

From: Sandra Starr

Sent: Monday, April 4, 2022 11:57 AM

To: clerk@hamilton.ca

Subject: 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.

Planning Committee

c/o City Clerk,

City of Hamilton

71 Main Street West

5th Floor, Hamilton, ON

L8P 4Y5

Hello:

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.

Thank you for inviting input from the community!!!

The above-referenced proposed development fails to conform to the Cultural Heritage Landscape status of the Ancaster Village. The Ancaster Village was established in 1792-93, which makes it one of the earliest European settlements in Ontario and it retains a distinctive sense of history. **7 years ago**, with public consultation, the Ancaster Wilson Street Secondary Plan (AWSSP) was created to reflect the requirements of the Cultural Heritage Landscape status meaning that all new developments **must conform** to the neighbourhood's heritage context. This proposed development is massive. It would overshadow and overwhelm the streetscape of Wilson Street. This is triple the size permitted under the AWSSP. The monstrosity is mammoth in height, mass and lot coverage and fails to reflect a heritage architectural style even closely resembling the streetscape and local context of the Village as required by the AWSSP.

If the building is permitted, it will squeeze out any further development as it will take all infrastructure capacity. The consultants' reports included in the application are inadequate. Where is the hydrogeological report or Phase 2 ESA report documenting the incidence and levels of hydrocarbons in the soil which led to approval of the relocation of the 1840 Marr-Phillipo House which now stands on the property. There is no documented proof the Marr-Phillipo House needs to be relocated. There is inadequate data about the hydrocarbon content of the soil on the lot. The Mayor and Councillor Ferguson have publicly stated in the newspaper and TV that hydrocarbons exist. The presence of significant hydrocarbons, though undocumented, necessitated the relocation of the Marr-Phillipo House on the site. This data is not only important for underpinning the relocation of the Marr-Phillipo House, but also for generating plans necessary to deal with the contaminated soil, which is an environmental issue not dealt with in the Application. This is absurd!!!! There is no mention of special provisions for testing or safe disposal of water which may run into excavations, nor is there any provision

for testing and safe handling and disposal of soils being excavated for building construction. This is seriously questionable. The public deserves to see the Hydrogeology Report as well as the Environmental Site Assessment reports.

The Traffic Study and the Functional Report are also inadequate. The “data” put forth by the developers is inadequate in so many ways that one must conclude that the developer is just presenting this proposal opportunistically just like the proposed massive development on the former Brandon House property at the corner of Wilson and Rousseaux which even changed during the planning meeting! It is such a shame that so many resources (including staff’s time and energy) are directed to those ever-changing proposals.

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) but 56 spaces for retail/commercial, which presents a shortfall of 43 parking spaces for retail/commercial. The shortage needs to be remedied. Residents currently are unable to find parking for the library, restaurants, shops and services that presently line the street and this is driving business away from Ancaster.

Another one of my biggest concerns, similar to those expressed regarding the Brandon House development, is the capacity of our wastewater system in Ancaster. It has been in the newspapers frequently. The Functional Report includes incomplete data regarding sewage waste disposal. The wastewater report includes only estimates of 24-hour flows of sewage, not peak flows. We need to see real-time demand on the capacity of the wastewater system. There is no evidence to support that the 200 mm sewage pipe on Wilson Street has the capacity to carry the extra load from this massive development nor, if it does, whether it will leave any capacity for other developments more in conformity to the AWSSP to be built in Ancaster Village. Furthermore, 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 since the route taken by the wastewater pipe has purportedly been contributing to sewage-flooded basements in the valley below the escarpment and various egregious proposals to rectify have been discussed.

I strongly believe this development should be denied and send the message to developers that city and taxpayers dollars should not be spent on entertaining outrageous proposals that blatantly disregard all of the established bylaws, zoning and infrastructure limits. **The developer states they must move the Marr-Phillipo House due to contamination and then they don’t address dealing with that contamination in their proposal.** It is outrageous! We have rules for a reason – they are for the public good. Wasting resources trying to cram the largest square blocks into round circles should cease. Send a message the city will entertain reasonable proposals. It comes across that city staff are fearful of the land tribunal and will go to any length to avoid it. Any future applications should be required to accommodate to the Cultural Heritage Landscape criteria for development and the Ancaster Wilson Street Secondary Plan.

I would like to close by saying that I do not oppose reasonable intensification which accommodates the current bylaws, zoning and infrastructure limits. I believe this proposal is not considered to be good planning and is considered overdevelopment of the site. There is lots of room in Ancaster to build larger scale developments, just not in the short 1.2 km of the Village Core!

Respectfully,

Sandra Starr
Ancaster Resident