

23 February 2022

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

Attn: Mr. Tim Voorman,
Heritage Planner

Dear Mr. Voorman,

RE: Files: UHOPA-22-OO4 / ZAC-22-011

I wish to register my objections to this proposed development.

The letter sent out on February 4 contains few details. There are no reports included by consultants, staff, or experts from the host of specialist disciplines expected.

Sufficient to say:

- 1) The building, as depicted in the application, does not meet the general intent of the Urban Hamilton Official Plan or the Ancaster Wilson Street Secondary Plan. The proposed development is too large, dense and high for the property and surrounding area.
- 2) The building height, density, bulk and scale are out of all proportion to the neighbourhood and are totally incompatible with the heritage and character of our historic village. A huge, continuous building, as proposed, just does not fit into the village street scape.
- 3) The building is inconsistent with the character of the neighbourhood and significantly detracts from, not enhances, the Village. This plan not only eradicates the heritage character of the existing neighbourhood, it leads to the further destruction of the historic roots of Ancaster, as exist in the other areas of the Village Core.

- 4) The massing is far too big for the area. It is over three times the maximum height allowed in the Wilson Street Secondary Plan. The Wilson Street Secondary Plan and its associated bylaws, were developed after much consultation with many interested parties. They have been totally ignored.
This plan ONLY became effective seven years ago and was supposed to remain in place for some twenty years. That objective has been nowhere near recognized. To suggest it is outdated is nonsense.
- 5) The well - known and documented traffic problems of the Maywood area will be exacerbated and become even more intolerable. The increase in resident and commercial traffic this development will bring can be readily envisaged and is unacceptable.
- 6) Access to the building is from Academy Street. A residential street that is currently overloaded with cut-through traffic trying to avoid the Rousseaux / Wilson St intersection. Academy Street is far too narrow to handle the volumes and sizes of vehicles that will service this building. It will lead to a safety hazard the city cannot condone.
- 7) There are so many things wrong with this development it is difficult to enumerate them all. The main ones; beside the huge overreach in massing, lot coverage, and imposition on the neighbours from noise, shadowing and oversight; are the increased heavy traffic on already overloaded Wilson, Lodor and Academy Streets.

These 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, which must also be consistent with the character of the Village.

Ancaster was founded in 1793 and is the third oldest community in Ontario. Development should venerate, not destroy this heritage. The planning and zoning in Ancaster and the city of Hamilton for the Village Area, was designed to project a humble, simple but not overbuilt street scape. Not this monstrosity.

The application contains many of the failings of the recent Wilson St / Rousseaux application and similarly, must be denied.

Please keep me advised of further steps. I may wish to make a formal presentation at any further meeting that might arise.

Yours faithfully,
R.H.Baker P.Eng.

25 March 2022

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

Attn: Mr. Tim Voorman,
Heritage Planner

Dear Mr. Voorman,

RE: Files: UHOPA-22-004 / ZAC-22-011

Further to my letter of 23 February, have had an opportunity to consider the application in more detail.

Understand this is to go before City on April 5; wish to emphasis one of the points in that letter to illustrate how poorly planned the proposal is. It will make a significant contribution to traffic in the area.

- 1) The well - known and documented traffic problems of the Maywood area have declined since the introduction of the many COVID restrictions. Any recent traffic studies will not accurately reflect the “normal” situation.
- 2) As these restrictions are being relaxed, traffic flow is noticeably increasing. This confirms that the Wilson / Rousseaux Street intersection is woefully inadequate. Before COVID, have personally queued from every direction to get through this intersection. From the 403 queues can start at the off ramp to Mohawk; going North on Wilson St at Halson St. and beyond; South from Montgomery Drive; going up old Ancaster road from north of the Old Mill restaurant.
- 3) These observations also apply to the Rousseaux / Wilson Street development. Both projects will add significant numbers of vehicles to this overloaded intersection. The cost to society of the intersection in its current form is horrendous. Rather than adding to the problem by allowing inappropriate development, the intersection must be redesigned and rebuilt to accommodate the increasing population of the area.

As traffic builds and the intersection becomes impassable, it will then cut through the Maywood area. This will add to the existing safety, environmental and community

hazards already experienced.

Rather than increasing these problems, City must alleviate them. Both of these developments make an intolerable situation worse.

Please keep me advised of further steps.

Yours faithfully,

R.H.Baker P.Eng.