

Feb 10, 2022

Attention: City Clerk

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 St. East (Ancaster Ward 12)

I am writing in opposition to the Amica/condos development at the corner of Wilson and Rousseaux Streets in Ancaster. There are many flaws in this proposed development in my opinion.

- Traffic - The corner of Wilson and Rousseaux is already congested, particularly in the morning and end of the work day. If either a condo or a retirement home are built on this site, the traffic will create even longer line ups. Also, often overflow of traffic end up re-routing through the Maywood neighbourhood on Academy, Lodor and Church Streets, especially when there are accidents on the QEW. If this development goes ahead, drivers will be tired of waiting and start to cut through these streets on a more regular basis. This will be unsafe for the people who live in these areas, as drivers will be in a hurry to bypass the traffic and go through the Maywood neighbourhood too quickly.
- Scale - The proposed scale of the development is definitely not in keeping with the existing character of the neighbourhood. The Wilson Street neighbourhood currently consists of private homes and low rise businesses that fit into the existing architecture of "old Ancaster". If this monstrosity is built, it will tower over this part of Ancaster and be one of the first things people see when they come into the town. This building will NOT enhance the established and planned character of the neighbourhood and is an overdevelopment of the site.
- Environment - I am sure the development of this site will also involve the removal of mature trees on this lot which has been there for 100's of years. Not to mention that there isn't likely adequate waste water pipes to service this site which will house 100's of people compared to originally being 1 house on this property. There have already been occurrences of flooded basements in the valley due to overflow problems without this development even being there.

Ancaster is the third oldest town in Canada and was founded as a town in 1793. It would be such a shame to put a modern high-rise condo or retirement home of any size on this site. Whatever eventually is built there should be in keeping with the architectural style and scale of the existing buildings in town that is welcoming to visitors and the residents of Ancaster. Amica, if it is to come to Ancaster, should be built in an area that has lots of land and not at one of the busiest corners in our town.

Sincerely,

Cindy Philip  
Ancaster, ON