

From: David Hardcastle

Sent: Tuesday, March 22, 2022 9:38 AM

To: clerk@hamilton.ca

Subject: Re: Response to Application for Official Plan Amendment and Zoning By-Law Amendment for Lands Located at 392, 398, 400, 402, 406, and 412 Wilson Street East and 15 Lorne Avenue, Ancaster.

Dear Sir

Re: Response to Application for Official Plan Amendment and Zoning By-Law Amendment for Lands Located at 392, 398, 400, 402, 406, and 412 Wilson Street East and 15 Lorne Avenue, Ancaster.

I have the following comments to make with regards to the proposed development on the lands located at 392, 398, 400,402,406 and 412 Wilson Street East and 15 Lorn Avenue, Ancaster Ontario. My first comment is that I object to the high of this proposed building which is being quoted at eight (8) stories high where as the current regulations state a maximum height of 2.5 stories. Also I am concerned regarding how this development will effect the existing services especially the sanitary sewers systems and how and where they propose to discharge the storm water run off from this development without effecting existing adjoining properties. This is even more critical given the increased rainfall we are experiencing due to climate change. Will the developer be paying for the upgrading of the sewer system, incoming water gas and electrical services for this building.

This developer is proposing to have the main entrance to this development to be off of Academy Street which is a side road and is not built to have an extra 200 plus car using it on a daily basis. This will also cause even more congestion at the junction of Wilson and Academy Streets. How will the developer control the traffic when carrying out works on the sewer and incoming services which will cause major disruption on Wilson, Academy and Rousseaux Streets.

The developer also wants to move the existing designated Heritage building which is in a poor condition due to the lack of repairs carried out since being purchased by the developer, the possibility of it surviving the move is very low and I would request a full report from the developer on their proposal on how they will carry out this work and what guarantee they will give us on this work being carried out successfully.

This proposed building is totally out of keeping with the existing architectural features of the Ancaster Village and I would ask how the developer and architect came up with this design as it is obvious that they do not live in the area and I question how much time they have spent in the Ancaster Village. I would ask them to explain to us who reside in this area, how this development will help enhance the Village, when it bears no resemblance to any other building in shape or size in Ancaster Village.

Regards

David Hardcastle