

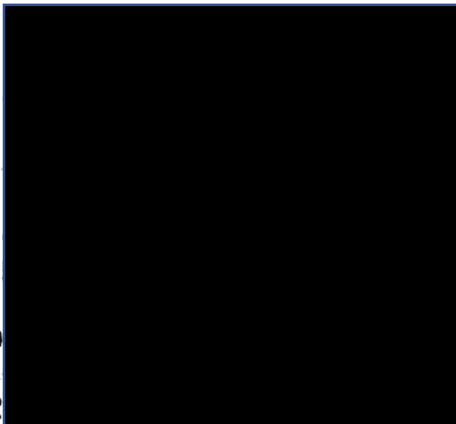
October 28, 2021

**To: City of Hamilton – James Van Rooi – City of Hamilton, Planning and Economic Development Department, Development Planning, Heritage and Design-Suburban Team.**

**Regarding: Files 25T-202110 25CDM-202119. Folder 2021 152186 00  
PLAN (1077285)**

The Wentworth Vacant Land Condominium Corporation No. 409, hereinafter referred to as WVLC No.409, at 195 Wilson Street West, Ancaster, represents the owners of the following 12 detached, single-family homes:

Unit 1:  
Unit 2:  
Unit 3:  
Unit 4:  
Unit 5:  
Unit 6:  
Unit 7:  
Unit 8:  
Unit 9:  
Unit 10:  
Unit 11:  
Unit 12:



On behalf of the above residents and the Board of Directors of WVLC No. 409, we wish to acknowledge receipt of your letter of October 14, 2021 regarding the Draft Plan of Subdivision and Draft Plan of Condominium for Lands Located at 179, 183, and 187 Wilson Street West, Ancaster (Ward 12). After review, we wish to convey our observations, comments and concerns to the City of Hamilton, regarding the draft plan of sub-division File No. 25T-202110.

We acknowledge the Starward Homes Proposal meets existing zoning bylaws as per the Planning Committee decision of December 3, 2019. However, as stated in our letter of March 24, 2020, members of our Condo Corporation continue to express safety and lifestyle concerns as a result of the proposed Condominium project next door to our community. As such, our collective concerns, questions and comments are listed below:

1. The proposed development is too high-density. The expected number of additional vehicles and residents will increase noise and traffic to Wilson Street and

surrounding area. The added traffic will make an already difficult exit from our private lane onto Wilson even more challenging. Crossing Wilson as a Pedestrian in this area is now almost impossible at peak times of the day, so an additional crosswalk on Wilson at Seminole Road or Orchard Street should be seriously considered.

2. The proposed height of the buildings is too high and will overshadow our back and side yards, resulting in less light, and less privacy.
3. The high-density development will diminish the green space of the area, by the removal of multiple mature trees that further provide privacy and quiet to our residences. Our concern is for saving the large trees on the back perimeter of the property and for replacement of the scrub cedars on the side perimeter, many of which are leaning or split.
4. Our concern is that proper wooden fencing be built between our two properties.
5. Our concern is that heavy construction equipment or the construction process may influence the soundness of our foundations due to the close proximity of our homes to the construction site. Should there be damage to our foundations, we would expect that Starward Homes pay for necessary repairs.
6. We wish to be advised regarding precise timelines for demolition of vacant homes at 179, 183, and 187 Wilson St. W. Ancaster, as well as precise timelines for tree removal due to noise and safety issues for residents and neighbors. Specific construction start-time and completion dates are needed by our residents. We expect to be consulted on tree removal, tree replanting, and fencing on our property line, and be informed of any site planning of our mutual property line.
7. We ask that the City of Hamilton monitor noise and light pollution from the construction of this development.
8. We ask that the City of Hamilton monitor the increased traffic issues associated with development as well as parking by Condo residents on side streets and Wilson Street. The draft plan of this development shows insufficient parking spaces for a potential 35-40 additional cars. There are a potential 70 cars to be parked in this new survey.
9. We ask that the City of Hamilton enforce hours of construction, and that Councilor Ferguson monitor the construction process based upon his extensive experience in the private sector.
10. We, the WVLCC NO.409 represented by the Board of Directors as well as the above-named residents of units 1 through 12, would like these comments, concerns and requests to become a matter of public record with the City of Hamilton.

**General Observations regarding Ancaster Town Planning from the Board of Directors:**

Recent developments in Ancaster over the past 5 years are changing our town from a residential community characterized by single family homes into one with significantly higher density living complexes. These high-density dwellings are creating a profound change in the community, primarily with increased traffic on Wilson Street, higher levels of noise and pollution, less green-space and trees, and less light to nearby homes from excessive building heights.

Only one development, too big, or too high sets a precedent which enables other developers to push for bigger and higher buildings in the future, thus transforming our

quiet residential community into a busy, urban one. We, as Ancaster residents wish to preserve this character of a residential, two story-maximum community, to ensure its natural village character thrives and continues well into the future.

Thank you, James, for your cooperation regarding this important project. Please continue to keep us informed in a timely manner of all new developments with this project.

Sincerely,

[REDACTED]  
WVLCC No. 409 - President  
Wilson Street West, Ancaster, ON.  
[REDACTED]

[REDACTED] – Board Liason  
[REDACTED] Wilson Street West, Ancaster, ON.

**From:** [REDACTED]  
**Sent:** November 4, 2021 11:52 AM  
**To:** Van Rooi, James <James.VanRooi@hamilton.ca>  
**Subject:** Notice from City on Draft Plan of Condominium for lands located at 179, 183, and 187 Wilson St W Ancaster

Good Morning,  
May I please obtain additional information regarding this property?  
I manage a property at 150 Wilson Street West and would like to know the particulars.  
Thank you so much

**From:** [REDACTED]  
**Sent:** February 14, 2022 2:43 PM  
**To:** Van Rooi, James <James.VanRooi@hamilton.ca>  
**Cc:** tjohns@tjohnsconsulting.com; Ferguson, Lloyd <Lloyd.Ferguson@hamilton.ca>  
**Subject:** Condominium Application 25CDM-202119

On behalf of Condominium owners at Wilson Woods, 173 Wilson St. West, Ancaster, we would like to express some concerns pertaining to the proposed Condo development known as Lands 179, 183, and 187 Wilson St. West.

Plans indicate a high density of 35 units, 14 backing onto our 7 one floor units. With this density "All" of the mature trees and foliage will be removed, thus resulting in the loss of privacy that we have enjoyed for the past 25 years. Two large pines that abut Wilson St. also give units 1 and 2 blockage from car lights and noise. As planning continues we would request that a new 6 ft. fence be erected with a 1-2 ft. lattice between the properties along with a buffer of cedar trees. Special attention should be applied to the South/East corner along Wilson St. It is imperative that proper swale be incorporated between the properties to prevent overflow into our property. Within the property there exists underground water streams that have, and are impacting existing properties. The internal East/West roadway is "Not" to be joined to our existing roadway. It is hoped that in final design, construction, and landscaping, that our concerns will be addressed and steps taken to mitigate these issues, especially our need for privacy.



Board President of Wilson Woods  
173 Wilson St. West, Ancaster

**From:** [REDACTED]  
**Sent:** November 3, 2021 4:51 PM  
**To:** Van Rooi, James <James.VanRooi@hamilton.ca>; Ferguson, Lloyd <Lloyd.Ferguson@hamilton.ca>  
**Subject:** 179-187 Wilson St West

Hello Gents,

I would like to submit my feedback on this development as per the notice we received in the mail.

A few thoughts:

1 - these 3 lots were previously zoned for 1 single family home each. The new development proposal is for 35 homes. I am not opposed to development here but really only have one issue that I believe needs to be addressed: the large, mature trees.

2 - the Wilson Secondary Plan calls this a residential greenway into Ancaster. Preserving the 6-7 mature trees along Wilson Street, and as many as possible along the side and rear lot line would show compatibility with the Wilson ST plan. It is moments like this where Secondary Plans are designed for.

3 - the front entry driveway could be slightly moved west, and perhaps 2 units at the front of the project may need to be removed in order to fully preserve these beautiful trees. Again, if myself or another neighbour had purchased one of these lots we would have been limited to 1 unit. 33 or 35 units is a fantastic money-maker for the builder. Preserving trees will only enhance their project and allow the new residents to feel as though they are moving into old Ancaster.

4 - Ancaster has lost more tree canopy than any other ward in recent years according to the City's urban canopy study. This trend must be stopped, or slowed. Many large trees will be removed through the centre of this site. Maintaining the 6-7 along Wilson should be mandatory before any development is approved.

I believe this project will be a great one for the builder, and CAN be very compatible and beautiful for the existing neighbours. But only if the front trees remain. There is simply no reason to remove them. Again, if 2 units are to be lost to accomplish this goal, I believe it fits perfectly with the Wilson Secondary Plan, the Tree Canopy guidelines and Ancasters tree preservation bylaw.

Thank you!

[REDACTED]

**From:** [REDACTED]  
**Sent:** October 21, 2021 3:36 PM  
**To:** Van Rooi, James <James.VanRooi@hamilton.ca>  
**Subject:** FILE 25 T 202110 - 179 - 183 - 187 WILSON ST WEST

James,

I live at [REDACTED] Taylor and, I would like to know how many trees will be removed and what types and how many trees will be replanted.

I do not see any green space in the plan.

My address [REDACTED] Taylor I currently have 173 Wilson looking into my backyard and soon to be the Apartments at 153. The construction noise from this project is bearable on a weekday however construction runs on Saturdays too, Wilson Street is blocked with a constant flow of construction traffic. This is unacceptable.

While I do not object to densification I do object to tree removal without replanting at least 3 times as many as are removed.

The backyards on Taylor Rd are being left wide open, with many of these properties having decks that are as high or higher than the fence.

I currently can see 5 decks from my yard, and a new Apartment building. I have had to invest in more trees and better privacy fencing, the developers should be carrying these costs.

There should be a mandate that all new builds include privacy protection for the neighborhood and a full tree circle hedge around the perimeter.

Thank you

[REDACTED]  
[REDACTED] Taylor Road