

Sent: Saturday, April 2, 2022 3:47 PM

To: clerk@hamilton.ca

Subject: Re: Comments for the upcoming Public Meeting of the Planning Committee (File No. UHOPA-22-004) (File No. ZAC-22-011)

Greetings,

Please except the following comments and concerns regarding the Urban Hamilton Official Plan Amendment (File No. UHOPA-22-004) and Zoning By-Law Amendment (File No. ZAC-22-011)

I am completely against the development of an 8 story structure in the middle of one of the oldest historic town centres in Canada

Details outlining my opposition to both amendments have been listed below and are respectfully submitted for your consideration.

1.) Low to medium density

The jump from low density (mostly 2 story buildings) to medium density (an 8 story building) strains the definition of what a low to medium density is in the context of Ancaster's historical setting.

2.,) Changing the Zoning By-Law

Clearly the 8 story height violates the bi-law limits. Obviously the builder knows this and doesn't care.

3.) Loss of a quiet neighbourhood setting

Obviously local Ancaster residents in the surrounding neighbourhood will see a dramatic increase in traffic and noise.

A drastic change at night will also occur when bright lights emanating from this massive structure dominate the area.

4.) Historically and Stylistically Inappropriate

Clearly the historical significance of Ancaster will be altered by an oversized modern structure that has no aesthetic or stylistic connection to the town's historical setting. One could argue that this proposal offers more of the same generic style that permeates much of today's "modern" architecture. Those in

favour could argue that opinions on design are very subjective, but what can not be denied in this case is that a large, modern, square shaped building is being forced into an area of small historically significant stone buildings. It simply does not belong.

5.) Motivation not about Densification

One of the main driving forces behind the development of an 8 story building in Ancaster is the mistaken belief by developer Frank Spallacci that the town's 3 story height bylaw is obsolete. What I find particularly upsetting about this developer's rationale is that he uses "the realities of current development needs" (Spallacci's words) as an excuse to override Ancaster's unique historic setting. Clearly densification is not the motivating factor here, but rather an opportunistic approach that exploits Ancaster's beautiful setting.... a setting that will then be dramatically altered once an 8 story building is in place.

6.) Tactical Issue

Though this final point is outside the scope of the Planning Committee, I would like to mention that a number of proposals like this may not succeed on a municipal level and, by design, developers rely on the bias rulings of the Ontario Land Tribunal, where they stand a greater chance. This approach by developers, who override local community concerns and take this course of action, eventually needs to be address.

Chris Asimoudis R.G.D