

From: David Hardcastle

Sent: Thursday, February 10, 2022 10:35 AM

To: clerk@hamilton.ca

Subject: Proposed development Files - ZAC-21-049 & UHOPA-21-023

Dear Sirs

I have the following comments to make with regards to the proposed development on the lands located at 442, 450, 454 and 462 Wilson Street East, Ancaster Ontario. My first comment is that I object to the high of this proposed building which is being quoted at Six (6) stories high where as the current regulations state a maximum height of 2.5 stories. Also I am concerned regarding how this development will effect the existing services especially the sanitary sewers systems and how and where they propose to discharge the storm water run off from this development without effecting existing properties down stream. This is even more critical given the increased rainfall we are experiencing due to climate change. Will the developer be paying for the upgrading of the sewer system, incoming water gas and electrical services for this building.

This development is located on one of the busiest junctions in the Hamilton Area and will lead to more cars using the side roads Lodor, Church and Academy that are already being used by a large number of cars, as a way of avoiding the junction of Rousseaux and Wilson Street. How will the developer control the traffic when carrying out works on the sewer and incoming services which will cause major disruption on Wilson and Rousseaux street.

This proposed building is totally out of keeping with the existing architectural features of the Ancaster Village and I would ask how the developer and architect came up with this design as it is obvious that they do not live in the area and I question how much time they have spent in the Ancaster Village. I would ask them to explain to us who reside in this area, how this development will help enhance the Village.

Regards

David Hardcastle