

From: Jan King

Sent: Tuesday, March 29, 2022 4:26 PM

To: clerk@hamilton.ca

Subject: Messrs Manchia and Spallaci zoning By-Law ameendment

Subject: Messrs Manchia and Spallaci/Official Plan Amendment and Zoning By-Law Amendment for Lands Located at 392, 398, 400, 402, 406, and 412 Wison Street East and 15 Lorne Avenue, Ancaster.

Dear Sirs, Madams :

As a concerned citizen of Ancaster, I wish to express my views on the current application to develop an 8-storey building at the corner of Wilson and Academy. We need to honour the zoning and Secondary Plan, set forth for Ancaster in 2013 which allows for a building height of 9 meters. This development proposal would not only dwarf the surrounding buildings but would not be consistent with the surrounding streetscape of the neighbourhood. Unfortunately, we have lost some very significant historical buildings on Wilson Street and the potential move of the Marr Phillippo building is of grave concern.

The proposed structure is unattractive and does not compliment the character of Ancaster village. Ancaster is steep with Canadian history, let's develop buildings that reflect the style and design of this era.

I do not oppose reasonable intensification which meets our current bylaws, zoning and infrastructure limits, however, this proposal is so far outside the required boundaries! Please abide by the 9-meter height restriction and at least try to blend in with the historical appearance of the neighbourhood.

If you want to be part of the community, please listen to the community.

Thank you,

Jan King

From: Bonnie Angelini
Sent: Wednesday, March 30, 2022 10:52 AM
To: clerk@hamilton.ca
Subject: Wilson/Academy Development

Planning Committee c/o City Clerk
City of Hamilton
71 Main St. West, 5th Floor,
Hamilton, ON L8P 4Y5

Dear Mm. Clerk:

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

I write in response to the above development application. Thank you for inviting input from the community towards formulating your staff report. It is most welcome.

First and foremost, the developers have NOT fulfilled the 17 rigorous conditions prior to relocating the Marr-Phillipo house.

This proposed 8 storey eyesore development does NOT conform to the Cultural Heritage Landscape of the Ancaster Village, introduced in the mid 1970s. The proposed massive, aesthetically unattractive development does NOT conform to the existing bylaws and zoning of the Ancaster Wilson Street Secondary Plan, implemented just 7 years ago.

Traffic- The proposed development will create an intolerable traffic situation. Traffic on Wilson Street is already a nightmare whenever there is an accident on Highway 403, in either direction. The walkability, health and safety of the Wilson/Academy neighbourhood should be of utmost consideration. Furthermore, all access in both directions to the proposed development should be from Wilson Street only.

Parking- The proposed development does not provide sufficient parking for retail and commercial purposes. This part of Ancaster Village is already woefully short of parking for businesses.

Wastewater Disposal- The developers' Functional Report raises many questions about the ability of the existing 200 mm sewage pipe on Wilson Street to carry the extra sewage produced by this proposed development. Are residents in the valley below the escarpment going to have to continue to have sewage-flooded basements?

Hydrocarbons in the Soil- There is inconclusive data regarding the hydrocarbon content of the soil on the property. Isn't the presence of significant hydrocarbons the reason for the Marr-Phillipo house being relocated to the rear of the property?

Noise Study- There is incomplete assessment of noise being emitted from the new building itself, including the climate control mechanisms.

In conclusion, this proposed development should be denied, and any future application should be required to accommodate the Cultural Heritage Landscape criteria for development and the Ancaster Wilson Street Secondary Plan. This proposed development will destroy the heritage and charm of Ancaster Village. The residents of Ancaster deserve better!

Yours sincerely,
Bonnie Angelini

From: Anka Cassar

Sent: Wednesday, March 30, 2022 4:11 PM

To: clerk@hamilton.ca

Subject: Development at 392, 398, 400, 1402,406 and 412 Wilson Street East and 15 Lorne Avenue

To whom it may concern,

Please add my letter to the agenda for the Planning committee meeting dated April 5, 2022, regarding item 9.5.

As an Ancaster resident, I feel that the proposed eight-storey mixed use development is not the right fit for Ancaster's core.

The Ancaster Secondary plans limits the height of new buildings to three storeys but I think it should be raised to four. This height is not too tall or imposing and will increase the amount of units available. The province is experiencing a housing shortage and this development need to include more families sized units and not pricey high end bachelor pads. The development should be built sustainably with green building standards. The building should include geothermal heating or heat pumps, tankless water heaters or even grey water recycling systems and permeable paving should be used as well as green roofs or terraces. If possible, building underground parking would reduce the amount of paved surfaces on the ground. There should also be green spaces for residents and the community to share which should be planted with native trees and plants. Commercial units on the ground level should be enticing and provide a variety of services and goods bringing new and exciting businesses to the Ancaster core.

Hamilton's population is proposed to increase by 236,000 residents by the year 2051 and the city chose not to expand our urban boundary, so our city needs to be intensified. We cannot keep build single-detached home anymore on farmland and natural areas. We don't need anymore car dependent suburbs, we need pedestrian/bike friendly communities where everything you need or desire is only a short walk or bike ride away. If the developer abides to the aesthetic requirements outlined in the Ancaster Secondary Plan, Ancaster Village can still keep its old-time charm.

Thank you,

Anka Cassar
Ward 12 Resident