

13 February 2022

City of Hamilton
71 Main St West,
1st, Floor
Hamilton,
Ontario.
L8P 4Y5

Hamilton City Clerk,

Dear Sir or Madam,

RE: ZAC – 21 – 049 and UHOPA 21-21-023
442 – 462 Wilson St. East, Ancaster

Would you please bring this to the attention of the appropriate Planning representatives before the deadline.

I wish to register my objection to this application; for the following reasons:

1. The proposed amendments do not meet the intent of the Urban Hamilton Official Plan or the Ancaster Wilson Street Secondary Plan. The building height and scale are out of all proportion to the neighbourhood and are not compatible with the heritage and legacy of this historic village. The development is not consistent with the character of the neighbourhood and detracts, not enhances the Village. It does not meet the requirements for setbacks, building height and mass. The Wilson Street plan has only been in force for seven years and was intended to be in effect for twenty.
2. Problems with traffic and access to the site are insurmountable. It is estimated 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 an independent traffic study. Long lines occur frequently at all four major approaches to this intersection. Either of the suggested developments will make these problems intolerable.

3. Access to this development will also create a serious safety hazard. Access will be from Rousseaux Street. A new left turn lane on Rousseaux will access the building. Exiting the development will be through a right turn only onto Rousseaux St. This will lead traffic heading for Wilson Street to cut through the Maywood neighbourhood using Academy, Lodor and Church Streets. This area is already overwhelmed with traffic trying to bypass the Rousseaux / Wilson St intersection. To suggest further increasing this traffic is preposterous.
4. The removal of all the mature trees with replacement with trees being planted on top of a parking garage is tragic. These trees will be susceptible to drought and insufficient sunlight. This is also not in accordance with the city's Climate Plan. The development will also damage trees on nearby homes.

The application must be denied. The lands should be developed in accordance with the bylaw "Mixed Use Medium Density - Pedestrian Focus (C5a, 570) Zone". This permits a building with a height of 9 metres, consistent with the character of the neighbourhood.

Ancaster was founded in 1793 and is the third oldest community in Ontario. All development should venerate, not destroy this heritage. The planning and zoning in Ancaster and the city of Hamilton for the Village Area, were designed to project a humble, simple, but not overbuilt street scape. This development totally ignores those objectives.

Yours faithfully,

R. H. Baker