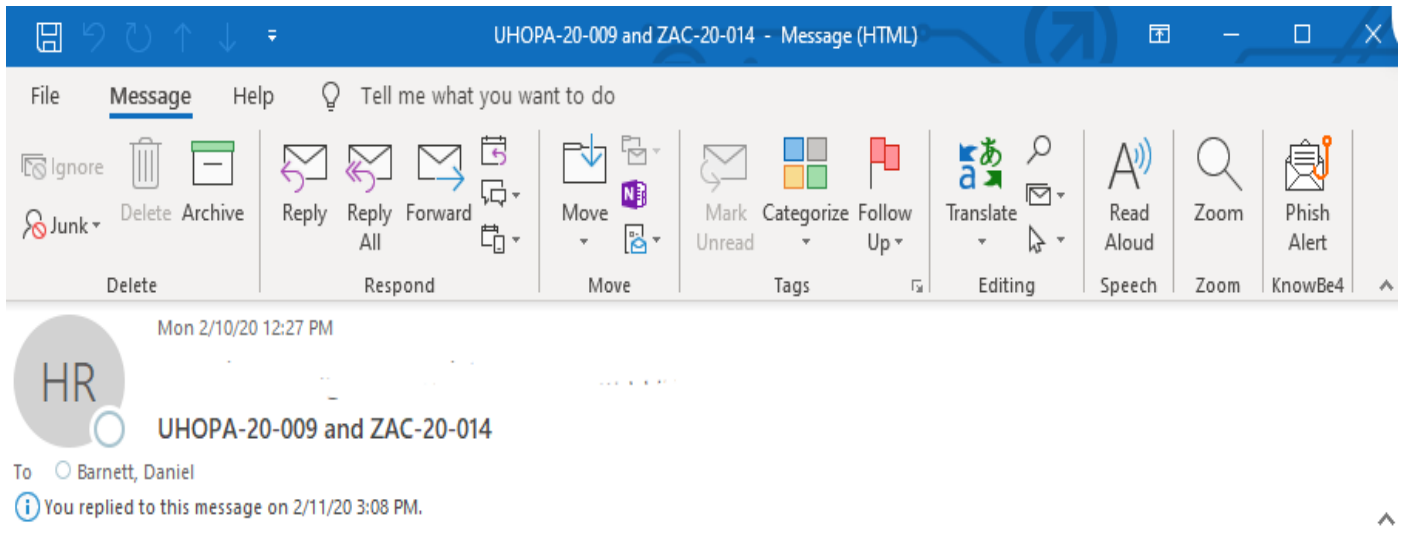
If this densification project is going to be forced on the residents of Ancaster, it would seem that the City should, as a minimum, insist that the developer comply with all of the regulations for RM2 Zoning. RM2 requires 280 sq m per unit which requires a total area of 2800 sq m for 10 units while the property is only 2678.5 sq m. There is simply not enough area for this many units. The net result is that while RM2 zoning requires minimum front yard setbacks of 7.5 m, in the existing plan one terrace actually touches the property line, one is set back 0.53 m, the corner of one unit is set back 0.83 m and only the most eastern unit in Block B actually achieves the 7.5 m setback. Maintaining the minimum area per unit would reduce the number of units and provide space to reorient the buildings such that the required setbacks could be achieved.

RM2 Zoning is classified as Street Condos and there is no minimum requirement for visitor parking in the complex as it is assumed that street parking will be used to accommodate visitors. If this project goes ahead in the current form there will be no street parking on Hamilton Drive or Wilson Ave and there are no other residential streets in close proximity. The inevitable outcome will be that visitor parking will overflow into the visitor lots in the condos at 286 and 320 Hamilton Dr. If the project was classified as Block Condos the minimum number of visitor spaces would be 0.67 per unit or 7 spaces. There is not enough parking within the project given the lack of other alternatives.

To date, I have not heard any discussion of how the City Traffic Department intends to deal with additional traffic entering Hamilton Dr in close proximity to the traffic circle and directly opposite to the existing exit from 286 Hamilton Dr.

In summary, the "Ancaster: Wilson Street Secondary Plan" was developed for a number of reasons; some of them intangible but all of them related to the desirability of living in that area. To forfeit those qualities simply to maximize the economic payback to one developer makes the whole planning process appear pointless, when economic development of the property could easily be done within the constraints of the Wilson Street Plan by rezoning to two single family residences.

Sincerely,



Hello Mr Barnett

First, we are expressly requesting that all personal information be removed if our comments below are made available to the public or appear on the City's website. Thank you

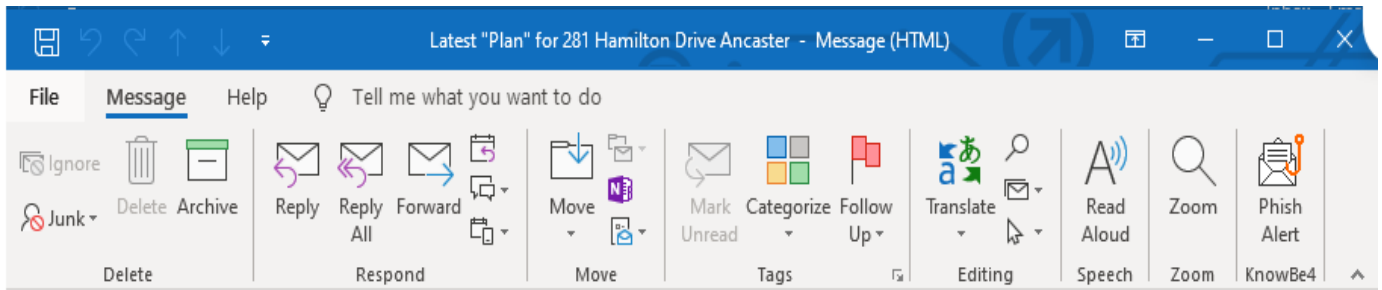
.....
Ancaster

Regarding the applications for Urban Hamilton Official Plan Amendment (File No. UHOPA-20-009) and Zoning By-law Amendment (File No. ZAC-20-014)

While we do not have objection to townhouses per se on the land at 281 Hamilton Drive and 356 Wilson Street, we do have objection to 3 storey townhouses. Within the immediate vicinity, all residences, both single detached and townhouses are either one or two stories. There are no 3 storey buildings within a 1 kilometer radius of the proposed site. A large 3 storey building on that corner would be very much out of place and not in keeping with the general neighbourhood. ...just like the monster homes in other parts of Ancaster.

Since there is no information yet about the actual buildings or site plan we reserve opinion regarded the density but wonder how eleven units will fit without the loss of all the existing trees around the edge of the properties.. It should be noted that existing townhouse complexes on two of the other corners and even the fire station on the third corner are buffered from the road by trees, grass/greenery covered berms and some fencing. Will there be room for this kind of neighbourhood friendly, ascetically pleasant aspect or is the proposal for a 3 storey wall of brick and windows near the edge of the sidewalk. Or perhaps just more pavement next to the sidewalk for the private driveway and parking? In these scenarios we would be very strongly opposed.

.....



Wed 6/03/20 4:56 PM



Latest "Plan" for 281 Hamilton Drive Ancaster

To: Barnett, Daniel
Cc: Ferguson, Lloyd

Hi Daniel and Lloyd

I just saw the latest "concept plan" for 281 Hamilton Drive development and re-zoning - forwarded to me by my neighbour ... He made quite a few points that I know you will take into consideration. I would however like to make some comments.

First, I do not consider this to be either a second plan or a compromise. The so called first plan was so over the top, contravening so many zoning regulations by wide margins that any reasonable person could only conclude it was a tactic by the developer to be able to appear flexible when making "concessions" on a second submission. The initial submission in my opinion indicated a complete lack of respect for the city, for local zoning, for local residents and for the entire neighborhood.

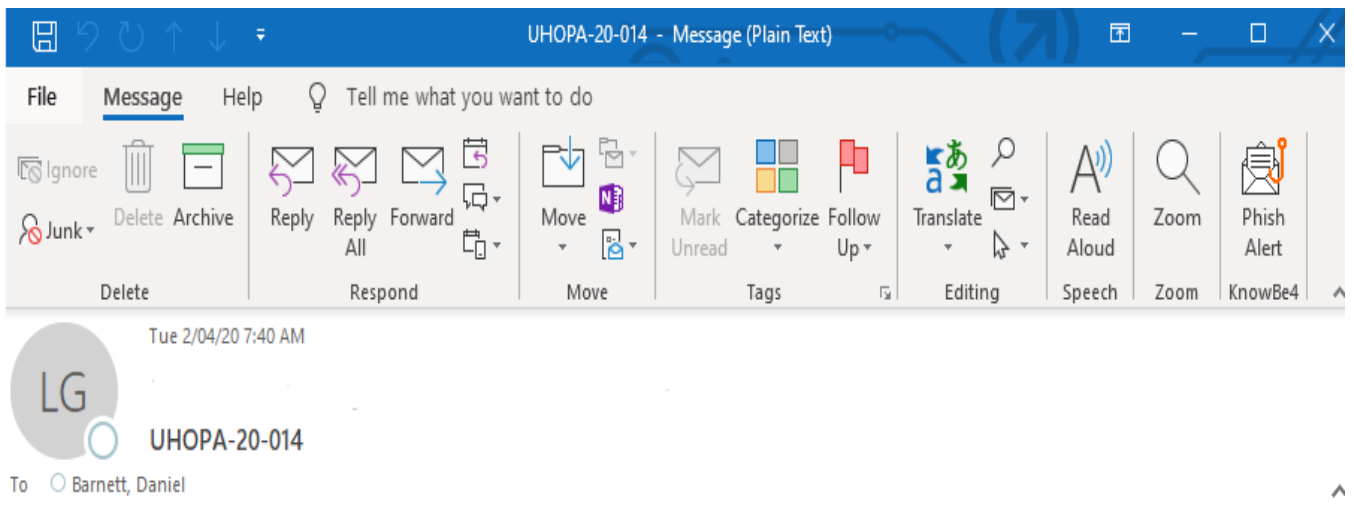
I'm sure this is not the first time the city has seen this kind of cynical behaviour by a developer. I ask that you and the city please review this request for re-zoning very, very carefully. Is RM2 appropriate for this location - on the traffic circle with no real street parking available? Is this density appropriate for this parcel of land at this particular location? I also don't consider the revised concept plan as flexibility on the part of the developer because the first submission was so unreasonable it was hard to take seriously.

Please be assured, I am not anti-development and I am not against some increased density per se. There are many good developers who add to a community in a positive, constructive manner while at the same time earning a fair and deserved profit.

We all know about the travesty that just recently occurred with the demolition of Brandon House at the corner of Wilson and Rousseaux. Please consider carefully what is in the best interests of the entire town when it comes to developing this parcel of land at the other end of Wilson Street, because once it's done there is no going back. I only ask for thoughtful and creative development on this parcel of land at "The Gateway to Ancaster",

Thanks

....



We are writing in response to the notice received regarding zoning change applications for 281 Hamilton Drive and 356 Wilson Street.

We have concerns about this plan:

- land remediation that has occurred / soil safety
- additional traffic impact at a busy roundabout as well as the impact of this increase for traffic on Wilson, especially at the corner of Wilson and Amberley, where it is near impossible to make a safe left turn anymore
- height of the townhouses planned; these fit in better in newer surveys with similar buildings and would appear an eyesore in the given surroundings
- lack of consideration of age friendly housing (bungalofs, condos or 2 storey homes would be more appropriate)

We are interested in further information and would oppose reasoning until concerns are addressed.

Please remove all of our personal information when sharing / posting these comments on the City website.

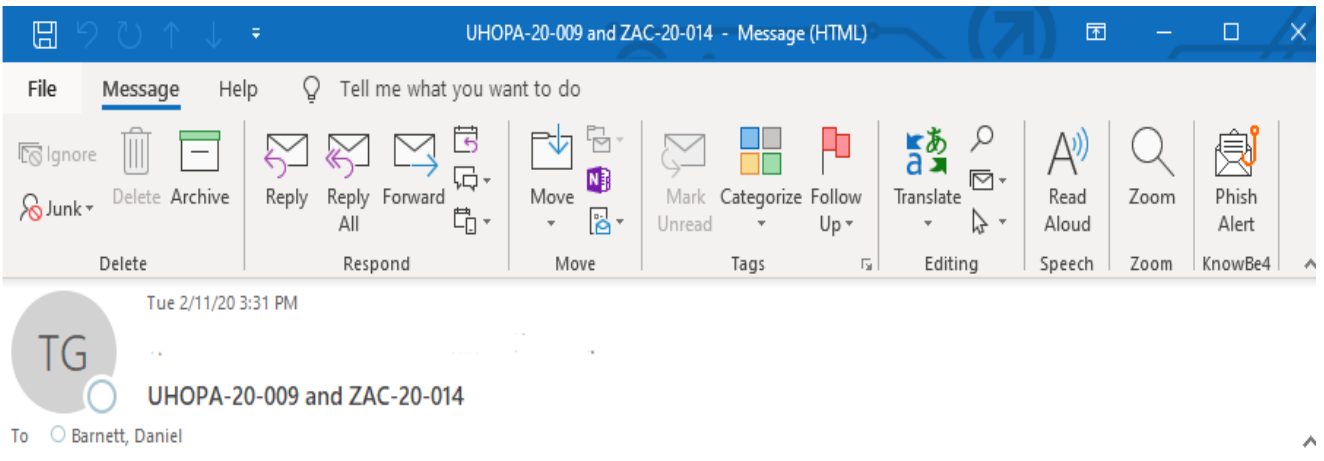
Thank you,

Pg 2

- (i) as a pedestrian walking to and from Resurrection Cemetery and Wal Mart, it is an extremely hazard crossing the traffic circle with speeding / volume of cars that do not yield.
- (j) parking on Hamilton Drive with its narrowness is dangerous due to speed and volume

As stated in paragraph 1 (one), page 2 (two) and in paragraph 2 (two) page 3 (three), I do not want my personal information published anywhere.

cc Mr. L. Ferguson
Councillor Ward 12.



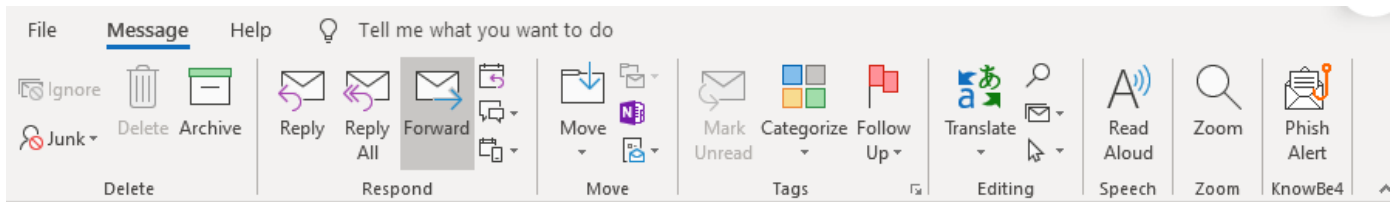
Hello Mr Barnett

First, we are expressly requesting that all personal information be removed if our comments below are made available to the public or appear on the City's website. Thank you


Regarding the applications for Urban Hamilton Official Plan Amendment (File No. UHOPA-20-009) and Zoning By-law Amendment (File No. ZAC-20-014)

While we do not have objection to townhouses per se on the land at 281 Hamilton Drive and 356 Wilson Street, we do have objection to 3 storey townhouses. Within the immediate vicinity, all residences, both single detached and townhouses are either one or two stories. There are no 3 storey buildings within a 1 kilometer radius of the proposed site. A large 3 storey building on that corner would be very much out of place and not in keeping with the general neighbourhood. ...just like the monster homes in other parts of Ancaster.


Since there is no information yet about the actual buildings or site plan we reserve opinion regarded the density but wonder how eleven units will fit without the loss of all the existing trees around the edge of the properties.. It should be noted that existing townhouse complexes on two of the other corners and even the fire station on the third corner are buffered from the road by trees, grass/greenery covered berms and some fencing. Will there be room for this kind of neighbourhood friendly, ascetically pleasant aspect or is the proposal for a 3 storey wall of brick and windows near the edge of the sidewalk. Or perhaps just more pavement next to the sidewalk for the private driveway and parking? In these scenarios we would be very strongly opposed.




Wed 8/18/21 4:28 PM

 Proposed Development Comments and Objections

To

 Scan 1 of 2.pdf
.pdf File

 Scan 2 of 2.pdf
.pdf File

Sincere greeting,

On Thursday August 12th I received a letter, which I believe everyone in our immediate community received, from a Miles Weekes who represents A.J. Clarke & Associates, the planners, surveyors and engineers in relation to the "*proposed development*" to be built on the empty lot across the street from the entrance to 286 Hamilton Dr. The letter contains the proposed site plan and requests comments.

I have included the contents of the letter as two attachments.

These people represent, and are acting in the best interests of the developer. As such, I believe myself and my community may be better served to write or email our comments and any objections we may have, to yourself.

I personally object to the proposed rezoning and proposed site plan.

Here are my reasons:

The single entry/exit to the proposed development is slightly north of the entry/exit to the residences located at 286 Hamilton Dr. This is a safety hazard:

1-The probability of car accidents will be much greater;

The majority of people work during the day.

Vehicles exiting 286 Hamilton Dr. to travel north to the roundabout, and vehicles exiting the proposed development to travel south on Hamilton Dr., will have to cross over each other's lanes in very close proximity to each other.

Further, traffic travelling on to Hamilton Dr. from the roundabout, and north on Hamilton Dr to enter the roundabout will have to stop during this process which will cause stoppage of traffic in the roundabout and on Hamilton Dr.

2-The proposed development, due to its proposed density, proposes only one entrance/exit. This directs all traffic to and from the proposed development site on to Hamilton Drive. The site plan eliminates the 2nd entry/exit presently located on the south side of Wilson St., at the north-east corner of the proposed development site. This 2nd entry/exit could allow vehicles in the proposed development a 2nd exit from the proposed development site to travel eastbound on Wilson St., by simply turning right onto Wilson St. eastbound when exiting the proposed development. It could also potentially allow for a second entry point into the proposed development. Instead, with the proposed development site plan, this 2nd exit/entry is eliminated (ironically, due to the density) and all vehicles exiting from this proposed development, must exit on to Hamilton Dr.

3-The probability that parking will be eliminated on Hamilton Dr. is almost 100% due to the proposed development having the only one exit on to Hamilton Dr.

ALL the residents currently living on Hamilton Dr. require the parking that is presently available on Hamilton Dr. There simply aren't enough parking spaces for visitors. This proposed development proposes 7 visitor parking spaces of which 1 parking space is reserved for disabled parking, and rightly so. But that does not even accommodate 1 visitor per household unless the residents of the proposed development do not have 2 cars/household. We all know that there is never enough visitor parking so visitors park on Hamilton Dr.

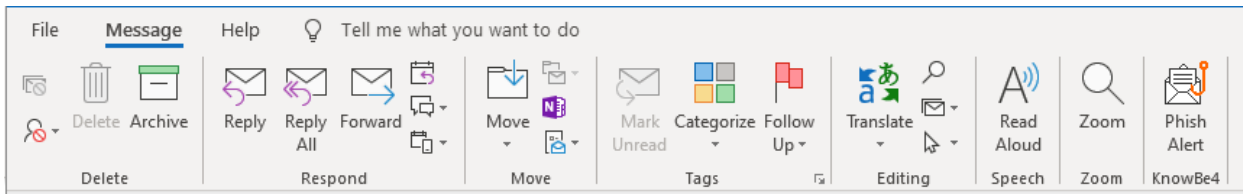
4-The probability of pedestrians being hit by cars increases. Based on #'s 1, 2 and 3 above.



5-The density of the proposed development (that consists of 10 townhomes) does not conform with the density of the immediate community. This includes our townhome residences (286 and 320 Hamilton Dr.) located directly across the street from the proposed development.

The east side of Hamilton Dr. has always consisted of single family dwellings. The east side of Hamilton Dr. should remain as such, if residences are built.

The present zoning should remain the same. The present zoning allows low density residential and/or commercial development and there is no reason to change the present zoning.

Sincerely,



Fri 8/20/21 12:13 PM
 **Proposed Development Across from Hamilton Dr.**
To: Barnett, Daniel
 We removed extra line breaks from this message.

Daniel Barnett,
I personally object to the proposed rezoning and proposed site plan.

Here are my reasons:

The single entry/exit to proposed development is slightly north of the entry/exit to the residence located at 286 Hamilton Dr. This is a safety hazard:

1-The probability of car accidents will be much greater; The majority of people work during the day. Vehicles exiting 286 Hamilton Dr. to travel north to the roundabout, and vehicles exiting the proposed development to travel south on Hamilton Dr., will have to cross over each other's lanes in very close proximity to each other. Further,, traffic travelling on to Hamilton Dr. from the roundabout, and north on Hamilton Dr. to enter the roundabout will have to stop during this process which will cause stoppage of traffic in the roundabout and on Hamilton Drive.

2-The proposed development, due to with proposed density, proposes only one entrance/exit. This directs all traffic to and from the proposed development side onto Hamilton Drive. The site plan eliminates the 2nd entry/exit presently located on the south side of Wilson St., at the north-east corner of the proposed development site. This 2nd entry/exit could allow vehicles in the proposed development a second exit from the proposed development site to travel eastbound on Wilson St., by simply turning right onto Wilson St. eastbound when exiting the proposed development. It could also potentially allow for a second entry point into the proposed development. Instead, with the proposed development site plan, this second exit entry is eliminated (ironically, due to the density) and all vehicles exiting from this proposed development, must exit onto Hamilton Dr.

3-The probability that parking will be eliminated on Hamilton Dr. is almost 100% due to the proposed development having the only one exit onto Hamilton Dr. ALL the residents currently living on Hamilton Dr. require the parking that is presently available on Hamilton Dr. There's simply aren't enough parking spaces for visitors. This proposed development proposes 7 visitor parking spaces which 1 parking space is reserved for disabled parking, and rightly so. But that does not even accommodate 1 visitor per household unless the residence of the proposed development do not have two cars/household. We all know that there is never enough visitor parking so visitors park on Hamilton Dr.

4-The probability of pedestrians being hit by car increases. Based on #'s 1, 2 and 3 above.

5-The density of the proposed development (that consists of 10 townhouses) does not conform with the density of the immediate community. This includes our townhouse residence (.) located directly across the street from the proposed development.

The east side of Hamilton Dr. has always consisted of single-family dwellings. The east side of Hamilton Dr. should remain as such, if residences are built.
The present zoning should remain the same. The present zoning allows low density residential and or commercial development and there's no reason to change the present zoning.
Sincerely,
.

File Message Help Tell me what you want to do

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Mon 8/16/21 6:33 AM

FL Ferguson, Lloyd
RE: 281 Hamilton Drive & 356 Wilson Street West, Ancaster. Public Information & Feedback (ZAC-20-014 & UHOPA-20-009)

To Tausha Adair; Steve Fraser; Barnett, Daniel

Daniel can you please reply to the

Councillor Lloyd Ferguson CET, CIM, GSC
Ward 12 | Ancaster
905-546-2704
<http://www.hamilton.ca>

-----Original Message-----
From: Lloyd Ferguson
Sent: Sunday, August 15, 2021 6:55 PM
To: tausha.adair <tausha.adair@ajclarke.com>; steve.fraser <steve.fraser@ajclarke.com>
Cc: Ferguson, Lloyd <Lloyd.Ferguson@hamilton.ca>
Subject: 281 Hamilton Drive & 356 Wilson Street West, Ancaster. Public Information & Feedback (ZAC-20-014 & UHOPA-20-009)

August 16, 2021

TO: Tausha Adair, Planner
J. Clarke and Associates, Ltd.,

Steve Fraser, Principal, Planner
J. Clarke and Associates, Ltd.,

Re: 281 Hamilton Drive and 356 Wilson Street West, Ancaster
(ZAC-20-014 & UHOPA-20-009)

We already sent our comments and feedback regarding the by-law amendment on February 6, 2020 of last year to Daniel Barnett at the City of Hamilton, Planning and Economic Development Department, and Lloyd Ferguson, Hamilton City Council, as of yet we have not received any feedback from any parties.

In my email and letter we stated:

"We are property owners in this neighbourhood for over 34 years and have the following concerns and do not accept these plans for development as proposed.

The property on Wilson Street was once a gas station and our concern is the soil testing and results and the soil disposal."

Originally, the request was to have 11, 3 story townhouses built in this space.

The new amendment has been reduced to 10, 2 story townhouses. However we still feel it is not conducive to our neighbourhood.

"The proposed development will look too dense and built up for an already busy Hamilton Drive roundabout."

We await your prompt response.

cc: Lloyd Ferguson, Hamilton City Councillor