

Pilon, Janet

Subject: Opposed / Amica

From: Aimee Frketich

Sent: Monday, February 14, 2022 9:56 PM

To: clerk@hamilton.ca

Subject: Opposed / Amica

To whom it may concern

I am writing 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). I am completely opposed to all aspects of the Amica development. I find it offensive that I even have to write for a second time and would expect the Ancaster Wilson Street Secondary Plan be upheld by our elected and well paid officials. The fact that 2 developers are willing to take on the litigation and costs for such offensive developments suggests something is seriously wrong in our public office.

The only option is complete denial - These lands should only be developed in accordance with the secondary plan, in that allowances of 9 meters high and consistent with the character of the neighbourhood. It cannot be more obvious that this development is not in accordance. In fact the developer should be fined as should anyone that allowed the destruction of the Brandon House to be permitted. It is an absolute disgrace. It is my hope that this helps in your efforts to protect Ancaster and its heritage.

1. It is not in accordance with the Wilson Street Secondary Plan - It should be that simple!

2. Traffic and access. I drive this intersection everyday, morning and evening and it doesn't take an expert to identify the intersection cannot handle the increased traffic. Even the developers own traffic study identifies it will be a problem.

3. It does not fit in with the character of the neighbourhood. - I don't feel I need to explain

4. It is not a suitable place for a retirement home. The grade in this area, the traffic, the corner is not amenable to the safety of our elders or those visiting

5. We already know about the drainage issue. The existing storm structures are only intended for road side traffic. Recommending they do assessments / studies and have plans to improve this seems completely irrelevant considering it is not in accordance with the secondary plan anyway and should thus be denied.

6. 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."

7. The removal of the many heritage trees is also not in accordance with the Climate Emergency Plan.

I suggest these developers be told to keep within the Wilson Street Secondary Plan and then maybe we can talk traffic/drainage etc. Further to this, finding loop holes in height restrictions still doesn't allow for a build that is not in character with the neighbourhood.

Thank you
Aimee Frketich