

**From:** Marvin Cohen

**Sent:** Thursday, February 10, 2022 3:53 PM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Subject:** Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster Ward 12)

To whom it may concern

I am in opposition to the proposed development of the property at the corner of Wilson Street and Rousseau Street in Ancaster.

The proposed scale of development does not meet with the intent of Ancaster's land use plan that preserves, protects and maintains the historical character of the main streets in Ancaster. The proposed building is vastly larger in scale than anything that should be permitted, both in height and lot coverage.

This is already a busy corner and adding driveways with a volume of vehicles attempting to access the property would create traffic chaos.

There is not a compelling need, aside from the developer's desire to maximize profit on a piece of property, for anything on that lot to be granted exemption from the official plan and existing zoning.

The property is immediately adjacent to protected lands of the Niagara Escarpment, biosphere and this scale of development will absolutely put undue strain on these lands.

I fully support the Staff report that outlines the grounds for denial. The process for development application must be respected, through application of the official plan, and City Staff being empowered to apply their expertise in evaluation of the merits of applications.

Sincerely

Marvin Cohen

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