

Saturday, March 19, 2022

Planning Committee Members

City of Hamilton

71 Main Street West

Hamilton, Ontario

L8P 4Y5

Re: Response to the Application for 8-storey condo at the corner of Academy and Wilson Streets in Ancaster that will be heard in Planning Committee on April 5, 2022.

Dear Planning Committee Members

I am writing to strongly support the denial of this development and that any future application should be required to accommodate to the Cultural Heritage Landscape criteria for development and the Ancaster Wilson Street Secondary Plan.

Many hours of work go into the development of a secondary plan, the Ancaster Wilson Street Secondary Plan involved the community and the city planners working collaboratively for months. Their best recommendations for development for Wilson Street are outlined in the Ancaster Wilson Street Secondary Plan. This plan was not developed as a foundation for developers to go beyond the recommendations in the plan. The Ancaster Wilson Street Secondary Plan sets the limits for the developments.

The developer has said repeatedly that he want to work with the community to end up with a development that the community can accept. It is really a simple thing to do, adhere to the recommendations in the Ancaster Wilson Street Secondary Plan. In addition to that, leave the Marr-Phillipo House where it is now. It will not withstand an attempt to move it. I have been in many communities where a building like the Marr-Phillipo House has been encompassed in the new development. It appears that the reasons for moving the building have been created to meet the developer's needs. The hydrocarbon study was far from inclusive that the building has to be moved.

I totally agree with Bob Maton's reasons for denying the 8-storey development at the corner of Academy and Wilson Streets. They are: (1) Concerns regarding the mass, height, footprints and architectural style of the development, (2) Increased traffic along Wilson Street and the neighbourhood streets, (3) Added pressure on parking spaces along streets in the area, (4) Wastewater disposal and (5) Increased noise in the neighbourhood.

If another building is constructed along Wilson Street with minimal front yard setback, walking, bicycling and driving along Wilson Street will feel as if you are in a major metropolitan area.

Wilson Street is far too narrow to allow for this type of development and will totally destroy the heritage feeling that many home and business owners are trying to create along Wilson Street.

In closing, as a former town councillor in Ancaster, I am appalled and very disappointed that the developers are putting so much pressure on the City of Hamilton Councillors that they acquiesce to demands that significantly change the culture of the community. I strongly encourage the councillors to honour the parameters for development as outlined in the Ancaster Wilson Street Secondary Plan.

Respectfully submitted,

Brad Kuhn