

From: Dan Faulkner

Sent: Friday, April 1, 2022 11:33 AM

To: clerk@hamilton.ca

Subject: Development Application 392, 398, 400, 406, 412 Wilson Street East and 15 Lorne Avenue, Ancaster.

April 1, 2022

Planning Committee, City of Hamilton 71 Main St West, 1st Floor
Hamilton, Ontario L8P 4Y5

Attn: Legislative Coordinator, Planning Committee

RE: Files: UHOPA-22-004 / ZAC-22-011

Below are my comments on the 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.

This development should be **DENIED**, as the proposed amendments do not meet the general intent of the Urban Hamilton Official Plan (UHOP), the Ancaster Wilson Street Secondary Plan, and the C5a (570) Zoning By-law.

These lands should be developed in accordance with the bylaw "Mixed Use Medium Density - Pedestrian Focus (C5a, 570) Zone". This permits a building with a height of 9 metres, which must also be consistent with the character of the Village. Developments built on that scale would be good planning, have little impact on the infrastructure and contribute to a healthy, safe and prosperous community, in a sustainable manner.

An application like this raises serious technical, practical, environmental, design and economic issues with respect to building height, residential density, massing, privacy, noise, overlook, right-of-way dedications, setbacks, complimentary design that fits in with the character of the existing village core and long-lasting detrimental effects on future growth.

On its own, this development application proposal is NOT considered to be good planning and is an OVERDEVELOPMENT of the site. However, it must be noted that this application combined with the recent application for Official Plan Amendment and Zoning By-Law Amendment for the lands located at 442 to 462 Wilson Street East (ANOTHER OVERDEVELOPMENT only 4 lots away) are to be deemed as 'BAD PLANNING' and will essentially disrupt for years all Ancaster residence. It will prevent visitors from coming to Ancaster permanently to avoid the traffic stress, have negative economic impact on existing businesses in this area of the village core, upset the heart of the community and potentially take away the capacity for future development on Wilson Street for many years.

For this we agree 100% with the staff recommendation that the applications be DENIED.

Regards,
Dan Faulkner