

**From:** Jan King

**Sent:** Friday, February 11, 2022 12:39 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).

I love Ancaster and the privilege I have of being a resident here. The heritage of this community is what makes it so valuable. With the loss of Brandon House we now have the unfortunate situation of limited historical buildings facing Wilson Street. This is not a designated area for a retirement /long-term care facility, not to mention a structure rising 7 stories high. We need to honour the zoning and Secondary Plan, set forth for Ancaster in 2013, which allows for a building height of 9 meters only. Existing Wilson Street buildings would be dwarfed by this massive Amica structure!

An already congested corner at Wilson and Rousseaux cannot accommodate the additional volume of traffic. We need to address matters, including sanitary sewer system capacity constraints, visual impacts, and any other necessary steps that need to be considered with a retirement home situated so close to the street and traffic. Access to the development on Rousseaux Street will create a serious safety hazard. There will be garbage trucks, delivery vehicles, emergency vehicles, older people crossing Rousseaux to access the building. This is a busy intersection! Two huge development applications are currently under review on Wilson street, Amica, and the Urban core group, these two structures are so far out of context of the look and feel of Ancaster's historical buildings and need to be reconsidered. Not only is it not consistent with the surrounding neighbourhood it totally alters the appearance of the historical town of Ancaster.

Developers are currently constructing a 3 building Retirement/long-term care facility at Southcote and Gulf Link Road, we do not need another facility so close by, especially on our main Street. If this permit is to be considered a necessary step in the future development of Ancaster, please abide by the 9-meter height restriction and at least try to blend in with the historical appearance of the neighbourhood.

Hamilton is so fortunate to have the historical Village of Ancaster. If you want to be part of the community, listen to the community.

Jan King