

January 30, 2022

Legislative Coordinator
Planning Committee
City of Hamilton
71 Main Street West, 1st Floor
Hamilton Ontario L8P 4Y5

**442, 450, 454, 462 Wilson Street East, Ancaster
Urban Official Plan Amendment (File No. UHOPA-21-023)
Zoning By-Law Amendment (File No. ZAC-21-049)**

Dear Legislative Coordinator

I write to you to express my opposition to the 2 files named above. I am an Ancaster resident and was born and raised in the Town of Ancaster and witnessed the ever increasing disintegration of the Town character since the amalgamation with the City of Hamilton. I have fond memories of Ancaster village and of its various characteristics which are now under assault; we are not the City of Hamilton we are the Town of Ancaster.

It is my understanding that the current Official Plan for Ancaster Village was a lengthy and expensive process involving the taxpayers of Ancaster and I oppose efforts to set that aside for the sake of increased intensification and building permit fees.

More specifically to the applications the current maximum building height cited in the General Provisions of Ancaster Zoning By-Law No. 87-57 is stated as 10.5m which to my understanding will not accommodate more than a 3 storey building yet this application is for a 7 storey building, I oppose any height increases beyond 10.5m.

From an infrastructure perspective there are several concerns I wish to raise as follows:

- Traffic Load

Wilson Street in the village area is currently experiencing traffic overload conditions during rush hours as can be witnessed with traffic backups west of Rousseau in the morning and east of Rousseau in the evenings, adding traffic with this proposal will only exacerbate the situation.

- Intersection Conditions at Wilson Street East and Rousseau

The maximum design grade for a stop street at an intersection is 2.5% but according to City engineering drawings the current grade on Wilson Street East approaching Rousseau from the west is 5.7% which makes stopping difficult under dry conditions, very difficult under wet conditions and hazardous under winter conditions. This intersection is already

hazardous for able bodied-pedestrian crossing; adding seniors with walking aids will be highly problematic.

Max. Grade at Stop Roads at Intersections (%)	2.5%	2.5%	2.0%
---	------	------	------

- Sanitary Sewer and Pumping Station Capacity

Sanitary effluent from this site according to the Functional Servicing Report will be conveyed to an existing 200mm sanitary main on Rousseau which is at a slope of 1.6% and thus has a full flow capacity of 38 l/s. However the maximum flow design for sanitary mains in Hamilton is 75% of full flow capacity; this being the case the maximum design flow for this main is 29 l/s.

E.1.7. Capacities, Velocities and Sizes

Sanitary sewers shall be designed to flow at a maximum of 75% full design capacity of the pipe for sizes up to and including 450 mm diameter. Pipes shall be designed to capture all external catchment areas. Trunk sanitary sewers (525 mm diameter and above) shall be designed to flow at a maximum of 60% full design capacity of the pipe.

The proposed development is estimated in the Functional Servicing Report to generate an average flow of 1.7 l/s over a 24 hour period but in terms of peak flow this must be increased 5 times to 8.5 l/s which is 29% of the maximum permissible daily flow. However, this same main is currently servicing a substantial area (see below) and may already be at capacity before increasing loading with flows from the proposed site.



This existing 200mm sanitary main then conveys the effluent down Old Dundas Road to an existing sanitary pumping station which then pumps to the effluent back up. It is well known that there are currently overloading conditions on this pumping station which result in sanitary effluent backing up into basements nearby; adding effluent flow to this will only exacerbate the situation.

These are some of the reasons for my concern and opposition to the application for amending the Official Plan and Zoning for this site under files **UHOPA-21-023** and **ZAC-21-049**. Thank you for ensuring this letter will appear before the Planning Committee of the City of Hamilton in keeping with requirements.



Jim Enos

