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Files: ZAC-21-049
UHOPA-21-023

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Subject property: 442, 450, 454, 462 Wilson Street East, Ancaster

Dear members of the Planning Committee,

I'm writing with respect to the proposal for the corner of Wilson and Rousseaux and as an Ancaster resident, I wish to share my thoughts for the above mentioned project being considered. I am in favour of building more varieties of housing types, with differing price tags in all neighbourhoods in Hamilton, and Ancaster is no exception. The provincial housing task force has also identified a much increased need for increased densification within existing communities.

The Ancaster secondary plan limits height in this area to three storeys. I believe this needs to be revisited and increased to four or five since the secondary plan was created before the housing crisis which has now gripped Hamilton, and Canada as a whole, and also before the city of Hamilton declared a climate emergency. The need to densify our existing communities, make them transit oriented and walkable, with jobs close by, and stop development on farmland and wetlands is pressing.

In light of Hamilton's housing crisis please give consideration to Hamiltonians who are struggling to find homes and approve this project as a condo or rental building with the **requirement that a reasonable percentage of the units be committed to affordable housing with family friendly unit sizes (2-3 bedrooms)**, green space (keep the large trees) and commercial shops at grade and native planting. Ancaster needs affordable housing as well, rather than more and more 'deluxe' 'boutique' or 'executive' condos which only the super wealthy can hope to afford.

- Cap this development at four or five storeys. This would not dominate that corner and would provide a nice welcome to Ancaster village and the new developments that will be coming to Wilson street.

- Reduce the scale of it to allow some of the trees to remain and provide green space for the residents.
- Reduce parking minimums to encourage transit use (and I implore the city to improve public transit options to and within Ancaster).
- Provide underground parking as planned.
- Provide enough retail space on the ground level to provide some local jobs and make it a nice walking destination in the village core.
- Add traffic calming to the surrounding Maywood streets.
- Retain the incorporation of the two existing heritage homes on Wilson st and require the same for the Marr-Phillipo house down the street.

Hamilton has committed to keeping our urban boundary firm, and building more densely across all neighbourhoods including Ancaster will be necessary to save farmland and wetlands on the mountain, halt the increase of our infrastructure deficit caused by sprawl, recognize the climate emergency and provide smaller affordable homes for Hamiltonians.

Thank you,
Nancy Hurst
Ancaster