

From: Jennifer Asimoudis

Sent: Monday, April 4, 2022 11:31 AM

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

Subject: Re: Proposed Urban Hamilton Official Plan & Zoning By-law Amendment (ward 12) Ancaster

Re: An Urban Hamilton Official Plan Amendment & Zoning By-law Amendment for 392.398, 400, 402, 406, & 412 Wilson Street East and 15 Lorne Avenue, Ancaster (Ward 12)

To The Planning Committee,

There has been much development in Ancaster since my family moved to the area twenty years ago. During that time, many positive changes have taken place which have provided both residential and commercial development and welcomed amenities.

It is my concern, however, that the recent approach by developers in Ancaster has been to flout the laws put in place to protect and preserve the historical character and esthetical appeal of the town and village core. No one is against further development that will aid in the growth and economic success of this ward of the city, but this development should not be at the expense of our cultural and historical heritage.

The larger size of the now eight story building, which is more than double the legally protected three story height of the village core, is out of sync with the streetscape and its historical distinctiveness. Wilson Street is on an incline and this eight story tower will seem even more looming and massive as it is approached from the intersection at Rousseaux Street. As well, the street is a two-lane road, not a four-lane one, and the increased traffic from this large proposed mixed-density building on such a narrow main street will be horrendous. The sheer scale of this building and high-rise density, together with the one proposed for the former Brandon House site, will create congestion and traffic problems for Ancaster residents and detract from the quaintness and village feel of the area.

Secondly, the proposed architectural building design and removal of the Marr-Phillipo House from its original place to a back street is again a snub of Ancaster's historical role as one of only a few places in Ontario with a collection of stone buildings covering over a hundred year time period. With some of those buildings already destroyed, it is imperative that we save this piece of history. This is why retaining it in full view of the village core should be a major consideration. After remediation of the area beneath it, it should be incorporated into the design of the new structure, lending its architectural features and stonework from the area to the overall design of the new build and commercial space. In that way, the streetscape will have a continuous flow of stonework, historically as well as presently, characteristic of many Ancaster houses in the area.

I am therefore against the amendments being considered and ask that the builder be required to work within the height restrictions currently protecting Ancaster's village core as well to preserve and incorporate Ancaster's historical stone structures into the village landscape.

Thank you.

Jennifer Asimoudis