

**From:**  
**Sent:** Thursday, March 24, 2022 1:21 PM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**Subject:** FW: Academy/Wilson 8-Storey Development, Ancaster  
**Importance:** High

Attention: Clerk

**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.**

My husband and I oppose this massive development for the following reasons:

1. Its height, density and size does not conform to the Cultural Heritage Landscape status of the Ancaster Village or the bylaws and zoning of the Ancaster Wilson Street Secondary Plan
2. The consultants' reports included in the Application re contaminants which require the relocation of the historic 1840 Marr-Phillipo House are inadequate. There is no hydrogeological report or Phase 2 ESA report documenting the incidence and levels of hydrocarbons in the soil. Based on a review by a qualified hydrogeological consultant of 30 years' experience in the field, Wilf Ruland P.Eng, located in Ancaster, a Phase II ESA and the Hydrogeology Report should be required before proceeding with any relocation.
3. Like many of our neighbours, my husband and myself do not oppose some intensification within Ancaster but it should reasonably conform to current bylaws, zoning and infrastructure limitations.
4. The present traffic study fails to account for traffic occurrences and potential increases in traffic from this development during other times of the day. The study needs to be expanded beyond "peak" hours as it is particularly crucial to measure 24-hour traffic due to its impact in the Maywood neighbourhood.
5. Based on the City's By-Law No. 05-200, a total of 332 parking spaces (including barrier-free, retail, resident parking spaces) are required for the proposed development. The proposed development will provide 256 parking spaces for residents, which meets the requirement for residents; and 56 spaces for retail/commercial, which presents a technical shortfall of 43 parking spaces for retail/commercial.
6. There is no evidence that the 200 mm sewage pipe on Wilson Street has the capacity to carry the extra load from this development nor, if it does, whether it will leave adequate capacity behind for other developments more in conformity to the AWSSP to be built in Ancaster Village. Further, there is no information regarding the pumping station on Old Dundas Road in the valley below the escarpment, which sends the sewage back up the escarpment to Rousseaux Street, and whether it is adequate to cope with this extra load. Further work on the Functional Report is clearly necessary, especially since the

route taken by the wastewater pipe has apparently contributed to sewage-flooded basements in the valley below the escarpment.

In conclusion, this development should not be permitted to proceed and any revised building proposals should be only considered if they reasonably comply with current bylaws and Ancaster Wilson Street secondary plan.

Sincerely,

Maxine Morris-Zecchini and Mario Zecchini