

From: jane hutchison

Sent: Thursday, February 10, 2022 4:17 PM

To: clerk@hamilton.ca

Subject: Re: 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).

Please be aware that we are extremely concerned with the plans for this development, on this site, for MANY reasons.

We strongly support the Staff Report for this Application which recommends DENIAL of both development options including both the bylaw and zoning.

- 1) That the proposed [bylaw] amendment does not meet the general intent of the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan with respect to building height, scale, massing, privacy, overlook, compatibility, and enhancing the character of the existing neighbourhood;
- 2) That the proposed change in zoning does not meet the general intent of the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan with respect to setbacks, building height, and massing;
- 3) That the proposal is not considered to be good planning and is considered an over development of the site.

We are aware that the Staff Report provides ways for the developer to overcome these obstacles. We continue to have concerns that the developer continues to be in the driver's seat!

We feel the only recommendation from this report that is viable would be Option 3 (pg. 37) which refers to the development of the lands must remain in accordance with the Ancaster Wilson Street Secondary Plan.

Unfortunately we did not see any recommendations in the Staff Report which would address the need for improved existing water drainage and the sanitary sewer system. More flooded basements for the residents of Ancaster should you approve this project!

We feel supported by the Niagara Escarpment Commission as they also have noted that this development does not meet the urban plan for development.

We are trusting 'the process' and depending on you and our elected officials to hear and respond accordingly to our voices, as this is OUR community: a beautiful, historic community, that deserves to be honoured and maintained!

Respectfully,

Gary and Jane Hutchison

Ancaster Residents