

Sent: Sunday, April 3, 2022 8:35 PM

To: 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 Clerk,

I recently received a letter regarding a Public Meeting of the Planning Committee on April 5, 2022, in regards to the proposed development at the above lands. I am writing in response to the above development application. I object to it. I have already contacted the City of Hamilton (Tim Vrooman) in February to voice significant concerns with this proposal. My concerns remain unchanged. Below please find a copy of the email that I sent in February.

I am writing in strong opposition to the proposed 8 story "mixed use" development at Academy and Wilson Street East in Ancaster; reference: "Applications 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 Ward 12)".

I am a lifelong resident of Ancaster. I live directly across the street from the site of the proposed development. My community and I would be significantly negatively impacted if it were built.

I have a number of concerns regarding this proposed development.

Traffic along Wilson Street and Rousseaux appears to be already near or at capacity. At peak travel times, I have observed traffic to be backed up and long lines of traffic (up to several kilometers) extend both up and down Wilson Street and down Rousseaux Street. During rush hour it can be almost impossible to make a left hand turn out of my driveway onto Wilson Street East. This congestion is further exacerbated when an accident on the 403 drives additional traffic onto either or both of these roads. The streets in my neighbourhood are, without question, not designed to accommodate the large volume of traffic that would ensue if the proposed development was allowed.

I understand that, according to the Wilson Street Secondary Plan, buildings can be a height of 9 m only and must be consistent with the character of the existing neighbourhood. I have seen pictures of the proposed development. The proposed new 8 storey building clearly exceeds these height restrictions and certainly is not in character with the buildings in my neighbourhood and the Ancaster Village core, which includes a number of heritage and historic buildings. It would be a gross overdevelopment of this site and would change the character of the area substantially.

I have environmental concerns regarding this proposal. I am not aware of evidence of adequate waste water pipe capacity for this area. The addition of large buildings may also negatively impact the natural watershed, including Ancaster creek.

I understand that the Niagara Escarpment Commission does not support this development and that the proposal does not comply with the Niagara Escarpment Plan (NEP). Apparently the Urban Hamilton Official Plan (UHOP) requires NEP conformity - therefore, as the NEP does not support the proposal, the UHOP also cannot support it. I have personally witnessed at least three huge, beautiful, environmentally relevant mature trees being cut down at this property, far in advance of any actual development. Green space around my neighbourhood - a vitally important part of my community, for environmental and a multitude of other reasons - has already been destroyed in the past 5 years with development, and I have sadly observed a number of mature trees destroyed to accommodate new buildings. I oppose further decimation of green space in my community. I would think that removing any more trees at the proposed new development site would also violate the city's Climate Emergency Plan.

For the above reasons, I request that this proposed development be stopped.

I expressly request that the City remove my personal information from my submission.

Sincerely,

Jessica Laposa