

From: pada venus

Sent: Sunday, April 3, 2022 5:35 PM

To: [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

Subject: 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.

Dear Sir/Madam:

We are writing this as concerned community citizens respecting the Application for Official Plan Amendment & Zoning By-Law Amendment for 392, 398, 400, 402, 406, 412 Wilson Street and 15 Lorne Ave., Ancaster. We appreciate this opportunity to share our perspective and reasoning in opposition to this application for consideration by the Planning Committee.

The proposed application is disturbing to the extent that this development completely ignores existing bylaws and zoning restrictions. It is offensive in that it ignores the Cultural Heritage Landscape Status. In short, the building's looming height over the rest of the town (3 times higher than what is currently permissible under the Ancaster Wilson Street Secondary Plan), massive size, appalling nondescript, cheap, design would be a scarring, and sadly permanent eyesore on the townscape.

Furthermore, rather than creating development in tune with the lower rooftops and historic references of the town, this development undermines potential economic gains in promoting Ancaster as a historic "escape from the city", a respite surrounded by Conservation for tourism. Should a development of this kind proceed, it would permanently destroy "historic" development potential and consequent economic gains, as experienced by communities who have maximized their unique strengths such as Niagara-on-the-Lake. It is very sad that there is not a better vision for this land, a vision which would develop its potential responsibly and for the benefit economically of existing and future town businesses. A recent example of such a positive development was the neighbouring Barracks Inn. Furthermore, integrating the Marr-Phillipo house into a new development, rather than hiding it behind the proposed eyesore would have respected the historic legacy of Ancaster. No relocation of the house should be entertained until all of the Environmental Site Assessment preconditions have been satisfied, discussed and evaluated.

Traffic, is, of course another problem, with backups occurring daily during commuter times to work and home, and being a full stop on Wilson St. whenever the Highway 403 or eastbound Lincoln Alexander Parkway experience serious accidents. A development of this size would only aggravate this problem, which at present, has no other solution.

We fully support the refusal of this application, and hope that future applications are more thoughtful and respectful of current development restrictions.

Thank you for your consideration.

Yours truly,

Pat Venus  
David Venus

Ancaster