

From: David Molnar

Sent: Wednesday, March 23, 2022 12:41 PM

To: clerk@hamilton.ca

Subject: Wilson St. Ancaster Inc. ; 392, 398, 400,402, 406, and 412 Wilson Street east and 15 Lorne Avenue, Ancaster

We are in receipt of your notice of public meeting regarding the development proposal regarding the above noted entity and property.

Frankly, we are beyond baffled and frustrated by the process that ensues whenever development proposals are brought forth for properties in the Ancaster core area (and most other areas of our City, for that matter). How much more of this nonsense must we endure as residents and taxpayers? It appears that despite the fact that considerable time, expense and resources were expended in garnering public input and professional staff opinion (at public expense) by which zoning, density, height limits and other criteria are determined and established for these specific areas - in this case, the historic core area of Ancaster- all of that time and expense is a complete waste of time and tax payers' money because despite such criteria and guidelines having been established, developers and builders constantly ignore them.

The above property in Ancaster is simply another example in a long list of proposals for this historic town which completely ignore the established guidelines. Why would staff and residents consider approval of an eight storey edifice when three storeys have been established as the maximum for the area? Why would our City waste more taxpayer money on such frivolous proposals which clearly show a complete disregard for the existing nature of the area and the time and resources which have been expended to establish sensible guidelines – guidelines which are often established with input from area residents? Every new development proposal seems to consist of endless requests for countless items of relief from established guidelines and rules, and suggestions that established planning guidelines should be ignored in favor of the latest developer's proposal. It is beyond ridiculous that we would spend limitless amounts of money entertaining such proposals and defending existing rules and guidelines from developers who clearly show no concern for the welfare of local residents and demand approvals for grossly over reaching proposals.

We literally don't know where to begin to list the specific reasons for which this proposal should be rejected because it violates virtually every existing development guideline that has been put in place specifically to prevent it.

We are not opposed to development per se and we recognise that communities may have to grow (just as Ancaster has grown from a population of 14,000 to more than 40,000 since we moved here in the '70's) and we support well thought out and considerably planned additions which compliment our existing community. Furthermore, we believe we understand the motivation behind the current trend towards higher density in urban areas but it seems that everyone involved – from developers to planners and City staff has lost perspective with respect to what constitutes an 'urban area'. Just because communities such as Ancaster, Dundas and certain other (peripheral) areas are part of the City of Hamilton, they are not 'urban areas' by any definition or imagination and they must not be transformed to resemble downtown Hamilton or Toronto! Specifically, the area on which the subject proposal is to be foisted is not an 'urban' area but rather is a historic village core - with specified height limits which would be totally eclipsed by the proposed development. And to bargain to five or six stories

by starting with eight and attempting to make residents feel better by subsequently agreeing to twice the established guidelines is bizarre, unfair and inappropriate in every aspect.

There is already problematic traffic congestion on Wilson Street from the impact of existing development, and the current proposal would exacerbate that problem in unimaginable ways. The subject proposal is simply too large and is in every way completely inappropriate for the area based on existing buildings as well as established planning and development guidelines. To state that development proposals such as the subject are not appropriate for the village core would be a horrendous understatement and if they are to be considered at all, they should be considered for areas such as the Meadowlands or inner city Hamilton.

These enormous developments bring with them snarled traffic and a distasteful negative impact in the community in which they are allowed to be perpetrated, and it then becomes the community's residents' problem (and expense) to resolve or live with. This is a totally unacceptable scenario. Let's not destroy all historic, quaint communities in the current trend towards higher density buildings. Let's redirect such proposals to areas that are better suited to and are more appropriate for those types of uses.

Please support the residents of this area of Hamilton – reject such proposals and protect our neighbourhood from the relentless onslaught of poorly conceived and primarily profit motivated development proposals (regardless of how they may be cloaked in the guise of environmental or other concerns).

Thank you in advance for your consideration and support of our community.

David and Donna Molnar