

From: Kelly Pearce
Sent: Monday, April 4, 2022 11:26 AM
To: clerk@hamilton.ca
Cc: Sandy Shaw
Subject: Ancaster Village Planning Committee

Dear Mme 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.

I write in response to the above development application. Thank you for inviting input from the community towards formulating your staff report, it is most welcome.

I have read the concerns sent to you by Patti Leonard and would like to replicate the concerns of which I am knowledgeable and I feel most strongly need addressing.

1) General Comments Regarding Architectural Style of This Application

As a supporter of "Stop the Sprawl" Hamilton, I know that if we want to preserve our farmland and surrounding wetlands then we need to find space within current city limits. So I am in favour of this idea, HOWEVER, there are some aspects that must be addressed before the project moves forward:

It fails to reflect a heritage architectural style even closely resembling the streetscape and local context of the Village as required by the AWSSP. The architecture is not only massive, but aesthetically unattractive, cookie-cutter, and cheap-looking. A prominent architect based in Hamilton has commented about it:

“The left lobby cladding is distressed barnboard if you Zoom in, at a massive scale representative of old growth forest wood grain, or cheap, fake material. Or just careless drawing work. The splayed posts come from the Queen Richmond Centre West office building in downtown Toronto, perhaps an inappropriate reference for a building on Wilson Street in Ancaster.....”

Ancaster Village deserves better.

The data presented by the developers is inadequate in so many ways that one must conclude that the developer is presenting this proposal opportunistically.

Ancaster Village Heritage Community does not oppose reasonable intensification which accommodates to the current bylaws, zoning and infrastructure limits. However, this proposal is so far outside the boundaries of “reasonable” that it is inconceivable that it might be built.

2) Traffic

What about creating a "Brantford-Bound" entrance at the end of Rousseaux/Mohawk? This would help keep south-bound traffic out of Ancaster Village.

3) Wastewater Disposal

This is SO SO SO important as city population grows. We need to have proper plans so flooding is avoided.

The Functional Report includes incomplete data regarding sewage waste disposal. In contrast to the traffic study, which provides only peak hour traffic data, the wastewater report includes only estimates of 24-hour flows of sewage, not peak flows at all. This is difficult to reconcile, since peak flows, not 24-hour flows, determine the real-time demand on the capacity of the wastewater system. The standard method of estimating peak flows, as we understand it, is to multiply the average 24-hour flow by a factor of 5. This is not done.

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.

4) Conclusions

In conclusion, this development should be **postponed until the above mentioned issues are accounted for, in a manner that puts the future of Ancaster above developer's profits**. Any application should be required to accommodate to the Cultural Heritage Landscape criteria for development and the Ancaster Wilson Street Secondary Plan.

Yours sincerely,

Kelly Pearce