

From: Sandra Starr

Sent: Friday, February 11, 2022 5:39 PM

To: 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)

Hello,

I am very pleased to learn that the staff report is to **DENY** this application. We urge the committee to heed the recommendation of STAFF!

The property at the corner of Wilson Street and Rousseaux is the gateway to the Village of Ancaster. I feel strongly we need to preserve Ancaster's unique position as the second earliest established village in Upper Canada. This belief is supported by the creation of the Ancaster Wilson Street Secondary Plan which has been totally ignored both with the Amica or condo proposal. The Ancaster Wilson Street Secondary Plan was created with **public consultation** and was to govern for 20 years. How an application that so **blatantly disregards the building height, scale, massing, privacy, overlook, setback and compatibility with the village** moves to this stage in the city's planning department is beyond me. We are wasting tax paper resources and the public's time when consultation already took place and there is a governing document. What is the point of creating governing documents with input from all stakeholders if they are simply ignored when developers with deep pockets approach the city?

With respect to the Ontario Planning Act, Section 2, this proposed development **grossly exceeds** both height and footprint parameters. With respect to protection of public safety, this intersection cannot take any more traffic at peak periods – the traffic delays are not just felt at the pinch point of Rousseaux and Wilson Street, but extend past Golf Links Road and McNiven Roads 2 km away during peak periods. This is a **public safety concern for EMS**, especially when we are already reading about the number of Code Zeros in our city.

The Ancaster Wilson Street Secondary Plan, developed to protect our historic town's cultural and heritage resources, establishes a goal of 50 people per hectare in portions of Ancaster which includes the Village Core from Rousseaux Street to Dalley Drive (a very short 1.2 km section). Why is the city possibly considering increasing that to 300-500 people per hectare? This request is in no way in the spirit of the Ancaster Wilson Street Secondary Plan and the developer should be encouraged to look for other Ancaster properties, perhaps in the Meadowlands where even then the height they are proposing will tower over the rest of the community.

The list of bonafide concerns continue. After all the "sewerage" articles in the Spec, and the sewer backups in the homes downhill from this massive proposed development, it is doubtful that the sewer infrastructure can take such an enormous development. Councillor Ferguson attempted to mitigate this with an overflow pipe into Ancaster Creek this past summer which was, thankfully, rejected by city council which means the potential problem remains. In speaking with a staff member at Water & Sewer, if I understood them correctly, they say they do a study after the application is approved. That seems backwards to me and will cost taxpayers in the

City of Hamilton (rather than the developer). The Old Dundas Road pumping station is a longstanding issue and it is unlikely it can support the additional effluent from either a condo or retirement home. Period. In addition, are either proposal feasible with the City's Stormwater Management Master Plan? I understand the staff report says, "The Functional Servicing Report (FSR), prepared by S. Llewellyn & Associates Limited and dated August 2021, does not provide population projections for sanitary waste water. Growth Management staff have advised that based on the FSR and other information, **these applications are not supportable.**"

And a final point, all of the trees on this property are to be removed. I do not recall the number, but I think it was close to 80 trees. City departments must work in conjunction with one another. The City of Hamilton, Urban Forest Strategy says, "Without intervention, there is a risk that Hamilton will see a slow and steady loss of urban tree canopy cover as the City continues to grow. A clear strategy to guide urban forest management is an **urgent priority** to prevent further loss and impacts to urban forest health. The urban forest is a shared resource. Managing the forest is a joint effort between City departments and other agencies working together. It also relies on the actions of residents, community groups, Council and the private sector. Working together and communicating often are important ingredients for a successful urban forestry program." Given all the trees were removed for the long-term care home currently under construction at the corner of Golf Links and Southcote (also a soon-to-be exasperated traffic issue), and the Urban Hamilton Official Plan target to reach 30% canopy cover, has that department consented to the loss of more trees in Ancaster? The Urban Hamilton Official Plan sets a target of 30% canopy cover. The proposed removal of all trees on the site and their replacement with trees which will be planted on top of a parking garage **is not acceptable to staff** and violates the City's Climate Emergency Plan.

I support thoughtful intensification. This proposal is not considered to be good planning and is considered overdevelopment of the site. I am confident there are lots of properties in Ancaster to build an Amica retirement home and condos. **NOT IN THE 1.2 km OF THE VILLAGE CORE!**

In conclusion, both proposed developments fail to meet numerous criteria from sheer mass, height, density, lack of incorporating heritage features and design. Additionally, there are real concerns regarding the additional effluent, traffic and the loss to the tree canopy. Given the sheer magnitude of all of these factors during a time in history when all resources are scarce and staffing shortages prevail, why are we wasting city resources entertaining such brazen proposals that so clearly do not come anywhere close to following any of the established bylaws and plans. I encourage the city to enforce its bylaws and DENY these proposals and simply say, "no".

Ideally, the application should be DENIED and the lands developed in accordance with the Mixed Use Medium Density – Pedestrian Focus (C5a, 570) Zone which permits a building with a height of 9 meters and requires that buildings be consistent with the character of the neighborhood, which this development is not! Alternatively, I suppose, council could direct staff to negotiate revisions to the proposal with the Applicant in response to the issues identified in the report, but not waste any more of anyone's limited time and resources until a REASONABLE proposal is received. **JUST SAY NO!**

Given this is the location of historic Brandon House which was demolished under the cloak of the start of the pandemic, it is a hot topic in Ancaster and receives lots of press. Given some of the issues in the spotlight in Ancaster this year, I like to think that serious questions will be raised in the media if the committee does not uphold the staff recommendation. One wonders if the crazy tight timelines on this proposal are to try to ramrod it through before our fall municipal elections? The city makes the decisions – not aggressive developers! Just say no!

Respectfully,

Sandra Starr
Ancaster Resident

From: Anka Cassar

Sent: Friday, February 11, 2022 5:58 PM

To: clerk@hamilton.ca

Subject: Development at 442, 450,454 and 462 Wilson St E. In Ancaster

To whom it may concern,

Please add my letter to the agenda for the Planning committee meeting dated Feb 15, 2022, regarding item 9.3.

I am writing to you regarding the development on the corner of Rousseux and Wilson St in Ancaster. As an Ancaster resident, I feel that the proposed seven-storey retirement home or a six-storey mixed-use building were not the right fit for Ancaster. I, along with many residents of Ancaster was devastated when Brandon House was knocked down, but we cannot go back in time. Instead, why don't we turn a negative into a positive and build an homage to its character and create a beautiful family housing development with ground floor commercial units and affordable rental units above? Why not use some of the salvaged material from Brandon House and use it in the new building?

I know that the Ancaster Secondary plans limits the height of new buildings to three stories but I think it should be raised to four. The province is experiencing a housing shortage and this height will accommodate more families without creating such a staggering building. The large coniferous trees should not be cut down and a parkette would be nice for the residents and the rest of the community to share. As the Ancaster Secondary Plan suggests, native trees should be planted and permeable paving should be used but why not also include gardens with native plants instead of all turf. If possible, building underground parking would reduce the area of paved surfaces and make a more eco-friendly building.

If the population of Hamilton is to increase by 236,000 residents by the year 2051 and after choosing to not expand our urban boundary, our city needs to intensify with mixed housing choices. We cannot keep building single-detached homes on undeveloped lands including farmland and natural areas that are disappearing at phenomenal rates. Ancaster Village can still keep its old-time charm, it just needs to think out of the box and be open to some change.

Thank you,

Anka Cassar
Ward 12 Resident

From: Catherine Palmer

Sent: Saturday, February 12, 2022 10:25 AM

To: clerk@hamilton.ca

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

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

> To the City of Hamilton,

>

> It seems unfair and unusual that city staff would seriously consider an application which so clearly violates the Ancaster Wilson Street Secondary Plan at one of the busiest intersections in Ancaster where someone was seriously hit and injured last year. There is inadequate water and sewage infrastructure for the number of residents which would occupy this site; the increase in traffic exiting on to Wilson Street would be completely unacceptable as noted in a previous application, some years ago, for the lands owned by Mount Mary; it has increased since then particularly at accident times on #403. Perhaps that traffic study could be reviewed by staff as their figures seem incorrect.

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> The 7 degree slope on the proposed lot does not meet current requirements and the lot is too small for this purpose. There are no pharmacies, grocery stores, or other related amenities, required by seniors, within walking distance of this crowded intersection. This location, with seniors crossing, would be an accident waiting to happen.

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> The Ancaster Wilson Street Secondary Plan permits development of Mixed Use Medium Density within an established Amendment to the Official Plan, accepted by Council in 2015. It also requires architectural conformity essential to keeping the historical portion of the town in tact for future generations. We are merely custodians of the heritage of one of the oldest villages in Ontario.

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> NEC wants to keep as many trees and as much tree canopy as possible to preserve forestation around the Escarpment and as part of Hamilton's Climate Change initiative. The number of trees to be removed on this property is completely out of line with these 2 mandates.

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> This application, plus the one for Wilson and Academy, seems to contravene every bylaw written and ignore the Ancaster Wilson Street Secondary Plan. The public is being hoodwinked by the very people elected or appointed to look after their interests; the same people who pay their salaries.

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> As pointed out by the Globe and Mail's article "The Doug Ford Government has a Plan to lower housing prices - by growing up", it clearly states the two big questions: physical location and local politics. Both apply to the current applications on Wilson Street.

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> Noted is staff's "Alternatives for Consideration" which is to develop the lands in accordance with the Ancaster Wilson Street Secondary Plan. A good start, but Ancaster deserves it's "sentinel" two storey stone building at the entrance to town, well within the stipulations of the Ancaster Wilson Street Secondary Plan and suitable for current waste water requirements.

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> While these particular applications are appalling and have enraged and emboldened the people of Ancaster, we all realize intensification and residential homes for seniors are necessary. We also realize

there are plenty of places more suitable than a designated historical area, where Amica would find support from local residents instead of opposition, where the safety and conveniences they require are in place and where large, flat lots, without incline, would be more accessible and more suitable.

>

> Submitted by

> Catherine Palmer

From: Andrea Love

Sent: Saturday, February 12, 2022 12:21 PM

To: clerk@hamilton.ca

Subject: Ancaster: Proposed development at Academy and Wilson

Hi,

This is my first time writing in opposition to a development, and I'm not too sure how the process even works.

What I do know is that I live right in the Historic Village of Ancaster in a little flat above the seamstress and the hairdressers. It was built in 1851. I love it. I love everything about the Village. The bakery across the street, the cheese shop, the two pubs - one dating back to the 1700s. I walk everywhere and know everyone. It's a true little community.

The Village has history and people love that. It's not like Dundas or Waterdown. It's teeny tiny and really only a couple of blocks long. This little historic core has to be protected. I know we need housing but there's tons of land outside this very delicate area.

Please don't allow this monstrosity to be built across the street from me. Come and have a drink in one of the pubs. You'll see. Please. Thanks.

Andrea Love

From: D. Soucie
Sent: Saturday, February 12, 2022 12:35 PM
To: clerk@hamilton.ca
Subject: Amica condos in Ancaster

This development is absolutely NOT what is needed in Ancaster.

Please do not allow this to go forward.

From: Joanne Zsiros
Sent: Saturday, February 12, 2022 12:46 PM
To: clerk@hamilton.ca
Cc: Bob Maton <bobmaton@hotmail.com>
Subject: Amica Proposal Rousseau and Wilson Ancaster

With respect we wish to voice our disagreement with this proposal to build Amica on this corner. The reasons are obvious. Traffic is already congested in this area. It will be an eye sore. Too big! Does not fit with the heritage feel of Ancaster. Ancaster is losing its heritage feel ! We are not opposed to the concept of Amica but please find a more suitable location for a large retirement complex like this. Not on a tight corner!! It makes no sense whatsoever. Ancaster needs more quaint shops along Wilson like downtown Dundas. We need to support and attract tourism to our town and make it a destination. We need to protect our heritage. Please don't try to squeeze in Amica as proposed on this corner. We are vehemently opposed to this. Thank you for your consideration.

Joanne and Andy Zsiros
Ancaster

From: Jennifer Davis

Sent: Saturday, February 12, 2022 12:50 PM

To: clerk@hamilton.ca; Ferguson, Lloyd <Lloyd.Ferguson@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)

Attention: Legislative Coordinator

Re: ZAC - 21 - 049 and UHOPA - 21 - 023k

442 to 462 Wilson Street East

Ancaster, Ontario

I am writing this letter to OPPOSE the Developers' Application for an Amica Retirement Home/Condominium at 442 to 462 Wilson Street East, Ancaster, Ontario. The Planning Meeting of the City of Hamilton to discuss this application is scheduled to be held on February 15, 2022.

This development would sit at the main intersection of Rousseaux Street and Wilson Street East which is also the entrance of the Heritage Village of Ancaster. This proposal violates all of the Ancaster Wilson Street Secondary Plan requirements which were developed by a representative group of Ancaster residents in consultation with members of the general public over a period of 18 months. At that time, Ancaster residents were given assurances by our Ward 12 City Councillor as well as The Hamilton City Council that it would be a part of the Official Ancaster Wilson Secondary Plan (AWSSP) that came into effect on February 18, 2015. The AWSSP was to be in effect for 20 years from that date (2035).

The AWSSP has only been in effect for 7 years. As far as I am aware, there have been no amendments made to this plan during those 7 years. The Amica/Condo proposal violates a number of requirements of this plan and, therefore, should be DENIED by the Planning Committee and the Hamilton City Council until such time as it adheres to ALL of the requirements of the AWSSP.

In addition to its violation of The AWSSP, The Amica Retirement/Condominium will create a number of problems for the surrounding community, including:

1. Traffic

The Amica/Condominium development has a number of traffic safety problems such as unsafe LEFT Turns and Bus Stops for City of Hamilton and School buses making this extremely busy intersection even more dangerous for both motorists and pedestrians.

This intersection has already been part of a City of Hamilton traffic study for a number of years and none of the issues have been addressed.

2. Damage to Homes

Ancaster Residents who live adjacent to this proposed development have been notified by the Developer/Owner of the site that their homes and property will be damaged in the process of construction. The building of the foundation and the underground parking garage will require among other things, the extraction of approximately 6000 Dump Trucks full of stone that will be jack hammered on the building site. This process is estimated to take 6 months and require lane closures of Wilson Street East.

3. Trees

These four properties have some beautiful large trees that may be designated "Heritage Trees" by the Forestry Department of the City of Hamilton. These trees will need to be protected during construction

which would not be possible, given the size of the excavation for the proposed building. Replacement trees would not fulfill The City's Climate requirements of the Emergency Plan.

4. Waste Water Management

The proposal does not provide information regarding waste water management in the area. The current infrastructure is not adequate as was made evident during the Summer of 2021 when raw sewage flooded into residents' basements along Old Dundas Road in Ancaster, resulting in thousands of dollars in damages. The planned development is extremely over-built and the surrounding area cannot support such overdevelopment and represents poor planning for the Ancaster Heritage Village Core.

In conclusion, I am requesting that our Ward 12 Councillor Lloyd Ferguson and The Hamilton City Council DENY this application for both the Amica Retirement Home and the Condominium building by this developer.

I am requesting that the very well thought out Ancaster Wilson Street Secondary Plan of February 2015 remain in force and be adhered to by developers who wish to build on Wilson Street East, specifically the 4 Blocks extending from Rousseaux Street to Dally Drive in Ancaster, Ontario.

Sincerely,
Jennifer Davis

From: Cindy Richter
Sent: Saturday, February 12, 2022 12:57 PM
To: clerk@hamilton.ca
Subject: Opposition to Rousseaux/Wilson development

To Whom It MUST Concern:

I strongly oppose the development at Wilson and Rousseaux, Ancaster. It must not be considered in its current or modified conditions for at least, but not limited to, the following reasons.

Respectfully,
Cindy Richter

-Access to the development on Rousseaux Street will create a serious safety hazard. All traffic access will be fed through a driveway on Rousseaux 40 meters from Wilson Street. A new left turn lane on Rousseaux will access the building's driveway. Exiting the driveway will not allow left turns onto Rousseaux, only right turns, which will lead traffic heading for Wilson Street to cut through the Maywood neighbourhood on Academy, Lodor and Church Streets. Traffic turning left from Rousseaux into the development will be blind to the traffic from Wilson St. as they make the turn, and any hesitation will leave them exposed to a t-bone collision. There will be garbage trucks, delivery vehicles, emergency vehicles, people with lagging reflexes crossing Rousseaux to access the building, and the traffic on Wilson Street has descended a steep slope to get to the intersection, and can come around that corner quite aggressively.

-The Staff Report indicates no evidence in the Application of adequate waste water pipe capacity to service the site. The existing storm structures are only intended for road side drainage not for such developments. Neither issue is addressed by the applicants. The staff report notes that "...a hydrogeological study is required to determine potential dewatering needs. Due to the limited capacity in the sanitary sewer system, no long term dewatering post-construction would be supported by Hamilton Water. Foundation design should be designed accordingly." The waste water pipe may be near capacity already. The relevant pipe descends the Escarpment to the pumping station in the valley below and returns onto Rousseaux Street further east. There have been occurrences of flooded basements in the valley, and the Councillor attempted to mitigate this with an overflow pipe into Ancaster Creek this past summer which was rejected by city council, so the potential problem apparently remains. The Staff Report says, "The Functional Servicing Report (FSR), prepared by S. Llewellyn & Associates Limited and dated August 2021, does not provide population projections for sanitary waste water. Growth Management staff have advised that based on the FSR and other information, these applications are not supportable."

From: Patti Leonard
Sent: Saturday, February 12, 2022 1:01 PM
To: clerk@hamilton.ca
Subject: Amica/Condo development

I am writing to oppose the development of the Amica/Condo development at the corner of Rousseaux St and Wilson Streets.

Not only is this one of the busiest corners in Ancaster, it is a major thoroughfare to the Link and 403. The traffic in this area has been saturated for a number of years due in part to major development along Wilson St. Further if there is any obstruction on the 403 (accident, lane closure) Wilson St. and Rousseaux St. are impassible with the detour of traffic through the town. Frustrated drivers begin searching the neighbour hood streets for ways around the congestion and as I have personally witnessed often make illegal and dangerous maneuvers to get out of the fray. Adding to this already over crowded roadway is dangerous and irresponsible.

I believe not only is this an inappropriate location for a high density dwelling that will include significant visitor and staff access/parking, but will create traffic and pedestrian congestion that would potentially be dangerous for everyone. Please don't allow this application to move forward.

To those I have bcc, if you agree that this is the wrong plan for this busy corner please write to the city clerk at the above address and send to your other friends in Ancaster to do the same. Add, change, write your own message but it needs to be received by noon on Monday. We need to use our voice to keep Ancaster safe and free from overwhelming density and traffic.

Patti Leonard
Ancaster resident

From: David Molnar

Sent: Saturday, February 12, 2022 1:12 PM

To: 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) in opposition to this Application

The Staff Report for this Application recommends **DENIAL** of both development options for the following reasons (inclusive of both the bylaw and zoning):

- (i) 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 neighborhood;
- (ii) 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;
- (iii) That the proposal is not considered to be good planning and is considered an over development of the site.

The Staff Report provides a strong case for denial of both developments at Planning Committee on Tuesday next week. However, the Staff Report provides ways for the developer to overcome these obstacles, including conditions to be met. In the case of the relocation of the Marr-Phillipo House in recent weeks, we saw that staff recommended denial of the relocation, but set out conditions that could lead to approval, and Planning Committee then approved the relocation, subject to the conditions that were outlined. But the relocation was approved. In this case, p.37 of the Staff Report sets out the following options for the development on this site:

ALTERNATIVES FOR CONSIDERATION [as contained in the Staff Report]:

- 1) Should the Applications be approved, that staff be directed to prepare the Official Plan Amendment and amending Zoning By-law consistent with the concept plans proposed, with the inclusion of Holding Provision(s) to address matters, including addressing sanitary sewer system capacity constraints, visual impacts, and any other necessary agreements to implement Council's direction;
- 2) Council could direct staff to negotiate revisions to the proposal with the Applicant in response to the issues and concerns identified in this Report and report back to Council on the results of the discussion; and,
- 3) Should the Applications be denied, the lands could be developed in accordance with the Mixed Use Medium Density - Pedestrian Focus (C5a, 570) Zone which permits a building with a height of 9 meters.

Here are our main points for you to consider when writing your email to the clerk (clerk@hamilton.ca) in opposition to this development for Tuesday's Planning Committee meeting (deadline for submissions is Monday at noon):

- 1) Prefer Option 3) in the Alternatives for Consideration on p.37. I.e., develop the lands in accordance with the Ancaster Wilson Street Secondary Plan which allows a height of 9 meters only and requires that buildings be consistent with the character of the neighborhood, which this development is not.

- 2) Problems with traffic and access to the site by themselves should defeat these plans. A retirement home will generate an extra 368 vehicle trips per day, while an apartment complex will generate an extra 1049 trips per day. Traffic on Rousseaux and Wilson Streets is already at or near capacity, according to the developer's own traffic study. There are long queues occurring in the busiest weekday hours on all four approaches to the intersection - and extending beyond the available storage in the westbound and southbound left turn lanes. At the busiest times, an apartment building would generate 88 additional peak hour trips, while a retirement home would generate 33 additional peak hour trips, all to join the long lineups beyond capacity on Wilson and Rousseaux Streets.
- 3) Access to the development on Rousseaux Street will create a serious safety hazard. All traffic access will be fed through a driveway on Rousseaux 40 meters from Wilson Street. A new left turn lane on Rousseaux will access the building's driveway. Exiting the driveway will not allow left turns onto Rousseaux, only right turns, which will lead traffic heading for Wilson Street to cut through the Maywood neighborhood on Academy, Lodor and Church Streets. Traffic turning left from Rousseaux into the development will be blind to the traffic from Wilson St. as they make the turn, and any hesitation will leave them exposed to a t-bone collision. There will be garbage trucks, delivery vehicles, emergency vehicles, people with lagging reflexes crossing Rousseaux to access the building, and the traffic on Wilson Street has descended a steep slope to get to the intersection, and can come around that corner quite aggressively.
- 4) The Staff Report indicates no evidence in the Application of adequate waste water pipe capacity to service the site. The existing storm structures are only intended for road side drainage not for such developments. Neither issue is addressed by the applicants. The staff report notes that "...a hydrogeological study is required to determine potential dewatering needs. Due to the limited capacity in the sanitary sewer system, no long term dewatering post-construction would be supported by Hamilton Water. Foundation design should be designed accordingly." The waste water pipe may be near capacity already. The relevant pipe descends the Escarpment to the pumping station in the valley below and returns onto Rousseaux Street further east. There have been occurrences of flooded basements in the valley, and the Councilor attempted to mitigate this with an overflow pipe into Ancaster Creek this past summer which was rejected by city council, so the potential problem apparently remains. The Staff Report says, "The Functional Servicing Report (FSR), prepared by S. Llewellyn & Associates Limited and dated August 2021, does not provide population projections for sanitary waste water. Growth Management staff have advised that based on the FSR and other information, these applications are not supportable."
- 5) The report also notes there is insufficient evidence that water runoff will be adequately dealt with.
- 6) Re consistency with the character of the neighborhood, the Staff Report also says: "...staff are concerned that the proposed scale of the development is not in keeping with

the existing character of the neighborhood. While medium to high density residential development contributes to several planning objectives, staff note that the Ancaster Wilson Street Secondary Plan's vision and intent carefully considers the merits of maintaining low-rise built form and has further considered the development densities that are based on transportation constraints. The proposed development, with additional height for both the retirement home or the mixed use building and a density of 283 units per hectare, represents an overdevelopment of the site, and is not in keeping with the surrounding area. The proposal does not meet the residential intensification policies of the UHOP, as the proposal does not provide appropriate transitional measures such to mitigate the height, scale, and massing being proposed. As such, the proposal does not build upon or enhance the established and planned character of the neighborhood. It is the opinion of staff that the proposal does not demonstrate compatible integration with the surrounding area.

- 7) Consistent with above staff concerns, the Niagara Escarpment Commission is also not supportive of the development. "The subject lands are not within the Niagara Escarpment Development Control area but are identified within the "Urban Area" of the Niagara Escarpment Plan (NEP) "the proposal does not comply with the Niagara Escarpment plan and therefore does not comply with the UHOP [Urban Hamilton Official Plan] which requires NEP plan conformity."
- 8) The removal of all trees on site and their replacement with trees which will be planted on top of a parking garage, making them susceptible to drought and insufficient sunlight is not acceptable to staff and violates the city's Climate Emergency Plan. The development will also damage trees close by on the property of neighboring homes.

While I am not entirely opposed to the notion of 'urban intensification' - which seems to be touted with greater frequency nowadays by developers and municipal planners alike - we must remember that historic communities such as Ancaster (third oldest community in Ontario behind Kingston and Niagara on the Lake) are not urban centers and their village style core areas should not resemble the inner city cores of large Cities such as Hamilton, Toronto, etc. – nor can they accommodate similar developments to those which are becoming more common in larger urban settings. On a larger scale, we are foolish to think that a country with a population of less than 40 million people such as ours, which is mindful of the impact of our actions on the environment and which does not burn coal, can change the trajectory of global warming or other related environmental disasters by changing our residential lifestyles (ostensibly to reduce automobile usage) while countries with populations totaling several billion people continue to use coal as their principal source of energy and continue to negatively impact our planet in countless other ways (if we really want to help the planet, we must stop importing goods from those countries until they improve their practices). If developers and builders were allowed to demolish the Tower of Pizza simply because it was a defective building which was settling/leaning, or to demolish the Coliseum in Rome or any number of other significant examples of architecture on the globe simply because they were considered to be old buildings past their prime, we would

not have any historical or otherwise significant examples of architecture or culture left on our planet. Consider that there was a time when we may have bought new things because we thought they were better than the old. Now we buy old things because they are thought to be better than the new. I believe that there will come a time in history when people will look back on some of the construction proposals which are now being approved and say, “what were they thinking?”

I hope that this will help you in your efforts to protect Ancaster by stopping this ill-conceived development.

Respectfully,

Donna and David Molnar

From: Robin Larin

Sent: Saturday, February 12, 2022 2:05 PM

To: 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 the City Clerk of Hamilton,

I am writing regarding the proposed development at the corner of Rousseau and Wilson Streets in Ancaster—specifically 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). As a long-time resident of Ancaster, I would like to express my opposition to this application.

The proposal is for a massive, multi-storey Amica or condo residence that would ignore the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan. Such a massive construction would be completely out of scale with the surrounding area, exceeding the height of 9 meters approved by the Ancaster Wilson Street Secondary Plan, which further requires that buildings be consistent with the character of the neighbourhood. The development would increase both traffic, already at capacity for the area, and safety hazards, such as forcing traffic to turn left blindly from Rousseau into the development. The proposal also does not address the issue of adequate waste water pipe capacity to service the site, and the recent proposal to create an overflow pipe into Ancaster Creek has already been wisely rejected by city council. Finally, the removal of all trees on the property and the inadequate plan to replace them with new trees atop a parking garage flies in the face of our obligation to steward our lands well in this time of climate crisis.

Ancaster is a unique village of historical significance, and such a disproportionately large structure at this major intersection would literally cast a pall over the entire village core. I add my voice to all those Ancaster residents decrying this ill-conceived and inappropriate proposal and urge the Planning Committee to reject it for the sake of Ancaster's identity and the health and wellbeing of its citizens.

Sincerely,

S. Robin Larin

From: Ian McLean
Sent: Saturday, February 12, 2022 2:41 PM
To: clerk@hamilton.ca
Subject: Amica

Amica/ Condo Development.

I am writing to oppose the Amica/Condo development at Rousseaux and Wilson St.

Presently there is so much traffic here and it will make things more dangerous.

Please don't let this application move forward.

Ian McLean
Ancaster resident.

From: Derek Watts

Sent: Saturday, February 12, 2022 2:47 PM

To: 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)

Sirs

I wish to object most strongly to the above referenced application for the corner of Rousseaux and Wilson Streets in Ancaster

As the owner of a designated heritage property on Wilson Street, I am concerned that the proposal would adversely affect the nature and character of the Ancaster center area. In addition it would appear that the application does not comply with the Wilson Street Secondary Plan

I urge you to deny the application

Derek Watts

From: Paul Howarth

Sent: Saturday, February 12, 2022 3:23 PM

To: clerk@hamilton.ca

Subject: re: Amico/condo development at Rosseaux and Wilson Streets

I do not support this, reasons being:

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.

From: Jessica Laposa

Sent: Saturday, February 12, 2022 3:28 PM

To: clerk@hamilton.ca

Subject: Opposing proposed development at Wilson and Rousseaux Streets in Ancaster

Good afternoon,

I am writing in opposition to the proposed Amica/condominium development at the above intersection; reference: "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 am a lifelong resident of Ancaster. I live a few hundred meters from the site of the proposed development and my community and I would be negatively impacted if it were built.

I have a number of concerns regarding this proposed development.

Traffic along Wilson Street and Rousseaux appears to be already near or at capacity. At peak travel times, I have observed traffic to be backed up and long lines of traffic (up to several kilometers) extend both up and down Wilson Street and down Rousseaux Street. During rush hour it can be almost impossible to make a left hand turn out of my driveway. The streets in my neighbourhood are, without question, not designed to accommodate the volume of traffic that would ensue if the proposed development was allowed.

I understand that, according to the Wilson Street Secondary Plan, buildings can be a height of 9 m only and must be consistent with the character of the existing neighbourhood. I have seen pictures of the proposed development. The proposed new building clearly exceeds these height restrictions and certainly is not in character with the buildings in my neighbourhood. It would be a gross overdevelopment of this site.

I am not aware of evidence of adequate waste water pipe capacity for this area.

I understand that the Niagara Escarpment Commission does not support this development and that the proposal does not comply with the Niagara Escarpment Plan (NEP). Apparently the Urban Hamilton Official Plan (UHOP) requires NEP conformity - therefore, as the NEP does not support the proposal, the UHOP also cannot support it. The proposal to remove all trees on the site and replace them with trees on top of the parking garage is ludicrous. Green space around my neighbourhood - a vitally important part of my community, for multiple reasons - has already been destroyed in the past 5 years with development, and I have sadly observed a number of mature trees destroyed to accommodate new buildings. I understand that removing the trees at the proposed new development site also violates the city's Climate Emergency Plan.

For the above reasons, I request that this proposed development be stopped.

I expressly request that the City remove my personal information from my submission.

Sincerely,
Jessica Laposa

From: Starr, David

Sent: Saturday, February 12, 2022 3:56 PM

To: 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).

Hello,

Well here we are again, being asked to consider an application for a development that has no grounds to even be considered.

The application clearly violates the rules and guidelines that were wisely laid down to prevent this sort of monstrosity from being built at the proposed location on Wilson Street.

The many reasons why this proposal violates the laws are already well known to you and have been clearly articulated by other, on numerous occasions.

All that remains is for you to do your job, **decline this application**, and perhaps ask the developer to stop wasting everyone's time including their own. Of course this is all part of their long game to wear us down and eventually get the most they can, rules be damned. If we cannot count on our officials and our local politician to act in the best interests of the good people of Ancaster who have elected them, or are paying them, to do so, then what is the point of having these positions, indeed what is the point of democratically elected officials?

We must always stand up again those driven by greed and self- interest and do what is right for the citizens of Ancaster and Hamilton. It should be all the easier because we have the actual laws on our side. Why is it so difficult?

Please deny this ridiculous and completely unacceptable application.

And we voters need to act in the next election to strengthen the protection of citizens', and not corporations', rights.

Thank you,

David Starr
Ancaster Resident

From: Marilyn and Jeff Marshall
Sent: Saturday, February 12, 2022 4:22 PM
To: clerk@hamilton.ca
Subject: Retirement home in Ancaster

To whom it may concern,

My husband and I have lived most of our lives in Ancaster and raised our family here. We understand that density within city boundaries has to change if citizens are opposed to developing farmland. However we have concerns about zoning changes that would allow a large retirement complex at the corner of Wilson St. and Rousseaux street in town. The original town infrastructures were not designed for the growing population as well as the volume of traffic that has become very common in town. In the morning there is constant traffic along Wilson as well as Rousseaux Streets. Traffic is heading down to McMaster as well as the 403, and the Lincoln Alexander Parkway. When there is an accident or tie up in traffic on the 403, traffic comes through Ancaster. To add that much more traffic in an area where buses frequently stop, (city as well as school buses), pedestrians cross in order to transfer buses as well as constant daily flow of traffic would be too much congestion. There are already traffic islands to slow the traffic and an entrance to such a major development would slow things down even more. Many transport trucks come through town for deliveries and many would probably start using side streets such as Lodor and Academy in order to avoid congestion. Those roads aren't made for heavy vehicles.

We understand that there is probably a need as well as desire for people to be able to move to a retirement home in the town they've lived in most of their lives but there must be more appropriate as well as safer locations.

Sincerely,

Marilyn and Jeff Marshall

From: Gayle Villeneuve
Sent: Saturday, February 12, 2022 5:43 PM
To: clerk@hamilton.ca
Subject: Proposed Amica in Ancaster

Dear Sir/Madam,

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).

I have been a resident of Ancaster for 22 years and therefore have seen a lot of development and changes to our small town. Many of them have been in keeping with the character of the area but not this proposed huge building at the corner of Wilson and Rousseaux! I urge the committee to consider the many things wrong with allowing such a building on this corner.

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.
4. **Here are THE main points for you to consider**
 - 1) Develop the lands in accordance with the Ancaster Wilson Street Secondary Plan which allows a height of 9 meters only and requires that buildings be consistent with the character of the neighbourhood, which this development is not.
 - 2) Problems with traffic and access to the site by themselves should defeat these plans. A retirement home will generate an extra 368 vehicle trips per day, while an apartment complex will generate an extra 1049 trips per day. Traffic on Rousseaux and Wilson Streets is already at or near capacity, according to the developer's own traffic study. There are long queues occurring in the busiest weekday hours on all four approaches to the intersection - and extending beyond the available storage in the westbound and southbound left turn lanes. At the busiest times, an apartment building would generate 88 additional peak hour trips, while a retirement home would generate 33 additional peak hour trips, all to join the long lineups beyond capacity on Wilson and Rousseaux Streets.
 - 3) Access to the development on Rousseaux Street will create a serious safety hazard. All traffic access will be fed through a driveway on Rousseaux 40 meters from Wilson Street. A new left turn lane on Rousseaux will access the building's driveway. Exiting the driveway will not allow left turns onto Rousseaux, only right turns, which will lead traffic heading for Wilson Street to cut through the Maywood neighbourhood on Academy, Lodor and Church Streets. Traffic turning left from Rousseaux into the development will be blind to the traffic from Wilson St. as they make the turn, and any hesitation will leave them exposed to a t-bone collision. There will be garbage trucks,

delivery vehicles, emergency vehicles, people with lagging reflexes crossing Rousseaux to access the building, and the traffic on Wilson Street has descended a steep slope to get to the intersection, and can come around that corner quite aggressively.

4) The Staff Report indicates no evidence in the Application of adequate waste water pipe capacity to service the site. The existing storm structures are only intended for road side drainage not for such developments. Neither issue is addressed by the applicants. The staff report notes that “....a hydrogeological study is required to determine potential dewatering needs. Due to the limited capacity in the sanitary sewer system, no long term dewatering post-construction would be supported by Hamilton Water. Foundation design should be designed accordingly.” The waste water pipe may be near capacity already. The relevant pipe descends the Escarpment to the pumping station in the valley below and returns onto Rousseaux Street further east. There have been occurrences of flooded basements in the valley, and the Councillor attempted to mitigate this with an overflow pipe into Ancaster Creek this past summer which was rejected by city council, so the potential problem apparently remains. The Staff Report says, “The Functional Servicing Report (FSR), prepared by S. Llewellyn & Associates Limited and dated August 2021, does not provide population projections for sanitary waste water. Growth Management staff have advised that based on the FSR and other information, these applications are not supportable.”

5) The report also notes there is insufficient evidence that water runoff will be adequately dealt with.

6) Re consistency with the character of the neighbourhood, the Staff Report also says: “....staff are concerned that the proposed scale of the development is not in keeping with the existing character of the neighbourhood. While medium to high density residential development contributes to several planning objectives, staff note that the Ancaster Wilson Street Secondary Plan’s vision and intent carefully considers the merits of maintaining low-rise built form and has further considered the development densities that are based on transportation constraints. The proposed development, with additional height for both the retirement home or the mixed use building and a density of 283 units per hectare, represents an overdevelopment of the site, and is not in keeping with the surrounding area. The proposal does not meet the residential intensification policies of the UHOP, as the proposal does not provide appropriate transitional measures such to mitigate the height, scale, and massing being proposed. As such, the proposal does not build upon or enhance the established and planned character of the neighbourhood. It is the opinion of staff that the proposal does not demonstrate compatible integration with the surrounding area.

7) Consistent with above staff concerns, the Niagara Escarpment Commission is also not supportive of the development. “The subject lands are not within the Niagara Escarpment Development Control area but are identified within the “Urban Area” of the Niagara Escarpment Plan (NEP)“the proposal does not comply with the Niagara Escarpment plan and therefore does not comply with the UHOP [Urban Hamilton Official Plan] which requires NEP plan conformity.”

8) The removal of all trees on site and their replacement with trees which will be planted on top of a parking garage, making them susceptible to drought and insufficient sunlight is not acceptable to staff and violates the city’s Climate Emergency Plan. The development will also damage trees close by on the property of neighbouring homes.

Please consider all these points and know that the people of Ancaster DO NOT WANT THIS!!!!!!

Yours truly,
Gayle Villeneuve

From: bill leonard
Sent: Saturday, February 12, 2022 7:23 PM
To: clerk@hamilton.ca
Subject: Fwd: Amica/Condo development

I am writing to inform the Hamilton City Clerk that I am against the construction of the proposed Amica/condo development for the reasons cited below as well as the overall structure which does not fit in with the surrounding area or meet the standards of zoning height restrictions.

Bill Leonard

----- Forwarded message -----

From: **Patti Leonard**
Date: Sat, Feb 12, 2022 at 1:01 PM
Subject: Amica/Condo development
To: <clerk@hamilton.ca>

I am writing to oppose the development of the Amica/Condo development at the corner of Rousseaux St and Wilson Streets.

Not only is this one of the busiest corners in Ancaster, it is a major thoroughfare to the Link and 403. The traffic in this area has been saturated for a number of years due in part to major development along Wilson St. Further if there is any obstruction on the 403 (accident, lane closure) Wilson St. and Rousseaux St. are impassible with the detour of traffic through the town. Frustrated drivers begin searching the neighbour hood streets for ways around the congestion and as I have personally witnessed often make illegal and dangerous maneuvers to get out of the fray. Adding to this already over crowded roadway is dangerous and irresponsible.

I believe not only is this an inappropriate location for a high density dwelling that will include significant visitor and staff access/parking, but will create traffic and pedestrian congestion that would potentially be dangerous for everyone. Please don't allow this application to move forward.

To those I have bcc, if you agree that this is the wrong plan for this busy corner please write to the city clerk at the above address and send to your other friends in Ancaster to do the same. Add, change, write your own message but it needs to be received by noon on Monday. We need to use our voice to keep Ancaster safe and free from overwhelming density and traffic.

Patti Leonard
Ancaster resident

From: Robin Moss

Sent: Saturday, February 12, 2022 7:26 PM

To: 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).

Dear Sir or Madam,

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).**

I have been a happy Ancaster resident for 40 years, living on Briar Hill Crescent, just a short walk from the corner of Wilson and Rousseaux.

The town has grown over these last four decades. Growth of the right kind at the right pace is welcomed.

One of the charms of Ancaster continues to be its tree cover and the lack of density; two ingredients which give it a village feel and semi-rural character that is appreciated by the residents.

The recently completed three storey office building at 385 Wilson Street East, although pleasant in style, sticks out because of its height.

I am concerned that we are now threatened with a 6-7 storey building just 200m away to the NE. That really would be too much

To maintain the character of the village I implore the city to consider a height by-law of 9m within the historical confines of Ancaster.

The proposed construction of a 6-7 storey building at the corner of Wilson and Rousseaux would be overwhelming by its size, and all that this would entail, such as additional traffic volumes on the already strained junction of the two streets in question.

Thank you for your consideration.

Robin Moss.

From: Heather Bull

Sent: Saturday, February 12, 2022 7:35 PM

To: clerk@hamilton.ca

Subject: Amica Development at Rousseaux/Wilson Street, Ancaster

To Whom it May Concern,

I'm writing to ask that council deny the application for the proposed Amica Development at the corner of Rousseaux and Wilson Streets in Ancaster.

As a resident of Ancaster for over 50 years, it is with astonishment that Mr. Spallacci could even conceive of such a monstrosity. The fact that there are so many bylaws being broken/amended with this proposal is laughable. Perhaps he feels he can ask for 100 storeys and possibly be granted half that amount, so that it looks like he is a man of noble quality for conceding things within his master plan.

Having watched the infrastructure of Ancaster crumble under the developments that are already in existence, I find it hard to believe that even amendments/concessions made to this proposal would not have an **enormous, negative** impact on the infrastructure in Ancaster.

Sincerely,

Heather Bull

From: Honor Hughes
Sent: Saturday, February 12, 2022 7:39 PM
To: clerk@hamilton.ca
Subject: Amica/Condo Development - Ancaster

Dear Sir/Madam

As Ancaster residents, we are writing to oppose the 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). The plans proposed by this developer for the lands above are highly unsuitable. This development does not comply with the existing Ancaster Wilson Street Secondary Plan that was introduced to protect the village and respect its heritage. This building is grotesque in height, far exceeding what can be built, and would be located at an extremely busy corner of town. The proposed entry/exit to the building off Rousseau Street is very close to the intersection, which is already difficult to navigate at varying times of the day. Having delivery vehicles, visitors and workers enter and exit from this proposed roadway would add to the strain of already burdening traffic that often backs up Rousseau Street.

Having such an imposing development at the gateway to our village is just simply not in keeping with a village that prides itself on its history and architectural gems that are slowly being eroded by the proposed plans for huge towering developments. These developments are suited to the outskirts of a town, not at the entryway to a small village. It is difficult now for people exiting buses close to that intersection to get across the road when vehicles are trying to turn the corner to go up Rousseau and turn left onto Wilson St. It would be very difficult for elderly residents to navigate walking that area safely. We already have many retirement developments in town, including a similar large development being built currently on the corner of Golf Links/Southcote, there is not the need for such a development in this location.

The alternative option of a condo building is also not suitable as it would still be way too big for this location, creating more traffic issues with residents entering and exiting from underground parking garages. Another very large concern with both these developments is the sanitary waste sewage it would create. Our town already has a huge issue further down the street with residents by the Old Mill, having their basements permanently flooded or contaminated with sewage as a result of the pumping station's inadequacies. Cllr Ferguson has already noted this is an ongoing issue and made a barmy suggestion that it be pumped into Coote's Paradise, a conservation area that would not be suitable to dump sanitary waste water. The additional units these properties would create would only add to this burdening problem. There seems to be no real research gone into this location by the developers. When residents had a meeting with the developer when they first announced their plans, they never mentioned how they would tackle current issues the town is experiencing, nor had they even conducted a traffic feasibility study, something one would have thought would have been conducted at the outset when considering a location. The residents suggested that a traffic study be conducted as we navigate these streets daily and know how problematic traffic can be in this particular location. A local group, Ancaster Village Heritage Community was initiated in the first place as a result of traffic issues resulting in traffic cutting through the narrow streets off Rousseau in attempts to rejoin Wilson Street further down when traffic is heavy along Rousseau Street and Wilson Street. Having either development options built in this location will only add to the traffic flow and redirection of traffic in the quiet neighbourhoods, something we are trying to curtail not add to.

It is very disappointing to see developers consider nothing more than their bank balance when designing buildings rather than building to suit the local architecture and the confines of the restrictions put in place to protect the streetscape. Ancaster village could be Dundas, old Oakville or Niagara-on-the-Lake, creating a streetscape that people would want to visit, shop and live/work if only we had people keen and proud to create such a vision. We need medium density mixed use buildings on that stretch that would comply with height, amassing and visually with the existing Ancaster Wilson Street Secondary Plan. I have yet to speak to a resident that is in favour of such a grossly overbuilt monstrosity of a building in an incorrect location. We aren't opposed to development, but it simply has to be in keeping with this gem of a village. We hope Hamilton Planning comes to its senses and halts developments such as these that are wholly unacceptable and that threaten the visual appeal of our village, leaving it devoid of its historic character. It would be a very sad day for Ancaster if this development gets pushed through, leaving the floodgates wide open, setting a precedent to other developers to push through plans ignoring current building restrictions that were put in place to protect the streetscape. It would quite frankly make a mockery of our planning regulations. We hope that the views of Ancaster residents will be taken into consideration when looking at these plans. Thank you.

Regards

Honor & Brendan Hughes
Ancaster Residents

From: Charles Walker

Sent: Saturday, February 12, 2022 7:53 PM

To: 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).

Hello Hamilton City Clerk,

I'm hoping you will deny the Amica development submission on Wilson Street in Ancaster. The drawings I've seen are completely out of step with the character of the village. Is the height of the planned building also many floors higher than regulations currently allow?

Thank you, Charles Walker.

From: Patricia Cole-Stever

Sent: Saturday, February 12, 2022 10:15 PM

To: clerk@hamilton.ca

Cc: Bob Maton

Subject: Opposition to the Rousseaux/Wilson St. proposed development in Ancaster, ON

Attention City of Hamilton Planning Committee:

I respectfully request that this submission be included, reviewed and discussed at the City of Hamilton Planning Committee meeting scheduled for **Tuesday, February 15/22 at 0930** hours.

This submission bares forth my reasons for the **opposition of the "Application for Amendments to the Urban Official Plan and Zoning By-law 05-200 for Lands Located at 442, 450, 454 and 462 Wilson St., E (Ancaster Ward 12)"**.

I concur with and fully support the oppositions that have been submitted with regard to the aforementioned application for amendments to the urban plan, by Bob Maton, President of the Ancaster Village Heritage Committee, **therefore won't reiterate them here. I do *however*, have further comments, and present situations and questions** for you to contemplate and to build my opposition on. I ask questions as a means to *ensure* you consider the answers to them or pursue the answers if you do not already have them.

As a retired first responder, I pondered and will ask the same of you~ what it would be like, as a senior to reside at a new seniors residence/retirement home or to be a new condo dweller, at Wilson and Rousseaux~ at what is already one of the busiest intersections in the City (of Hamilton); where foot travel is only 'questionably' safe, currently. I've seen people, out of frustration, cross this intersection in traffic after having stood for a considerable amount of time at the traffic lights waiting for the sequence to change in their favour. I've seen oversized trucks with heavy loads and a wide variety of vehicles, daily, fail to stop, illegally turn or stop illegally in the intersection and add to gridlock and the congestion of overflowing traffic at this ill equipped intersection, yet....it is proposed to add *more* foot and vehicular traffic to/at this intersection? I suggest this will add to a greater number of vehicle/pedestrian and vehicle/vehicle collisions. For safety reasons, I am opposed to any greater usage of Wilson Street and the Rousseaux/Wilson St. intersection, than already exists.

I then wondered, and ask again for you to consider this; knowing that time is of the essence in emergent situations, will emergency response time to attend to a situation at a condo or senior's residence in this area be impaired due to vehicle congestion and a literal lack of space on the roadway for an emergency vehicle to pass safely through gridlocked traffic? Additionally, calls for emergency response to either a condo or a seniors residence *will* increase the need for a greater amount of emergency responders in Ancaster. Can the intersection of Rousseaux and Wilson, as well as Wilson St. E.

handle flow issues with a greater amount of emergency vehicles in the area? Is increased emergency response time affordable or fair to ask of citizens awaiting and needing emergency assistance? What about the entry/ exit of emergency vehicles with only one access to the seniors facility or condo~ is this enough access? Will there be enough frontage for emergency vehicles to park in? What about criticism from the public when delays in emergency service happen because of the implementation of ill thought plans? I am opposed to any development in this area which will impede upon the delivery of emergency services and emergency response time to all residents there as well as in the greater Ancaster area. I do though, support greater police, fire and ambulance service in Ancaster, as it currently exists.

What about the additional traffic created by new residents to the area? There will be impeded vision on the grade of Wilson St. E for drivers to consider regarding the entry and exit to and from this development. Please also consider that the already slow traffic flow will be further impinged upon when there are more people efforting to turn in or out of a condo or seniors residence driveway... especially when it is a single driveway, servicing multiple persons residing or working in a large facility. Human nature suggests that tempers will flare and aggression may follow when access is impinged upon in rush hour traffic. Will there be need for new pedestrian crossings or traffic lights? Will there be additional city bus stops or school bus stops to accommodate additional residents? If so, what will this do to an already overused roadway and the egress of traffic, especially at rush hour? Who will foot the bill to create a sage roadway for drivers and pedestrians including its infrastructure, with new development? I am opposed to adding a higher density of residents which will create a greater amount of vehicle and foot traffic in this area and am opposed to the City spending for costs associated to making this street and intersection safe *due* to high density development. (To note: I am in support of carefully considered expenditures needed to upgrade and preserve the *current* intersection and infrastructure both on Wilson and Rousseaux Streets.)

Again, considering some past experiences, I wondered; what will it be like for a senior who may have diminished mobility or a child without experience, to live at and walk the intersection of Wilson and Rousseaux? Add to this thought, a walker, a wheelchair or assistive device such as an electric wheelchair or scooter, or a child walking their dog or getting off the school bus. When compared to the current pedestrian crossing times, will drivers be patient enough to wait if traffic signals are extended to accommodate these users or will users be challenged to cross in the time allotted to them? Is it even acceptable for wait any longer in a traffic light sequence than drivers currently do? The north section of this intersection doesn't currently have a sidewalk and the land needed to make any further positive, safe change at this intersection is limited. In other areas in the City where there are senior residences (think First Place, down town) there are the added aids of visual & auditory crosswalk signals and staggered vehicle turn lanes. I am a senior ~ I do not mean these questions or comments in any derogatory sort of way, I add them as food for *much* thought. Will the City do a

traffic study and be prepared to make upgrades to the Rousseaux/Wilson St intersection and Wilson St., E for additional new residents to come to this already congested area and feel safe about something as simple as crossing the road? Will the developer pay the cost of these needed upgrades? I am opposed to additional wait times at this intersection and the costs associated to upgrades *due* to higher density population in the location aforementioned above.

From the bit I know about the lifestyle choices available for the residents of Amica in Dundas, there is, I gather, accomodation for people who present with various levels of dementia. I would think that this would also be true of the proposed Amica in Ancaster? Thankfully not a frequent occurrence, but residents with diminished faculties face environmental challenges, should they wander away from their residence. It is not a safe or prudent decision to place a senior's residence at Wilson and Rousseaux simply because of the sheer volume of drivers which require foot traffic to be conscious and aware of their surroundings and to make proper choices for their safe crossing. Further, directly across the street from the proposed Amica site, there is a steep slope, at the bottom of which is a creek and a tunnel...all of these pose particular problems for wandering persons and, I'll add here, children from a condo development, as well as emergency personnel responding to search for lost persons. I would not hesitate to say that this is a deadly location for a seniors residence or condo due to the traffic and the terrain and am therefore opposed to the proposed type of development and residential density at this location.

Unfortunately, prior experience leads me to suspect that a facility or residence with an underground parking lot may lead to a greater incidence of criminal activity there as well by way of thefts from vehicles and thefts of vehicles. Is the City ready to provide greater police coverage to Ancaster as a preventative measure or even a responsive measure due to the increase resident density from a large development such as that proposed? I know that I can't oppose all development in the City however, I wish to impress upon the City and this Planning Committee that more police presence equals a greater prevention of crime.

Increased pedestrian traffic, long light sequences with staggered movement of traffic, greater amount of vehicles along both Wilson and Rousseaux~ including emergency vehicles, noise pollution, gridlock, gas fumes from idling vehicles, stress on an already aged infrastructure, a greater amount of traffic infractions and disrespectful and aggressive driving, environmental safety concerns, the potential for increased crime in the area; none of these considerations make for responsible placement of a large residential development at 442, 450, 454 and 462 Wilson St.,E, Ancaster. Further, there are no proper sidewalks on one side of Rousseaux which lines a natural area which should be persevered a such. The process of construction itself will create traffic mayhem, understood though, it would be temporary but will be an incredible inconvenience for ALL Ancaster residents who use this intersection. I have experienced back-ups on the 403 and the ramp from the 403 to Rousseaux St.. due vehicle collisions

at Rousseaux and Wilson St's and I can't imagine what traffic chaos will occur if construction for development were allowed at this intersection. Snow clearing and slip and fall accidents on an incline provide further issues to consider with increased vehicular and foot traffic as does the need for greater street maintenance and garbage pick-up. All of these considerations add reasons to my opposition of the proposed development.

As a lifelong resident of Ancaster, I continue to see a lack of consideration and transparency for residents in this community by not only snipping time away from allowing us to voice our opposition regarding the current applications for development but a lack of consideration for the longer term effects new, abnormally large, lack luster structures will present. Further, I wonder why is it that area developers feel so confident that they can push a plan through for the approval of a facility that is double or triple what the current urban plan for zoning, height, scale and mass allow?? I ask City Council and the Planning Committee not to throw away everything that has been fought for and approved for this community in the past, thereby causing many to lose faith in what is supposed to be a fair and transparent decision making process. What is the point of having committees and meetings and by-laws drawn up when, as a result of fresh committee meetings, none of those previous decisions are adhered to? As a citizen of this community I have to wonder if the councilors who are now voiding previous decisions are looking to allow 'legacy projects' so as to be boastful of these projects in the years to come, while failing to consider the inappropriate and unsafe consequences these projects will have. Many feel the whole process you are inciting me/us to be a part of~ to present my opposition is, in fact, a waste of tax payers money and backhanding the public you are supposed to be there to serve. Decisions were made in the past, plans were formed ~ those being the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan... stick to them but maintain my community so that it is has a safe and up-to-grade infrastructure. Concentrate on the issues truly at hand~ traffic flow and congestion, failing infrastructure, retaining the historic nature of the area and allowing 'reasonable' build back in the Ancaster Wilson St. village area which was raped of it's heritage but.... do so by following the current Ancaster Wilson Street Secondary Plan.

1. 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.
3. 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;
- 4.
5. The proposal is not considered to be good planning and is considered an **over development** of the site.

Respectfully submitted,
Patricia Cole-Stever

From: Gail Lazzarato
Sent: Sunday, February 13, 2022 7:28 AM
To: clerk@hamilton.ca
Subject: Amica Development in Ancaster

Regarding the 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) in opposition to this application.

I am recommending DENIAL of the proposed development.

It does not fit with the Ancaster Wilson Street Plan

It does not comply with the height restrictions

The traffic on a one lane road each way cannot handle additional traffic in the best of times...how will heavy construction equipment coming and going impact that, add an accident on the 403 highway and we are at a standstill

Has there been a CURRENT traffic study done and I don't mean in the last 10 years

Can the infrastructure handle this development

The loss of all those beautiful old trees

What does this due to the quaint village experience and neighbours

We need to stop this development!!!

The very fact that the Brandon House was torn down when it was is still an unexplained mystery to me I think the powers that are potentially making these decisions need to come and sit in the parking lot across the street and watch the traffic and then see how this development will negatively impact the streetscape and all of the residents of Ancaster. Do you not think of the current residents who moved there because of the village experience. We do not want this!!!!!!

This cannot go through.

Gail Lazzarato

From: Gayle Holmes
Sent: Sunday, February 13, 2022 10:20 AM
To: clerk@hamilton.ca
Cc: bobmaton@hotmail.com
Subject: Ancaster: Amica development at Wilson and Rousseau

Planning Committee Members

I have resided at the same address in Ancaster for over 30 years and seen the development of our lands over this time. Many have been positive. I enjoy the "village feel" and would like to see more development on Wilson Street to provide local services and to make for a more interesting and walkable main street. Most recently I have become alarmed by the destruction of some of our older homes and businesses (some should have had heritage protection) and new proposed changes.

First let me say as a senior myself I have first hand knowledge of the changes as we age. We slow down, our reactions are not as fast, mobility, hearing and sight issues begin to take hold. Most of us want to stay in our homes but sadly for many it just is not feasible. Therefore I understand the need for various senior housing developments.

However this particular location will be very difficult for any of its residents to be able to ambulate around. The slope of the property and road would make it difficult for walking in any direction as it would be either uphill or downhill. For most any of the business and services on Wilson would just be too far to contemplate walking.

The intersection, already a small confined space, has advance arrows in all directions which often confuse drivers and pedestrians as cars, trucks and buses navigate the turns. Many drivers use Wilson up and down the Ancaster hill Monday to Friday to get to work and school or university. This intersection also gives access to the 403 in both directions. During bad weather or traffic accidents on the 403 Wilson Street quickly becomes backed up with traffic. The new changes at Southcoate and GolfLinks, also a senior development, will also be contributing to increased traffic in the area.

In my particular case I access the highway and Wilson street via McNiven. Many times the traffic on McNiven is heavy which usually indicates problems on the 403. This already makes it tough for residents of the area. Further congestion of the area is expected with the Southcoate development.

The proposed Amica development would not be in keeping with my understanding of the plans and zoning in Ancaster. Further I also believe that there are environmental impacts that must be considered and managed appropriately in our current state and future developments.

In conclusion I do support further development of the village in keeping with the currently approved plans and streetscape. Please consider the real needs and safety requirements in senior developments. This location is simply not the right one for Amica.

Yours truly

Gayle Holmes

From: D. Tod

Sent: Sunday, February 13, 2022 11:19 AM

To: clerk@hamilton.ca

Subject: Applications for amendments to the Urban Hamilton Official

Planning By- law 05-200 for lands located at 442,450, 454 and 462 Wilson Street East (Ancaster Ward 12).

Dear Sir,

This proposal abrogates many of the laws and sensible planning restrictions already in place. Chaotic traffic conditions particularly in this area are already upon us, water removal is a very real problem. I am confident you do not need a seemingly endless list of negative problems which this proposal will give rise to but they are looming over us and I wish to add my voice to oppose the application and without prejudice.

Sincerely, Douglas Tod. Ancaster.

From: Kathy McCloy

Sent: Sunday, February 13, 2022 11:37 AM

To: clerk@hamilton.ca

Subject: Amica/condo proposed development in Ancaster Ward 12

TO: City Clerk

I am hoping that my email will be read and documented regarding the application for Amendments to the Urban Hamilton Official Plan and zoning By-Law 05-200 for Land Located at 442, 450, 454 and 462 Wilson Street East.

I am sure that you have received enough messages/emails/letters/calls to help you understand that this proposed building will destroy Wilson Street and the Village Core. It undermines the vision for Ancaster. Our bylaws and the residents of Ancaster are being ignore.

Do the right thing!

Kathy McCloy

From: Kathy Hayes
Sent: Sunday, February 13, 2022 12:19 PM
To: clerk@hamilton.ca
Subject: Fwd: Amica/Condo development

I am 100% in agreement with the concerns expressed by Ms. Leonard in her message to you below. I cannot imagine the traffic chaos this project will perpetuate. Please do not let this project go through. Protect the citizens of Ancaster.

Thank you,
Kathy Hayes

Ancaster

----- Forwarded message -----

From: Patti Leonard
Date: Sat, Feb 12, 2022 at 1:01 PM
Subject: Amica/Condo development
To: <clerk@hamilton.ca>

I am writing to oppose the development of the Amica/Condo development at the corner of Rousseaux St and Wilson Streets.

Not only is this one of the busiest corners in Ancaster, it is a major thoroughfare to the Link and 403. The traffic in this area has been saturated for a number of years due in part to major development along Wilson St. Further if there is any obstruction on the 403 (accident, lane closure) Wilson St. and Rousseaux St. are impassible with the detour of traffic through the town. Frustrated drivers begin searching the neighbour hood streets for ways around the congestion and as I have personally witnessed often make illegal and dangerous maneuvers to get out of the fray. Adding to this already over crowded roadway is dangerous and irresponsible.

I believe not only is this an inappropriate location for a high density dwelling that will include significant visitor and staff access/parking, but will create traffic and pedestrian congestion that would potentially be dangerous for everyone. Please don't allow this application to move forward.

To those I have bcc, if you agree that this is the wrong plan for this busy corner please write to the city clerk at the above address and send to your other friends in Ancaster to do the same. Add, change, write your own message but it needs to be received by noon on Monday. We need to use our voice to keep Ancaster safe and free from overwhelming density and traffic.

Patti Leonard
Ancaster resident

From: brooke pearson

Sent: Sunday, February 13, 2022 12:50 PM

To: clerk@hamilton.ca

Subject: Application for Amendment to UHOP By-law 05-200 for Lands 442,450,454,462 Wilson St E, Ancaster, ward 12

Dear Sirs,

As residents of Ancaster since 2006 and a concerned citizen of Greater Hamilton I strongly oppose the application identified above for a seniors residence or condo building at the corner of Wilson and Rousseau Streets in central Ancaster.

There is an existing official urban plan for Ancaster that has been developed and well-thought out. This application for amendment flies in the face of the reasoning that the plan is based on.

From the point of view of pragmatic logistics either of the two proposed buildings would add drastically to what is already a focus of vehicular traffic congestion at the busy intersection of Wilson and Rousseau Streets with commuting delays, line-ups of traffic and inevitably an increase in driving frustration with resultant accidents. Pedestrian injuries - particularly for seniors - would be increased with increased vehicular traffic. My understanding is that the proposed projects would also put a significant strain on sewage and waste water infrastructure with inherent health and safety implications.

Central Ancaster has for the most part done well in maintaining a consistent low-rise (< 9 metres) historic architectural tone and charm that should be the pride of not only its residents but also the city itself. It is known outside of the area as an attractive community that welcomes visitors and tourists from near and wide. With regard to the plan's building restrictions consider how well Paris, France has done by strictly limiting the height of buildings within the well-defined borders of the central city and preserving heritage facades.

Urban infill is a present-day unavoidable trend but it does not have to be a bad thing as long as the logistic, social and aesthetic values of Ancaster are not sacrificed for financial interests of developers. Please deny this application.

Sincerely,

Dr. and Mrs. Brooke Pearson

From: Paul White
Sent: Sunday, February 13, 2022 2:03 PM
To: clerk@hamilton.ca
Subject: Amica/condo development proposal

City clerk:

This is a written submission concerning 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 (Ancaster Ward 12).

I am in opposition to the proposed development. I see the process for urban development in Ancaster as favoring developers and downplaying community voices. I commend city staff for the hard work in developing an official plan, but cannot understand why developers seem to ignore that plan when proposing their projects.

I see the imbalance of developers' efforts and public wishes as a lack of leadership in Ward 12, which seems to be deaf to residents' opinions in regards to urban development as well as environmental considerations in the area.

I feel the Ancaster Wilson Street Secondary Plan should be strictly followed, regarding a height of 9 meters, and maintaining (what is left of) the character of the neighbourhood.

As a regular user of the Rousseaux / Wilson Street intersection I worry about traffic load and safety this development would bring. The probable "cut through" traffic effect into the Maywood neighbourhood will add to the erosion of the overall sense of community already under seige in Ancaster.

As a former Landscape Design Technician I am concerned with the lack of environmental considerations for this development. Site groundwater runoff, loss of urban tree canopy for construction, and the dubious success of site landscaping post construction, on top of an underground parking garage are not compatible with sound environmental practices, or consistent with the efforts of the Niagara Escarpment Commission mandate. Waste water pipe capacity and the history of flooded basements in the area indicates this proposal could have a negative effect on the environment and quality of life for the neighbourhood.

In the Alternatives for Consideration document, Option 3 is an alternative that will follow the Secondary Plan calling for development consistent with the character of the neighbourhood, and make development in this area enjoyable for everyone.

Thank you,
Paul White

From: David Hamber

Sent: Sunday, February 13, 2022 3:50 PM

To: 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 the City of Hamilton and its Elected Officials:

As a fourth generation resident of Ancaster, and a concerned citizen for its continuing destruction as an historical village, I fully support the city's staff report denying the above applications.

If development is to go ahead in a more responsible manner, it should be with the current Mixed Use Medium Density with Pedestrian Focus Zoning only, in keeping with the character and architectural heritage of our village, and following the Ancaster Wilson Street Secondary Plan. We do not need buildings more than 3 storeys tall, nor more sewage or rain water problems.

One of the other most obvious problems with the applicant proposals is traffic congestion. Having used the Rousseau/Wilson Street intersection many many times myself, it is easy to see that any more traffic than we have now will become nightmarish everyday. Peak traffic times will be worse, and residents of a large retirement home will experience serious difficulties both as pedestrians and car drivers with that intersection.

Traffic and access to sites alone, should be cause enough for any sensible person to deny the above applications and proposed structures.

Sincerely,

David Hamber

From: Gordon Bullock

Sent: Sunday, February 13, 2022 4:10 PM

To: clerk@hamilton.ca

Subject: Applications for zoning change in Ancaster for property at 442,450, 454 and 462 Wilson Street East.

Dear Sir or Madam, I am writing to you regarding the above proposed changes to the Urban Hamilton Official plan and Zoning By-law 05-200. And I am reminded of the once proposed route for the Lincoln Alexander Highway, before it was built, which would have crossed the Dundas Valley and ended at Highway 5. Good sense and vision prevailed and it never happened.

Once again, however, there is another blot on the landscape.

I am also reminded of the vision of Mr and Mrs. Tom Farmer in donating their property for what became Fieldcote and a wonderful historic site for a once historic village. Now once again we need to stop the rot and show some vision by preserving the character of a very rare treasure which reminds all of our history. There is enough hard factual information to prove that this commercial land grab would be in the wrong place in the damage it would do to the quality of life in this area. What more do we need to know? Let us send a message that Ancaster's charm is not for sale any more.

Respectfully submitted Gordon Bullock, a resident

From: Marta Vandermarel
Sent: Sunday, February 13, 2022 4:52 PM
To: clerk@hamilton.ca
Subject: Amica Deelopment

To it may Concern

I am writing to oppose the development of the Amica/Condo development at the corner of Rousseaux St and Wilson Streets.

Not only is this one of the busiest corners in Ancaster, it is a major thoroughfare to the Link and 403. The traffic in this area has been saturated for a number of years due in part to major development along Wilson St. Further if there is any obstruction on the 403 (accident, lane closure) Wilson St. and Rousseaux St. are impassible with the detour of traffic through the town. Frustrated drivers begin searching the neighbour hood streets for ways around the congestion and as I have personally witnessed often make illegal and dangerous maneuvers to get out of the fray. Adding to this already over crowded roadway is dangerous and irresponsible.

I believe not only is this an inappropriate location for a high density dwelling that will include significant visitor and staff access/parking, but will create traffic and pedestrian congestion that would potentially be dangerous for everyone. Please don't allow this application to move forward.

Marta Vandermarel

From: Enrico Palmese
Sent: Sunday, February 13, 2022 5:17 PM
To: clerk@hamilton.ca
Subject: Wilson and Rousseaux development

Good morning,

Regarding: 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)

We are against this development. The staff report clearly indicates the development does not meet current Hamilton and Ancaster planning and zoning bylaws. You need to consider the residents who live in town and those who access this area daily. These planning and zoning bylaws were put in place for a reason. This is a Heritage town and that corner cannot take a large influx of residents and vehicles. It is already a problem area for traffic during the work commute and adding more traffic to this area is a terrible idea.

If we have to choose something other than single family homes:

1) We prefer the lands be developed in accordance with the Ancaster Wilson Street Secondary Plan which allows a height of 9 meters only and requires that buildings be **consistent with the character of the neighbourhood, which this development is not.**

2) Problems with traffic and access to the site by themselves should defeat these plans. A retirement home will generate an extra 368 vehicle trips per day, while an apartment complex will generate an extra 1049 trips per day. **Traffic on Rousseaux and Wilson Streets is already at or near capacity**, according to the developer's own traffic study. There are long queues occurring in the busiest weekday hours on all four approaches to the intersection - and extending beyond the available storage in the westbound and southbound left turn lanes. At the busiest times, an apartment building would generate 88 additional peak hour trips, while a retirement home would generate 33 additional peak hour trips, all to join the long lineups beyond capacity on Wilson and Rousseaux Streets.

3) **Access to the development on Rousseaux Street will create a serious safety hazard.** All traffic access will be fed through a driveway on Rousseaux 40 meters from Wilson Street. A new left turn lane on Rousseaux will access the building's driveway. Exiting the driveway will not allow left turns onto Rousseaux, only right turns, which will lead traffic heading for Wilson Street to cut through the Maywood neighbourhood on Academy, Lodor and Church Streets. Traffic turning left from Rousseaux into the development will be blind to the traffic from Wilson St. as they make the turn, and any hesitation will leave them exposed to a t-bone collision. There will be garbage trucks, delivery vehicles, emergency vehicles, people with lagging reflexes crossing Rousseaux to access the building, and the traffic on Wilson Street has descended a steep slope to get to the intersection, and can come around that corner quite aggressively.

4) The Staff Report indicates **no evidence in the Application of adequate waste water pipe capacity to service the site.** The existing storm structures are only intended for road side drainage not for such developments. Neither issue is addressed by the applicants. The staff report notes that "...a hydrogeological study is required to determine potential dewatering needs. Due to the limited capacity in the sanitary sewer system, **no long term dewatering post-construction would be supported by Hamilton Water.** Foundation design should be designed accordingly." The waste

water pipe may be near capacity already. The relevant pipe descends the Escarpment to the pumping station in the valley below and returns onto Rousseaux Street further east. There have been occurrences of flooded basements in the valley, and the Councillor attempted to mitigate this with an overflow pipe into Ancaster Creek this past summer which was rejected by city council, so the potential problem apparently remains. The Staff Report says, "The Functional Servicing Report (FSR), prepared by S. Llewellyn & Associates Limited and dated August 2021, does not provide population projections for sanitary waste water. Growth Management staff have advised that based on the FSR and other information, these applications are not supportable."

5) The report also notes **there is insufficient evidence that water runoff will be adequately dealt with.**

6) Re consistency with the character of the neighbourhood, the Staff Report also says: "....staff are concerned that the proposed **scale of the development is not in keeping with the existing character of the neighbourhood.** While medium to high density residential development contributes to several planning objectives, staff note that the Ancaster Wilson Street Secondary Plan's vision and intent carefully considers the merits of maintaining low-rise built form and has further considered the development densities that are based on transportation constraints. The proposed development, with additional height for both the retirement home or the mixed use building and a density of 283 units per hectare, represents an **overdevelopment of the site**, and is not in keeping with the surrounding area. **The proposal does not meet the residential intensification policies of the UHOP**, as the proposal does not provide appropriate transitional measures such to mitigate the height, scale, and massing being proposed. As such, the proposal does not build upon or enhance the established and planned character of the neighbourhood. It is the opinion of staff that the proposal does not demonstrate compatible integration with the surrounding area.

7) Consistent with above staff concerns, the Niagara Escarpment Commission is also not supportive of the development. "The subject lands are not within the Niagara Escarpment Development Control area but are identified within the "Urban Area" of the Niagara Escarpment Plan (NEP)**"the proposal does not comply with the Niagara Escarpment plan and therefore does not comply with the UHOP [Urban Hamilton Official Plan] which requires NEP plan conformity."** Finally, **the removal of all trees on site and their replacement with trees which will be planted on top of a parking garage, making them susceptible to drought and insufficient sunlight is not acceptable to staff and violates the city's Climate Emergency Plan.** The development will also damage trees close by on the property of neighbouring homes.

Thank you for your consideration,

Enrico Palmese Sr. and Julie Palmese

From: Craig Cassar

Sent: Monday, February 14, 2022 10:07 AM

To: clerk@hamilton.ca; Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>

Subject: Re: Planning Committee Meeting Feb 15, 2022: Agenda Item 9.3

Hello Lisa,

Please add my letter to the agenda for the Planning committee meeting dated Feb 15, 2022, regarding item 9.3. Subject property: 442, 450, 454, 462 Wilson Street East, Ancaster

To members of the Planning Committee,

The proposal for a 6 or 7 storey single-use development at the Corner of Wilson St and Rousseaux St is not suitable for that location.

I am pleased to see the City consider increasing the density within our boundaries, but it needs to be appropriate and add value to the community where it is built.

I am also pleased to see that the Planning department does not recommend the proposal as it was submitted. I encourage committee members to support them.

The proposal as submitted is problematic because it ignores the Ancaster Secondary Plan. That said, over the past decade since that plan was published, we have gained a much better understanding of climate change's impact and the risk that continued sprawl has on our city. With that in mind, it would be appropriate to revisit that plan and update it with public input. It is not appropriate to allow builders to bypass that step.

If done properly, the location in question - and other areas in the Ancaster Village - could support buildings that are 4 storeys in height. With knowledgeable and thoughtful design - and done on a human scale - such developments could help to build a convivial and vibrant community that would improve lives for all residents. There are many, many examples throughout Europe where this has been done with great success. Active ground floor edges along the street can bring new businesses to the area and allow residents to avoid using cars which would create the traffic that is of concern to many residents. Courtyard areas on the backside of a new development would provide private, quiet space with a favourable microclimate that would enhance the lives of residents.

Finally, any new development in Ancaster should be required to be mixed used so that residents can access many of their daily needs on foot which not only helps improve their health and reduce stress levels, it also makes for a stronger community with less vehicle traffic. Creating single-use buildings as has been proposed by the developer is not going to improve the community and I would like to see the City ensure that does not happen.

Thank you.

Craig Cassar

Ancaster Resident

From: Richard Wallace

Sent: Sunday, February 13, 2022 5:31 PM

To: clerk@hamilton.ca

Subject: Applications for Amendments

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 Street East (Ancaster Ward 12).

I wish to express my concerns in regard to the proposed development at 442, 450, 454, 462, Wilson Street, Ancaster.

This proposal flies in the face of the Ancaster Wilson Street Secondary Plan which was the result of an intensive consultation with experts in the field as well as concerned residents wishing for the best development of Ancaster. The community and its well being should not be dismissed lightly at the call of any developer. The current height restrictions may be somewhat restrictive to overly profitable development, but the Ancaster Wilson Street Secondary Plan allowing for a height of 9 meters needs to be adhered to in the best interests of the community. To grant the proposed height allowance would not conform with the current neighbouring residences, would restrict neighbourhood view lines, invade neighbouring privacy, and demean the character of the neighbourhood.

The building and extensive paving of the properties would deny the absorption of rainfall by needed greenspace. Ancaster has already shown that it currently cannot effectively deal with waste water run-off from this area. Households on Old Dundas Rd. which are below this proposed development have suffered damage and expenses incurred by what is currently a problem.

The corner of Rousseau and Wilson St. is currently the busiest intersection in Ancaster. Backlogs of traffic is a usual occurrence. If residents, staff, garbage trucks, delivery trucks etc. leaving the proposed site are required by necessity to turn right onto Rousseau St., all traffic wishing to access Wilson St. would need to travel up through the residential neighbourhood on either Lodor or Academy St. These currently have "no trucks" signs and with good reason. The streets are not suited as a thoroughfare and residents have previously expressed their exasperation with traffic cutting through to avoid the Rousseau/Wilson intersection. Children on Academy St. are often seen playing in the street. While this may not be optimal of course, regardless their safety is of utmost importance and must not be ignored. While internal development and the taxes generated are needed, this project shows to be overdevelopment when the area will be adding other developments as well. There are currently interested parties for an extremely large development at 392,398, 400, 402, 406 and 412 Wilson St. E. as well as smaller developments at 393 Wilson St. E., at 327-335 Wilson St. E., at 280-282 Wilson St. E., at 154 Wilson St. E., and at 223 Wilson St. E. All of this adds to required intensification, but please, we must be cautious of destroying our habitat by overdevelopment. Overdevelopment does not fit into the needs of the community or the Urban Hamilton Official Plan.

Regards

Richard Wallace

Ancaster ON

From: Claire Vice

Sent: Sunday, February 13, 2022 7:14 PM

To: clerk@hamilton.ca

Subject: Applications for Amendments to Urban Hamilton Official Urban and Plan and Zoning B-law Zoning 05-200 for Lands 442,450,454,462 Wilson St. East (Ancaster Ward 12)

To Whom It May Concern,

As a long-time resident of Ancaster, I am writing with grave concern over the proposed development at the above-mentioned areas for the AMICA/ condo development. The proposal represents VERY poor planning given the location and character of the neighbourhood.

There are several issues which need careful consideration:

Location:

1. 1.) Re Traffic:
2. Rousseau and Wilson St. is already the busiest intersection in Ancaster. Traffic comes from every direction - feeding on and off the Linc. How could anyone possibly think of putting a building of that magnitude at that corner which would just intensify the existing problems? Have any of the councillors and/or staff taken the time to actually sit at the corner any day of the week between 7:15 - 9:00 a.m. and/or 3:15 - 6:00 p.m.? What they would witness is traffic at its worst with long lines in every direction.
- 3.
4. 2.) Re Safety:
5. Increased traffic leads to increased safety issues - not just with vehicular traffic but pedestrian traffic as well. Pedestrians are crossing both Wilson and Rousseau
6. streets as they transfer bus routes.

3.) Re: Water

The proposal does not address waste/water issues in terms of capacity or waste. Further there is no indication of how water run-off will be dealt with.

Character of the Development

This proposed development is in the middle of residential area with mature trees. Ancaster residents are not against development, but development that is in character with the existing area. A building of that magnitude would be a monstrosity given the nature of the surrounding area.

I, myself, and I believe most Ancaster residents, therefore, prefer Option 3 - which is to develop land in accordance with the Ancaster Wilson Secondary Plan which allows for buildings no

higher than 9 meters and that such buildings be consistent with the character and nature of the neighbourhood. This developer's proposal is most certainly not commensurate with that plan.

To go along with re-zoning and the developer's proposal would be a slap in the face to all in Ancaster who have worked so hard to maintain the unique heritage and character of our town.

Respectfully,
Claire Vice

From: Chris Kruter

Sent: Sunday, February 13, 2022 9:00 PM

To: clerk@hamilton.ca

Subject: Objection to development Dear City Clerk ,Hamilton Planning Committee Mayor and Council O

Dear City Clerk ,Hamilton Planning Committee ,Mayor and Council

Re: Lands located 442, 450,454 and 462 Wilson Street East ,

Looking at the proposal if approved it will for sure destroy our beautiful Ancaster Village Core .

Please let the developer develop the land in accordance with the already Mixed Use Medium Density-Pedestrian Focus (C5a ,570) Zone which permits a building with a height of 9 metres .

Respectfully ,

Chris Kruter

A Concerned Citizen

From: Karen Laposa
Sent: Sunday, February 13, 2022 9:12 PM
To: clerk@hamilton.ca
Subject: proposed development plans

Dear Sir/Madam;

I am writing in opposition to the proposed Amica/condominium development at the above intersection; reference application 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 have lived in Ancaster for 50 years. We moved here because Ancaster was a small town with a small town feel and friendly people. Over the years I have seen other families do much the same for the same reasons. If I had wanted to live amid high rise development I could have moved to downtown Hamilton or Toronto but chose against that.

In the pictures that I have seen the proposed development exceeds the current height restrictions. The car traffic would be increased in the core's, streets that were not built to carry so much traffic. Where would these increased cars park? The inner center of the village would be negatively impacted.

I request that the proposed development be stopped.

I also request that the City remove personal information from my submission.

Sincerely,

Karen Laposa

From: Claudia Kovalev

Sent: Sunday, February 13, 2022 9:51 PM

To: 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)

February 13, 2022

Steve Robichaud

Director, Planning and Chief Planner

Planning and Economic Development Department

City of Hamilton

71 Main Street, Hamilton 6th Floor

Hamilton, Ontario, L8P 4Y5

Dear Mr. Robichaud:

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)

I am a resident of Ancaster and I am writing in support of the Staff Report which recommends the refusal of the application to redevelopment of the lands located at 442, 450, 454 and 462 Wilson Street East, Ancaster, to permit a seven-storey retirement home with 211 beds and four commercial units, or, alternatively, to permit a six storey, 161-unit mixed use building with seven commercial units.

The proposal represents an overdevelopment of the property that is not consistent with the planning framework and evolving character of the area. The proposal's heights significantly exceed those permitted by the zoning by-law and its scale and massing do not achieve any type of compatible relationship with the surrounding built form context or continuity of community character. This proposal does not respect or respond to the historical and urban design significance of the Village Core and the immediate neighbourhood.

Both options proposed by the Zoning By-law Amendment Application should be denied on the following basis:

1. They do not meet the general intent of the Urban Hamilton Official Plan and do not respect or respond to 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. They do 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. They are not considered to be good planning and should be viewed as a clear example of overdevelopment of the site.
4. They would cause excessive negative impact on the existing adjacent and rear detached dwellings on Rousseaux Street, Lodor Street, Brookside Avenue and Wilson Street East with regard to shadow, privacy and sky view.
5. Their approval would set a negative precedent for new development that would fundamentally alter the urban structure of Wilson Street East.

If the Applicants suggests a third development option, such option should:

1. be developed in accordance with the Ancaster Wilson Street Secondary Plan vision which allows for a height of 9 meters only and requires that buildings be consistent with the character of the neighbourhood;
2. identify any measures to mitigate the impacts of the traffic generated by the development as the new vehicle trips per day will add to the current traffic and overcapacity conditions of the intersection of Wilson Street East and Rousseaux Street; and
3. comply with all the sanitary infrastructure and waste management design requirements and upgrades to mitigate sanitary discharge and/or construction sanitary sewer upgrades along Rousseaux Street and Wilson Street East.

Regards,

Claudia Kovalev
B.Arch and Urban Designer
Ancaster Resident

From: lisa cole

Sent: Sunday, February 13, 2022 10:36 PM

To: clerk@hamilton.ca

Subject: Fwd: 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) in opposition to this Application.

Kind regards,

Lisa Cole

"Be the change you wish to see in the world". Ghandi

Sent from my iPhone

Begin forwarded message:

From: lisa cole

Date: February 12, 2022 at 9:25:42 PM EST

To: clerk@cityofhamilton.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) in opposition to this Application.

The Planning Committee meets to consider this Plan this coming Tuesday, February 15th at 0930 hours, and the deadline for submissions is Monday February 14th at noon.

The Staff Report for this Application recommends DENIAL of both development options for the following reasons (inclusive of both the bylaw and zoning):

- (i) 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;
- (ii) 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;
- (iii) That the proposal is not considered to be good planning and is considered an over development of the site.

The Staff Report provides a strong case for denial of both developments at Planning Committee on Tuesday next week. However, the Staff Report provides ways for the developer to overcome these obstacles, including conditions to be met. In the case of the relocation of the Marr-Phillipo House in recent weeks, we saw that staff recommended denial of the relocation, but set out conditions that could lead to approval, and Planning Committee then approved the relocation, subject to the conditions that were outlined. But the relocation was approved. In this case, p.37 of the Staff Report sets out the following options for the development on this site:

ALTERNATIVES FOR CONSIDERATION [as contained in the Staff Report]:

- 1) Should the Applications be approved, that staff be directed to prepare the Official Plan Amendment and amending Zoning By-law consistent with the concept plans proposed, with the inclusion of Holding Provision(s) to address matters, including addressing sanitary sewer system capacity constraints, visual impacts, and any other necessary agreements to implement Council's direction;
 - 2) Council could direct staff to negotiate revisions to the proposal with the Applicant in response to the issues and concerns identified in this Report and report back to Council on the results of the discussion;
- and,

3) Should the Applications be denied, the lands could be developed in accordance with the Mixed Use Medium Density - Pedestrian Focus (C5a, 570) Zone which permits a building with a height of 9 metres. Here are our main points for you to consider when writing your email to the clerk (clerk@hamilton.ca) in opposition to this development for Tuesday's Planning Committee meeting (deadline for submissions is Monday at noon):

1) Prefer Option 3) in the Alternatives for Consideration on p.37. I.e., develop the lands in accordance with the Ancaster Wilson Street Secondary Plan which allows a height of 9 meters only and requires that buildings be consistent with the character of the neighbourhood, which this development is not.

2) Problems with traffic and access to the site by themselves should defeat these plans. A retirement home will generate an extra 368 vehicle trips per day, while an apartment complex will generate an extra 1049 trips per day. Traffic on Rousseaux and Wilson Streets is already at or near capacity, according to the developer's own traffic study. There are long queues occurring in the busiest weekday hours on all four approaches to the intersection - and extending beyond the available storage in the westbound and southbound left turn lanes. At the busiest times, an apartment building would generate 88 additional peak hour trips, while a retirement home would generate 33 additional peak hour trips, all to join the long lineups beyond capacity on Wilson and Rousseaux Streets.

3) Access to the development on Rousseaux Street will create a serious safety hazard. All traffic access will be fed through a driveway on Rousseaux 40 meters from Wilson Street. A new left turn lane on Rousseaux will access the building's driveway. Exiting the driveway will not allow left turns onto Rousseaux, only right turns, which will lead traffic heading for Wilson Street to cut through the Maywood neighbourhood on Academy, Lodor and Church Streets. Traffic turning left from Rousseaux into the development will be blind to the traffic from Wilson St. as they make the turn, and any hesitation will leave them exposed to a t-bone collision. There will be garbage trucks, delivery vehicles, emergency vehicles, people with lagging reflexes crossing Rousseaux to access the building, and the traffic on Wilson Street has descended a steep slope to get to the intersection, and can come around that corner quite aggressively.

4) The Staff Report indicates no evidence in the Application of adequate waste water pipe capacity to service the site. The existing storm structures are only intended for road side drainage not for such developments. Neither issue is addressed by the applicants. The staff report notes that "....a hydrogeological study is required to determine potential dewatering needs. Due to the limited capacity in the sanitary sewer system, no long term dewatering post-construction would be supported by Hamilton Water. Foundation design should be designed accordingly." The waste water pipe may be near capacity already. The relevant pipe descends the Escarpment to the pumping station in the valley below and returns onto Rousseaux Street further east. There have been occurrences of flooded basements in the valley, and the Councillor attempted to mitigate this with an overflow pipe into Ancaster Creek this past summer which was rejected by city council, so the potential problem apparently remains. The Staff Report says, "The Functional Servicing Report (FSR), prepared by S. Llewellyn & Associates Limited and dated August 2021, does not provide population projections for sanitary waste water. Growth Management staff have advised that based on the FSR and other information, these applications are not supportable."

5) The report also notes there is insufficient evidence that water runoff will be adequately dealt with.

6) Re consistency with the character of the neighbourhood, the Staff Report also says: "....staff are concerned that the proposed scale of the development is not in keeping with the existing character of

the neighbourhood. While medium to high density residential development contributes to several planning objectives, staff note that the Ancaster Wilson Street Secondary Plan's vision and intent carefully considers the merits of maintaining low-rise built form and has further considered the development densities that are based on transportation constraints. The proposed development, with additional height for both the retirement home or the mixed use building and a density of 283 units per hectare, represents an overdevelopment of the site, and is not in keeping with the surrounding area. The proposal does not meet the residential intensification policies of the UHOP, as the proposal does not provide appropriate transitional measures such to mitigate the height, scale, and massing being proposed. As such, the proposal does not build upon or enhance the established and planned character of the neighbourhood. It is the opinion of staff that the proposal does not demonstrate compatible integration with the surrounding area.

7) Consistent with above staff concerns, the Niagara Escarpment Commission is also not supportive of the development. "The subject lands are not within the Niagara Escarpment Development Control area but are identified within the "Urban Area" of the Niagara Escarpment Plan (NEP)"the proposal does not comply with the Niagara Escarpment plan and therefore does not comply with the UHOP [Urban Hamilton Official Plan] which requires NEP plan conformity."

8) The removal of all trees on site and their replacement with trees which will be planted on top of a parking garage, making them susceptible to drought and insufficient sunlight is not acceptable to staff and violates the city's Climate Emergency Plan. The development will also damage trees close by on the property of neighbouring homes.

Kind regards,
Lisa Cole

From: Nonni Iler

Sent: Sunday, February 13, 2022 10:44 PM

To: 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 against the proposed zoning changes in Ancaster.

If a large scale complex is built at the corner of Rousseaux and Wilson in Ancaster, it will clog an already horribly congested corner and it will give developers more ground for exceeding the current 9 meter height by-law in the 3rd oldest town in Ontario. Wilson Street will be seeing a lot more traffic with the building that is already going on. To add such a huge facility at that corner is irresponsible!

I am at the opposite end of town, and have to turn right in order to use the roundabout to actually turn left. During rush hour, Wilson Street is bumper-to-bumper from one end of town to the other end and if there is trouble on the 403, the town's main street is at a standstill.

Even if the corner in question has a mixed-use, medium-density proposal approved, there will be an increased problem with traffic, but there will be green space (which is important to the character of the area and even more important to our state of 'climate change emergency'), and the building height restriction of 9 meters remaining the same will keep the 'high rise floodgates' from opening in an area that wasn't built for, and can't handle the traffic.

Sincerely,

Nonni Iler

From: Patti Bond
Sent: Sunday, February 13, 2022 11:04 PM
To: clerk@hamilton.ca
Subject: Amica/condo development
Importance: High

clerk, City of Hamilton

I am writing to voice my objection of the proposed Amica/condo development at the corner of Rousseaux and Wilson Streets in Ancaster.

There are many reasons why I object to this proposed development. I am sure you have heard them all. Least of them is the busy busy intersection , congestion of people and vehicles. Especially older people that do not cross an intersection quickly! The building does not take into account the height requirements or the historic nature of the village. Just to name a few of the issues of that lot.

I would hope this project is reworked for a more suitable density and or new location totally. I feel it is not the location for such a facility.

Sincerely,

Patti Bond
Ancaster, Ontario

From: Anka Cassar

Subject: Development at 442, 450,454 and 462 Wilson St E. In Ancaster

Date: February 11, 2022 at 5:57:37 PM EST

To: clerk@hamilton.ca

To whom it may concern,

Please add my letter to the agenda for the Planning committee meeting dated Feb 15, 2022, regarding item 9.3.

I am writing to you regarding the development on the corner of Rousseux and Wilson St in Ancaster. As an Ancaster resident, I feel that the proposed seven-storey retirement home or a six-storey mixed-use building were not the right fit for Ancaster. I, along with many residents of Ancaster was devastated when Brandon House was knocked down, but we cannot go back in time. Instead, why don't we turn a negative into a positive and build an homage to its character and create a beautiful family housing development with ground floor commercial units and affordable rental units above? Why not use some of the salvaged material from Brandon House and use it in the new building?

I know that the Ancaster Secondary plans limits the height of new buildings to three stories but I think it should be raised to four. The province is experiencing a housing shortage and this height will accommodate more families without creating such a staggering building. The large coniferous trees should not be cut down and a parkette would be nice for the residents and the rest of the community to share. As the Ancaster Secondary Plan suggests, native trees should be planted and permeable paving should be used but why not also include gardens with native plants instead of all turf. If possible, building underground parking would reduce the area of paved surfaces and make a more eco-friendly building.

If the population of Hamilton is to increase by 236,000 residents by the year 2051 and after choosing to not expand our urban boundary, our city needs to intensify with mixed housing choices. We cannot keep building single-detached homes on undeveloped lands including farmland and natural areas that are disappearing at phenomenal rates. Ancaster Village can still keep its old-time charm, it just needs to think out of the box and be open to some change.

Thank you,

Anka Cassar
Ward 12 Resident

From: Luca Palmese
Sent: Sunday, February 13, 2022 11:50 PM
To: clerk@hamilton.ca
Subject: The Wilson and Rousseaux development

Good morning,

Regarding: 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 am against this development. The staff report clearly indicates the development does not meet current Hamilton and Ancaster planning and zoning bylaws. You need to consider the residents who live in town and those who access this area daily. These planning and zoning bylaws were put in place for a reason. This is a Heritage town and that corner cannot take a large influx of residents and vehicles. It is already a problem area for traffic during the work commute and adding more traffic to this area is a terrible idea.

If I have to choose something other than single family homes:

1) I prefer the lands be developed in accordance with the Ancaster Wilson Street Secondary Plan which allows a height of 9 meters only and requires that buildings be **consistent with the character of the neighbourhood, which this development is not.**

2) Problems with traffic and access to the site by themselves should defeat these plans. A retirement home will generate an extra 368 vehicle trips per day, while an apartment complex will generate an extra 1049 trips per day. **Traffic on Rousseaux and Wilson Streets is already at or near capacity**, according to the developer's own traffic study.

There are long queues occurring in the busiest weekday hours on all four approaches to the intersection - and extending beyond the available storage in the westbound and southbound left turn lanes. At the busiest times, an apartment building would generate 88 additional peak hour trips, while a retirement home would generate 33 additional peak hour trips, all to join the long lineups beyond capacity on Wilson and Rousseaux Streets.

3) **Access to the development on Rousseaux Street will create a serious safety hazard.** All traffic access will be fed through a driveway on Rousseaux 40 meters from Wilson Street. A new left turn lane on Rousseaux will access the building's driveway. Exiting the driveway will not allow left turns onto Rousseaux, only right turns, which will lead traffic heading for Wilson Street to cut through the Maywood neighbourhood on Academy, Lodor and Church Streets. Traffic turning left from Rousseaux into the development will be blind to the traffic from Wilson St. as they make the turn, and any hesitation will leave them exposed to a t-bone collision. There will be garbage trucks, delivery vehicles, emergency vehicles, people with lagging reflexes crossing Rousseaux to access the building, and the traffic on Wilson Street has descended a steep slope to get to the intersection, and can come around that corner quite aggressively.

4) The Staff Report indicates **no evidence in the Application of adequate waste water pipe capacity to service the site.** The existing storm structures are only intended for road side drainage not for such developments. Neither issue is addressed by the applicants. The staff report notes that "...a hydrogeological study is required to determine potential dewatering needs. Due to the limited capacity in the sanitary sewer system, **no long term dewatering post-construction would be supported by Hamilton Water.** Foundation

design should be designed accordingly.” The waste water pipe may be near capacity already. The relevant pipe descends the Escarpment to the pumping station in the valley below and returns onto Rousseaux Street further east. There have been occurrences of flooded basements in the valley, and the Councillor attempted to mitigate this with an overflow pipe into Ancaster Creek this past summer which was rejected by city council, so the potential problem apparently remains. The Staff Report says, “The Functional Servicing Report (FSR), prepared by S. Llewellyn & Associates Limited and dated August 2021, does not provide population projections for sanitary waste water. Growth Management staff have advised that based on the FSR and other information, these applications are not supportable.”

5) The report also notes **there is insufficient evidence that water runoff will be adequately dealt with.**

6) Re consistency with the character of the neighbourhood, the Staff Report also says: “....staff are concerned that the proposed **scale of the development is not in keeping with the existing character of the neighbourhood.** While medium to high density residential development contributes to several planning objectives, staff note that the Ancaster Wilson Street Secondary Plan’s vision and intent carefully considers the merits of maintaining low-rise built form and has further considered the development densities that are based on transportation constraints. The proposed development, with additional height for both the retirement home or the mixed use building and a density of 283 units per hectare, represents an **overdevelopment of the site**, and is not in keeping with the surrounding area. **The proposal does not meet the residential intensification policies of the UHOP**, as the proposal does not provide appropriate transitional measures such to mitigate the height, scale, and massing being proposed. As such, the proposal does not build upon or enhance the established and planned character of the neighbourhood. It is the opinion of staff that the proposal does not demonstrate compatible integration with the surrounding area.

7) Consistent with above staff concerns, the Niagara Escarpment Commission is also not supportive of the development. “The subject lands are not within the Niagara Escarpment Development Control area but are identified within the “Urban Area” of the Niagara Escarpment Plan (NEP)**“the proposal does not comply with the Niagara Escarpment plan and therefore does not comply with the UHOP [Urban Hamilton Official Plan] which requires NEP plan conformity.”**

Finally, **the removal of all trees on site and their replacement with trees which will be planted on top of a parking garage, making them susceptible to drought and insufficient sunlight is not acceptable to staff and violates the city’s Climate Emergency Plan.** The development will also damage trees close by on the property of neighbouring homes.

Thank you for your consideration,

Luca Palmese

From: Angela Rea
Sent: Sunday, February 13, 2022 11:50 PM
To: clerk@hamilton.ca
Subject: Amica/Condo Development

I wish to add my family's voice to the swell of objection to the above proposal. It is unbelievable that such a huge and inappropriate development is even being considered.

Allowing this to be approved will be the beginning of the end for Ancaster Village core for a variety of reasons. Traffic is already a problem at the intersection and will be made much worse by those working in, visiting, and servicing the building. How are emergency services vehicles supposed to get by when traffic is clogged at that corner?

Sewage already has literally nowhere to go. What will the City do when local residents bring a class action lawsuit against it because of sewage-filled homes that could have been anticipated and prevented?

The whole feeling of the village will forever be ruined and its other low-rise and smaller buildings will become insignificant visually in the shadow of such a large building. It will make the town lack cohesion and turn it into just another town where greedy developers were allowed to get richer at the community's expense.

The local public is losing faith in its City. Some already have lost faith. We are not being listened to. It is hard to believe, looking at this hideous proposal, that the best interests of Ancaster are being pursued rather than the self-serving motives of the decision-makers. Certainly, the developers are not in the least concerned about the town; if they were, this monstrosity would never have been proposed.

Please, do not allow the Amica residence OR the condo development to go through on that corner. Put it somewhere else, away from the village core. If this goes through, it will be a huge mistake and the ruination of our historic and charming town.

Sincerely,

The Rea family

From: Vanessa

Sent: Monday, February 14, 2022 12:19 AM

To: clerk@hamilton.ca

Subject: Application for amendments to the Urban Hamilton Official plan and Zornig by-law 05-200 for Lands located at 442,450,454 and 462 Wilson Street East (Ancaster Ward 12 in Opposition to the Application)

In Opposition to the Application we would like to raise the point that there seems to be no cohesive plan for any development in Hamilton in that everything is painted with the same brush. Most cities have a distinct idea of how they want their city to look. There is in fact a long range plan. This plan includes type of neighborhood, types of buildings and how they reflect the local culture and heritage or is this a virgin project that will be a statement on brand new ground that will be a modern structure that will be artistic in nature and make some sort of statement

Most places in our world respect heritage and make an effort to save it and enhance it so the future generations will be able to enjoy it for centuries to come . Ancaster is such a community and indeed was very important to Hamilton almost 300 years ago. The Old Dundas Road is one of the oldest roads in the Province and was in fact the original mail run from Toronto to Ancaster. We have connections to The United States through The Underground Railroads that helped save many people of colour as they fled enslavement. We are proud of those connections and the those who created them .

We are concerned for our future and our valuable Heritage that means so much to us as people and we choose to look after it because it makes us distinct in our history . History means His story. We have a story just as Hamilton the city has a story with steel.

We want to save our buildings from destruction and create value in our town where families can live together appreciating what we have both in The Village and in the Conservation area. Our old buildings given the chance could last 1000 years unlike what we build today. They are a bargain that keeps on giving.

We have lost the beautiful Brandon house and the Phillip Marr house has not been given the due respect it deserves. This is a house that cannot be moved. It is fragile and needs work.

We are now left with a gaping hole . The proposed structure for this is a huge oversized ugly building that is monstrous in proportion to what surrounds it . There is no intent to save trees especially the large beautiful firs that have graced Wilson Street for as many years as we can remember.

The other building is an oversized Apartment building that will look similarly unfitting for this area and scale that surrounds it. These are not village structures. At least the Medical building on the opposite side has made an effort to show similar architecture and as a result enhances the street scape.

i) The proposed (by-law) 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 :

ii) 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

iii) That the proposed is not good planning and is considered a gross overdevelopment of the sight .

1) With respect to traffic flow we already have severe traffic issues within all of these corridors of the Rosseau/ Wilson Street area and adding another large group of residents plus staff of either of the proposed buildings will suffocate the core of our community.

2) Having elderly resident walking anywhere near the main intersection of Wilson and Rosseau will be very dangerous to their safety as the traffic is fast and furious and the north east corner has a blind corner that traffic accelerate fast going around it trying to beat the light. This will almost certainly end up in accidents.

3) The amount of waste sewage of 300 people will almost certainly incapacitate the already overburdened waste sewage system that floods the lower homes of Old Dundas Road causing sewage to back up into their basements . It already is posing this problem and to this day nothing has been done by the city.

With all due respect this is a lovely area and it requires the city to show some time and kindness in developing a secondary plan that enhances rather than destroying the natural beauty of this area. When neighbourhoods flourish the city benefits from everyone's success as do the people within them.

Please let us put our heads and our hearts together in order to create a thriving district for all concerned. Together let us help Hamilton to take a place in our province as the jewel of the Niagara Peninsula.

With Deep Respect and Thanks for all Concerned.

Vanessa Coles

Member Ancaster Heritage Committee

From: John Dawson

Sent: Monday, February 14, 2022 7:50 AM

To: clerk@hamilton.ca

Subject: : Application for amendment to the Urban Hamilton Official Plan and Zoning By Law 05-200 for lands located at 442,450,454 +462 Wilson St Ancaster Ward12

Subject: Application for amendment to the Urban Hamilton Official Plan and Zoning By Law 05-200 for lands located at 442,450,454 +462 Wilson St Ancaster Ward12

Dear Sir/Madam

I write in strong opposition to both options proposed for the Amico/condo development at the corner of Rousseaux and Wilson Street in Ancaster.

I am sure you have read the report from the Ancaster Village Heritage Community and I fully endorse their views and recommendations. To add to the salient points of the AVHC, the proposed building , in my opinion, is ugly and not at all in keeping with the essence of the village of Ancaster. May I respectfully remind the committee that they are in place as representatives and for the benefit of the people of Ancaster and not for the developers cheque books.

Sincerely

Barbara Dawson.

From: Scheid, Elizabeth

Sent: Monday, February 14, 2022 8:24 AM

To: clerk@hamilton.ca

Subject: Regarding Amendments to the Urban Hamilton Official Plan and Zoning By-law for 442 x 454 and 462 Wilson St E.

Dear Hamilton Planning Committee,

I am writing to voice my strong objection to the proposals in the 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 have many concerns about this development:

1. the height and setback are inappropriate for this site. The look of Ancaster has already been jeopardized by an appropriate development. I have seen the drawings and I believe the scale of the proposed development will be an eyesore and truly pave the way for Ancaster to lose its distinction as a unique town with historical character.
2. The density. My husband and I experienced many years when we sat in long lines of traffic on Wilson St. during commuting hours. The bottleneck was at the corner of the proposed development. Even during Covid lockdowns traffic has been a problem at this location. I friend of mine was hit by a speeding vehicle while crossing the intersection. She spent months in recovery. Even without a traffic survey it is obvious that the proposed development will make an already bad situation impossible to deal with.
3. There are already problems with water runoff and sewage in the area. Again, there seems to be a recognition of the potential for a problem, but no plans for dealing with it. Another example of going ahead blindly despite the obvious problems that this proposed development will cause.
4. The Marr- Phillipo House is one of the last historic buildings on this pocket of Wilson St. To lose its presence on Wilson St. will be a shame. To lose it when it crumbles during relocation will be sheer stupidity. If/ when this happens the city will be responsible for this stupidity.

I am hopeful that there are those who will listen to the citizens of Ancaster, and who have some sense, foresight, and intelligence to object to this development despite the pressure from others to develop despite the obvious cons. If this development goes through it will be clear to me that the planning process in Hamilton is completely broken.

Sincerely,

Liz Scheid

Ancaster resident

From: Margie Davidson

Sent: Monday, February 14, 2022 8:27 AM

To: clerk@hamilton.ca

Subject: Applications for the 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

To the City of Hamilton,

We are very frustrated and annoyed that we have to write a letter to the city to explain why we don't want the proposed amendments for 442,450,454, and 462 Wilson Street East to be passed. As citizens of Ancaster Village we rely on the experts to make rules regarding urban planning and we expect the rules to be followed, not to be disregarded and blatantly ignored. Why do councillors even bother wasting their time and tax payers money on creating the "Urban Hamilton Official Plan" and the "Ancaster Wilson Street Secondary Plan" when developers can simply ignore the rules by asking for an amendment. We understand the need for intensification but we want future building proposals to be IN ACCORDANCE with the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan!!!

Rousseau and Wilson Street is one of the busiest intersections in Ancaster without adding the monstrosities that are proposed. We believe that building an Amica retirement home on this site would be extremely dangerous for residents. We know this from experience! I was hit and seriously injured by a pick up truck turning left while crossing this intersection in November 2020. After 2 life saving surgeries and months of physiotherapy I am now able to cross that intersection while making eye contact with every driver. An Amica resident with a walker or in a wheelchair will likely not do this. Cars turning right from both Wilson Street to Rousseau Street and Rousseau Street to Wilson Street often rush the turn, disregard traffic lights and neglect pedestrians. We and many of our neighbours have nearly been hit multiple times in this scenario. Adding to the traffic is the steep slope on Wilson Street which will make travel in a wheelchair virtually impossible. This intersection is NOT SAFE for seniors!

We have enjoyed living in Ancaster for 31 years and appreciate the heritage and rich history of one of Ontario's oldest communities. Please do not allow developers to ruin our community by changing the character of Ancaster. We implore the City of Hamilton to adhere to the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan.

Respectfully submitted,
Margie and Gord Davidson

From: Karen Gulenchyn

Sent: Monday, February 14, 2022 9:07 AM

To: 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)

Dear Sir or Madam:

We are writing to the Planning Committee to indicate our strong opposition to either option proposed for the development of this site. Neither proposal meets the intent of the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan and represents massive over development of the site.

A development of this type will result in the following:

1. Severe problems with traffic and access to the site resulting in serious safety hazards to pedestrians and vehicles, and further impingement on the Maywood neighbourhood.
2. According to the city Staff Report, overburdening of an all ready challenged storm and sanitary sewer infrastructure.
3. A massive building which does not provide proper transitional measures to mitigate height and massing and thus is not integrated to the existing neighbourhood.
4. Non-sustainable greenery confined to the roof of the building which is in no way a replacement for the trees which have been and will be removed from the property.

Now that Brandon House has been removed, and cannot be restored, We would support development of the lands in accordance with the Ancaster Wilson Street Secondary Plan which allows a height of 9 meters only and as importantly demands that the development is consistent with the character of the neighbourhood.

The individuals proposing this development have held the community of Ancaster in contempt by their destruction of Brandon House in a stealthily manner, prior to consultation, and attempting to make their case in the press. In our view, they are not to be trusted and require strong direction from the Planning Committee to ensure adherence to official Plans that have been democratically developed.

Yours sincerely,

Karen Gulenchyn and Gerry Lynes

From: shannon kyles
Sent: Monday, February 14, 2022 9:33 AM
To: clerk@hamilton.ca
Subject: Corner of Wilson and Rousseau

Dear City of Hamilton,

I am writing in opposition to the 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).

The proposed developments in Ancaster are contrary to both 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.

Hamilton's own staff recommends DENIAL of both development options.

Finally, the community is against this mass development.

The proposed developments both here and on the site of the Filippo Marr building will effectively destroy the town of Ancaster, one of the oldest towns in Ontario.

It is regrettable that the councillor for the area has chosen not to represent the best interests of his constituents but rather support this hideous development. Hamilton City Council should support the town of Ancaster, despite the fact that the councillor in the area is misguided in his loyalties.

Yours Very sincerely,

Shannon Kyles

From: Jappa

Sent: Monday, February 14, 2022 9:40 AM

To: clerk@hamilton.ca

Subject: Opposition to proposed development at Wilson and Rousseaux Streets in Ancaster

Hello,

I am writing in opposition to the proposed Amica/condominium development at the above intersection; reference: "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 live a short distance from the newly proposed development and often spend time in or pass through the area concerned.

Traffic along Wilson Street and Rousseaux is already quite heavy even during non peak hours. At peak travel times traffic can be heavily backed up on both roads. The problem is further compounded where an accident on the 403 drive additional traffic on to either or both of these roads. During these situations its is not uncommon for it to take more than 20 minutes to travel between Fiddlers Green and Rousseaux. The streets in this neighborhood are, without question, not designed to accommodate the volume of traffic that would ensue if the proposed development was allowed.

I understand that, according to the Wilson Street Secondary Plan, buildings can be a height of 9 m only and must be consistent with the character of the existing neighborhood. I have seen pictures of the proposed development. The proposed new building clearly exceeds these height restrictions and certainly is not in character with the buildings in my neighborhood. It would be a gross overdevelopment of this site and change the character of the area substantially

I am not aware of evidence of adequate waste water pipe capacity for this area. Addition of large buildings may also negatively impact the natural watershed including Ancaster creek.

I understand that the Niagara Escarpment Commission does not support this development and that the proposal does not comply with the Niagara Escarpment Plan (NEP). Apparently the Urban Hamilton Official Plan (UHOP) requires NEP conformity - therefore, as the NEP does not support the proposal, the UHOP also cannot support it. The proposal to remove all trees on the site and replace them with trees on top of the parking garage is ludicrous. Green space in all parts of Ancaster is vitally important and one of the reasons I chose to live in the area. Developments in the past 5 years with development have already removed many mature trees and cause the loss of natural green spaces. I understand that removing the trees at the proposed new development site also violates the city's Climate Emergency Plan.

For the above reasons, I request that this proposed development be stopped.

I expressly request that the City remove my personal information from my submission.

Sincerely,

Michael Deen

From: Doug Stephens
Sent: Sunday, February 13, 2022 7:01 PM
To: clerk@hamilton.ca
Subject: Objection to Planning Amendment

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) in opposition to this Application.

To whom it may concern. I am a citizen of Ancaster and am formally objecting to the above-referenced application for amendment. The proposed developments not only fail to conform to local zoning regulations and city development plans, they also offer nothing of cultural or commercial value to the community, while placing untenable pressure on existing infrastructure.

Please find attached a report commissioned to study the project as proposed which suggests that both development proposals be DECLINED.

I sincerely hope that you will take these facts and the sentiment of the community into account when making this decision.

Sincerely,
Doug Stephens

From: Scott Hayes

Sent: Monday, February 14, 2022 9:58 AM

To: clerk@hamilton.ca

Subject: Development proposal at Wilson and Rousseau Sts. in Ancaster

I am registering my opposition to the development proposal on the subject property.

There have been many valid arguments against the proposal put forward as of this date. Matters of traffic congestion and infrastructure are important considerations. The overwhelming result of the proposal is negative.

To those arguments, I would also point out that the topography of the property is unlike any other similar development for retirement living. I am familiar with similar developments in the area, including the Amica property in Dundas, and retirement properties in the Niagara region. Whereas those properties reflect a level land surface, the subject property has considerable differences in the elevation across its expanse. I suspect that the developer is planning to dramatically excavate the property, eliminating its distinctive characteristics. That is a lot to impose on the neighborhood and on the residents of the Ancaster village.

Scott Hayes

From: Fiona Cooper

Sent: Monday, February 14, 2022 10:07 AM

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 St. East

Dear Sir/Madam

As we own a home in close proximity to the properties listed above, we have received notification of the meeting to be held February 15, 2022 regarding the above application to amend the Official Plan and Zoning By-Law currently in place. Having chosen to move to Ancaster over five years ago, we were fortunate enough to find a home in close proximity to the historic village core. The amendments now being considered, which would allow high density development, would totally destroy the character of the neighbourhood. The traffic situation at this corner is already abysmal as well as increasing "cut through" routes being taken by motorists to avoid this intersection, making the streets in close proximity dangerous.

This proposed Official Plan Amendment would allow the Village core to be overdeveloped with no regard for complementary architecture to the existing historic structures as well as those that have already been built taking into account the character of the neighbourhood. Whilst it is appreciated that density development is the way of the future due to the housing shortage, surely protecting this main street through the village from large oversized development, adding further stress to the surrounding infrastructure, would not be misplaced. Sensitive and thoughtful development of the Ancaster Village core could enhance this part of the City and complement the many natural features to be found in this area.

It is with great concern, and some hope, that any amendment to the existing plan will NOT allow any form of development such as the two proposals that have been put forward.

Yours truly,

Fiona Cooper

From: pada venus

Sent: Monday, February 14, 2022 10:30 AM

To: 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)

Dear Sir/Madam:

We are writing this email to strongly oppose the 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).

As residents of Ancaster, we support the Staff Report for this application in terms of recommending denial of both development options because of non-compliance with current bylaw and zoning. The Staff Report soundly rejects these applications, for the following three reasons which we strongly support.

- i. *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;*
- ii. *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;*
- iii. *That the proposal is not considered to be good planning and is considered an over development of the site.*

Instead of developing buildings in complete non-compliance of the careful zoning and by-law restrictions currently in place, we would support the land being developed in accordance with the Mixed Use Medium Density - Pedestrian Focus Zone which permits a building with a height of 9 metres. This would be within the terms of the Ancaster Wilson Street Secondary Plan. Failing to do so would pose inevitable traffic snarls and safety problems, sanitary waste and overflow problems, and permanently scar the historic Ancaster townscape.

Failing to ignore the current zoning and by-law restrictions is NOT an option for responsible administrative law tribunals, such as the Planning Committee, particularly when such applications negate them.

Yours truly,

Pat Venus
David Venus

From: margot olivieri
Sent: Monday, February 14, 2022 10:44 AM
To: Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>
Subject: Item 9.3 Ancaster plan

Lisa Kelsey
Planning Department
City of Hamilton

Files ZAC-21-023
Subject Property: 442, 450, 454, 462 Wilson St E Ancaster (Item 9.3 on today's agenda)

Dear Planning Committee,

I would like to add my opinion regarding the proposed development at the corner of Rousseaux and Wilson Streets in Ancaster Ontario.

I am cognizant of the need to intensify affordable housing while keeping our wetlands and farmlands safe.

With this in mind, I would like to see this development offer varied and affordable units (my experience is that Amica is not affordable to most), family units of various sizes, and increased green space within the design.

Increased public transit would assist in offsetting the parking and traffic problems that are a certainty with the size of this proposal.

Small retail establishments on the ground level would both provide jobs and create a 'village' shopping experience for seniors and those without vehicles.

In my opinion, a four-story complex would not impact on the 'ambiance' of the area.

Finally, it is imperative that the two existing heritage structures on Wilson be preserved, as well as the nearby Marr Phillip House.

Thank you for taking the time to read my thoughts on this important decision.

Sincerely,
Margot Olivieri
Dundas, Ontario

From: Jaynn Miller
Sent: Monday, February 14, 2022 10:49 AM
To: clerk@hamilton.ca
Subject: Opposition to the Application for Amendments to.....

"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).

Thank you for accepting this second letter of opposition to the above application. The first sent to James Van Roi 12/23/21.

This 2nd response follows the reading of the staff report provided to me.

Previously I had cited the obvious reasons of opposition related to.....

- existing development along Wilson in the same area already approved....traffic will be an issue

- over development of the site caused by.....

the proposal does not meet 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; and,

the proposed change in zoning does not meet the Urban

Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan with respect to
setbacks, building height, and massing;

(iii) That the proposal is not considered to be good planning and is considered an over
development of the site.

The Staff Report provides a strong case for denial of the proposal but I still don't feel confident in this recommendation given the outcome of the MAR house proposal which also was recommended for denial but ended up in approval with conditions to be met.

The Amica denial also be approved with conditions.....I want it noted that if the applications are denied the only condition to be met is the lands be developed in in respect of the mixed Use Medium Density - Pedestrian Focus (C5a, 570) Zone which permits a building with a height of 9 metres.

Jaynn Miller

From: Kris Gadjanski
Sent: Monday, February 14, 2022 11:43 AM
To: Kelsey, Lisa <Lisa.Kelsey@hamilton.ca>
Subject: Subject property: 442, 450, 454, 462 Wilson Street East, Ancaster

Kindly add my letter below to the agenda respecting Item 9.3 on the Planning Agenda for Feb 15, 2022

Dear Committee Members,

In regard to the development of the above addresses, I would like to provide some ideas for consideration as a Hamilton resident who grew up in Ancaster and is a frequent visitor to my home town.

Given that this location was the site of a graceful and beautiful heritage building that served as the unofficial gateway to Ancaster Village, the new development should represent the significance of the location; it is not only utilitarian but should be beautiful and unique, like Ancaster.

It should incorporate design elements that would echo Brandon House's historical significance and provide a visually stunning entrance to the Village of Ancaster. It should mark Ancaster as a destination for residents, small businesses and visitors.

The building itself should be aspirational and progressive to set the tone for a village of substance and life. A high-density, mixed-use building would be the best use; preferably one which requires minimal parking (and site disruption). The development must place the pedestrian, transit user, and cyclist as primary users. The outdoor space would ideally be designed with equal care and attention to celebrate the history and natural beauty of the area, be accessible to all and incorporate outdoor art, gardens, unique seating options and safe bicycle parking (including a SOBI Station).

Incorporating an array of accommodations in the upper floors of the structure (both market-rate and affordable units) would support the City's goal to be the best place to raise a child and age successfully, as well as increase the diversity and richness of the resident population.

Increased residential density would benefit all businesses along Wilson Street, thus safe pedestrian and cycling infrastructure is essential to both move residents and visitors from this property into the core and vice versa. The evidence is clear that pedestrians and cyclists spend on average 40% more than drivers on a main street (for an average increase of 30% in sales along the street); as well, developments that provide bicycle parking deliver 5x the retail spend more than the same area of car parking.

This is a wonderful opportunity for this development to set the tone for a re-imagining of the Ancaster Village core (and indeed, other City of Hamilton BIAs) to create a welcoming, thriving core where businesses want to locate, and people want to come and spend both their money and time.

With thanks
Kris Gadjanski
Dundas, ON

From: Elizabeth Seymour
Sent: Monday, February 14, 2022 11:43 AM
To: clerk@hamilton.ca
Subject: 442,450,454 and 462 Wilson St., Ancaster

Hello -

I write to register my opposition to the current proposal for all the reasons outlined in the Staff Report, and support Option 3 in the Alternatives for Consideration. To ignore the existing Ancaster Wilson Street Secondary Plan, the impact on waste water and runoff, traffic, etc. is appalling. The actual proposed development is out of all proportion to the surrounding neighbourhood.

Please listen to city staff, the NEC and to reason.

E Seymour

From: CHRIS ASIMOUDIS

Sent: Monday, February 14, 2022 11:48 AM

To: clerk@hamilton.ca

Subject: Re: Proposed Ancaster Official Plan Amendment & Zoning By-Law Amendment

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).

I am completely against the proposed 6 to 7 story retirement home to be built in Ancaster Village for the following reasons:

1.) The proposed building is too large and too tall for Ancaster. A six to seven story building far exceeds the 2.5 story limit. Why has the builder and others completely ignored that restriction? It is completely inappropriate and shows a lack of respect for the historic character of Ancaster... and will fundamentally alter the small town setting that Ancaster is known for. It is simply too massive a structure.

2.) The rendering of the proposed building is inaccurate, out of proportion and therefore misleading in how the scale of nearby buildings are presented. The developer has rendered the proposed building smaller than what it actually will be relative to the surrounding area.

3.) The proposed building will add more congestion to an already busy area of the town.

Thank you for considering my concerns,

Chris Asimoudis

From: Irene Dawson
Sent: Monday, February 14, 2022 11:08 AM
To: clerk@hamilton.ca
Subject: Opposition to application

Hello,

I am writing, to oppose the application for Zoning and By-law 05-200 for Lands Located at 442, 450, 454, 462, (Ancaster ward 12).

The amendment, does not meet the general intent of the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan with regards to building height, scale, privacy, overlooking compatibility, and improving integrity of the neighbourhood.

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 regards to setbacks, building height, and massing.

Residents of Ancaster are under constant threat of overdevelopment by builders with flagrant disregard to bylaw and zoning regulations. I oppose all amendments to the application of the Amica/condo building at the corner of Rousseaux and Wilson Streets.

Regards

Irene Dawson

From: Jennifer Asimoudis

Sent: Monday, February 14, 2022 11:17 AM

To: clerk@hamilton.ca

Subject: Re: Proposed Ancaster Official Plan Amendment & Zoning By-Law Amendment

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).

I am against the proposed changes allowing for a six or seven story retirement home or any other multi-dwelling unit of that height and character to be erected on this site. The massive size and scale of this building is not in keeping with the Ancaster village aesthetics, nor the historical and geographical characteristics of the area that it will dominate.

The artist's depiction of the proposed building is not to scale nor in proper perspective with other elements in the picture. The one story "coffee shop" house is pasted in against 3 floors of the retirement complex. As a graphic designer with a keen eye for detail, this was the first flaw of the proposed design mock-up that my husband noticed. It is also not shown in context of the entire surrounding area. As such, it is deceptively inaccurate and does not reveal the massive towering walled effect that it will have on its surroundings.

In addition to that, the amount of traffic that it will cause on the already heavily trafficked area of Rousseaux and Wilson Streets will be a nightmare.

I also do not see any archaeological reports for the site and ask that a full complete archaeological assessment be done of the entire area before any construction shovel hits the ground. Owing to its close proximity to the junction of several historical First Nation trails and the various activities carried on in this area by First Nations, it is important that we do not just pay lip service to our First Nation heritage but also recover and preserve any and all artifacts that give a record of their historical presence here in Ancaster. I also request that this survey be made public before any work begins and all artifacts be recorded and displayed locally. As well, ongoing checks should be done of the soil retrieved from the deeper construction digs, so as to catch anything missed by the initial archaeological assessment.

Thank you.

Jennifer Asimoudis