

From: brooke pearson

Sent: Thursday, March 24, 2022 4:41 PM

To: clerk@hamilton.ca

Subject: Application for official plan amendment and zoning by-law amendment for lands located at 92, 398, 400, 402 and 406 Wilson St and 15 Lorne Avenue Ancaster

Dear Mme. clerk,

As 17 year residents of Ancaster and concerned citizens my wife and I object in the strongest terms to the amendments and implicated building proposal identified above.

The reasons for our objection are significant and obvious. The size (totally disrespectful of the 9 m. building height guideline of the Wilson St plan) and purpose (massive residential structure + additional commercial enterprise) are totally out of keeping with the historic architectural and village nature of Ancaster. The catastrophic functional or engineering implications of such a development are well critiqued by fellow Ancaster resident Bob Maton in his submission to you. Mr. Maton has clearly taken more time and sourced more valid expertise than the project developers for this proposal. Traffic is already excessive along Wilson St with regular back-ups at the Rousseau-Wilson intersection as well as along Wilson Street through central Ancaster particularly though classic rush hour but more and more so throughout the day. Noise and air pollution from traffic as well as the building itself would be significantly elevated and there is a strong possibility of sewage overload. The flimsy argument of possible hydrocarbon toxins for moving the Marr-Philippo heritage home would seem to be an unfounded excuse for removing a piece of classic main street architecture for reasons of building convenience.

We understand the need for growth and particularly increased housing but surely this can be done while still respecting the well conceived Wilson Street plan that has at its base an appreciation of quality of life of residents and preservation of Ancaster's present character as a valued part of the greater Hamilton community.

Please turn down this application and the subsequent modifications that are sure to follow until the developers demonstrate compliance with the Wilson Street plan as well respect for infrastructural realities and quality of life.

Respectfully,

Dr. Brooke Pearson and Kathleen Pearson