

From: [REDACTED]

Sent: December 10, 2021 11:29 PM

To: Van Roi, James

Subject: Proposal for Wilson and Rousseau corner

Hello,

I am writing to express concern regarding the proposed project at Rousseau and Wilson.

This area is becoming busier and busier. I live off a dead end street off Rousseau not far from this location, and it is

already extremely difficult to enter and exit the street.

The character of this project is not in keeping with the town core. And will make it even more congested.

Very disappointed to see this proposal.

It's a shame to lose Brandon house but to forge ahead with a project like this is not in keeping with the best interests of

our town.

[REDACTED]

From: [REDACTED]  
Sent: December 20, 2021 9:11 AM  
To: Van Rooi, James  
Subject: Amica/Condo Proposal - Opposed

Dear Mr. James VanRooi I hope this email finds you well and you and your family are healthy and happy during this festive time of year. I am writing in regard to Ancaster, a town over 200 years old and receiving its official name in 1793. I believe this town deserves more from our elected officials and municipal members. Its' history from then until now is rich and unfortunately being lost due to poor planning and what appears to be greed and corruption. I am opposed to the application put forth by 'Amica' at Wilson and Rousseau Street in Ancaster. Anyone who has any interest in Ancaster would be. The reasons are multiple and include, current zoning, traffic, infrastructure, heritage, need and overall respect for the town and people within it. To start and most simply, height limits are currently 2.5 storeys and this plan is for 7 storeys. Today and in the future no proposal above this should be considered, period. I consider this to be obvious with no need for explanation or reasoning. Secondly the area is not zoned for retirement homes nor is it an appropriate location for one. In their last meeting, Amica suggested that it is a great location because it is close to the village core and inhabitants can easily access such core. They have not been thoughtful to the audience they are trying to manipulate. The majority of the people that would acquire such a living space, either fully capable or not, would have great difficulty getting up that grade to get to the 'village core'. The allowed slope for such a development is 2.5% and the slope here is 5.71%. My father is in a wheel chair with severe dementia and I know I would never be able to push him up that hill even if I exit from the rear of the building. The thought of getting him in a car just to take him ~50 meters away to Tim Hortons or the new and exciting arts centre is ludicrous. Further to that, **this is a very busy intersection and to have so many pedestrians trying to navigate the area is dangerous at best.** On that point, it clearly demonstrates Amicas lack of interest and understanding of the people they plan to provide a safe haven to as well as the people of the town. Thirdly, no expert is needed to determine the road cannot handle it, in both pedestrian and vehicle traffic as well as drainage. Either the retirement home or the secondary condo development they proposed will most certainly cause traffic overload and I don't need a study to tell me that. I drive this intersection everyday at 830 and 530 and without fail it is consistently backed up and frustrating (certainly not has bad during COVID, when a study may have been done, but I haven't forgotten). On top of the obvious issues, sewage and drainage are most

certainly on everyone's radar given the current issues homeowners in this area are already being faced with. Having basements full of sewage due to an overzealous, poorly planned and egregious proposal is not acceptable. Finally and with distinctive importance, neither of their proposals are in keeping with the heritage of Ancaster. The Ancaster Secondary Plan requires that new buildings conform to a heritage architectural style. This has already been done well with several of the 'new' builds along the village core, including the Barracks and the corner of Halton and Wilson St., Bravo to this builder. Using appropriate brick and mortar, windows and doors is important to the keeping of a town and its history and intrigue. The most recent building placed directly in the view of locals enjoying good food and drink at the 'Blackbird', formerly Rousseau House restaurant are now forced to look a building that pretends to fit in but does not and I don't want to see that happen again. It is embarrassing and a delinquent reflection of developers interests and illustration of the apathy among our elected officials and city planners. If developers had some sense they would know and respect the importance of heritage. Perhaps advise the developers to create a vision in keeping with the current bylaws/zoning and the atmosphere of this town. Please take all comments with sincere and thoughtful interest and understanding when you and your colleagues develop your report.

Thank you  
[REDACTED]

**Appendix "C" to Report PED22037  
Page 4 of 97**

From: [REDACTED]  
Sent: December 21, 2021 10:34 AM  
To: Van Rooi, James  
Cc: [REDACTED]  
Subject: Amica on Wilson St.

I feel I must speak up regarding the proposed construction of the Amica retirement home at Rousseau and Wilson streets.

I grew up in Ancaster in the 1950s. We used to refer to the eastern end of Wilson as 'The Village'. I moved back about 6 years ago and live in a relatively new townhouse. I don't resent change but I do resent the destruction of our heritage buildings and the lovely old trees that made the Village what it was.

A 6 or 7 storey modern looking building at this location completely destroys the heritage of that intersection as did the

destruction of the Brandon house. I see that all of the trees will be removed. Trees are precious components of the

landscape that help to stabilize climate change. Removing them will have a negative effect on our carbon footprint.

Traffic at that corner is barely manageable now but adding a building of that size with more than 100 residents will

make traffic in the Village totally unmanageable. The fact that those exiting the parking only being able to turn right will

have a significant impact on Lodor and Academy streets by all vehicles needing to head west.

I understand the maximum height allowed of buildings in the area is at present 9 m. I also understand that the current

plan for the Village is to allow buildings that 'fit in' to the current style. Increasing the height to accommodate a 6 or 7

storey building, removing the trees, the stone wall all go against the principle of fitting in to the heritage of Ancaster.

Please do not put through the changes that will allow the construction of such a building.

Sent from [REDACTED]

From: [REDACTED]

Sent: December 24, 2021 12:01 AM

To: Van Rooi, James

Subject: 462 Wilson Street East, Ancaster

Hello,

As an Ancaster resident, I am disappointed to see such an application for 462 Wilson Street East, Ancaster with significant concerns, blatantly disregarding the pre-existing neighbours, traffic flow, safety of seniors and the overall development within the area. Why are zoning regulations no longer respected and adhered to? The proposal does not appear to be complying with community standards and the application should be seriously reconsidered as a result.

Thank you.

[REDACTED]  
Sent: December 10, 2021 10:59 PM

To: Van Rooi, James

Subject: Proposed building on Wilson /Rousseau

It has come to our attention that a pretty large structure multi home /business monstrosity is being planned for the corner and length of street on Wilson .

We are located walking distance to this proposed structure and are against an expansion of this magnitude.

Traffic on Rousseau is terrible on a good day , it is down right a nightmare trying to enter and exit our street ( which is a dead end with Rousseau being out only exit )

If there happens to be an accident on the 403 ( which is a weekly occurrence) it's impossible!

It is our hope that this doesn't move forward and something less populated is considered on its place .

We moved to Ancaster ( explicitly this area ) because it was a small town feel , we actually relocated from Oakville because Ancaster reminded us of Oakville 30 years ago .

We are not apposed to a tasteful small unit going up that keeps the village vibe in mind .

This is way too much .

[REDACTED]  
Sent from my iPhone

From: [REDACTED]

Sent: December 21, 2021 12:20 AM

To: james.vanrooi@hamilton.ca; Office of the Mayor; Ferguson, Lloyd; clerk@hamilton.ca

Subject: Invitation for Public Comments - Development (Amica or condo), 442-462 Wilson Street

E., Ancaster

Attachments: Amica-Condo\_Dec 20, 2021.docx

Hello,

Attached is a letter in response to the city's invitation for public comments regarding the proposed Amica/Condo development in Ancaster

Respectfully,

[REDACTED]

**Appendix "C" to Report PED22037  
Page 8 of 97**

December 20, 2021

Mr. James VanRooi  
Urban Planner  
City of Hamilton  
71 Main Street West  
Hamilton, ON  
L8P 4Y5

Dear Mr. VanRooi

**RE: Invitation for Public Comments**  
**Development (Amica or condo), 442-462 Wilson Street E., Ancaster**

I am shocked to read the proposed options for the property of the former historic Brandon House which was torn down under the cloak of the start of the pandemic. The property at the corner of Wilson Street and Rousseau is the gateway to the Village of Ancaster. I feel strongly we need to preserve Ancaster's unique position as the second earliest established village in Upper Canada. This belief is supported by the creation of the Ancaster Wilson Street Secondary Plan which has been totally ignored with either the Amica or condo proposal.

With respect to the Ontario Planning Act, Section 2, this development **grossly exceeds** both height and footprint parameters. With respect to protection of public safety, this intersection cannot take any more traffic at peak periods – the traffic delays are not just felt at the pinch point of Rousseau and Wilson Street, but as far as Golf Links Road and McNiven 2 km away during peak periods. This is a public safety concern for EMS, especially when we are already reading about the number of Code Zeros in our city.

The Ancaster Wilson Street Secondary Plan, developed to protect our historic town's cultural and heritage resources, establishes a goal of 50 people per hectare in portions of Ancaster which includes the Village Core from Rousseaux Street to Dalley Drive (a very short 1.2 km section). Why is the city possibly considering increasing that to 300-500 people per hectare? This request is in no way in the spirit of the Ancaster Wilson Street Secondary Plan and the developer should be encouraged to look at other Ancaster properties, perhaps in the Meadowlands where even then the height they are proposing will tower over the rest of the community.

The list of bonafide concerns continue. After all the "sewergate" articles in the Spec, have officials at the Water & Sewer Department consented to such a dense undertaking or is the Llewellyn report from the zealous developer the only documentation? In speaking with a staff member at W&S, if I understood them correctly, they say they do a study after the application is approved. That seems backwards to me and will cost taxpayers in the City of Hamilton. The Old Dundas Road pumping station is a longstanding issue and it is unlikely it can support the additional effluent from either a condo or retirement home. Period. Are either proposal feasible with the City's Stormwater Management Master Plan?

Continued . . . 2

Mr. James VanRooi

**Appendix “C” to Report PED22037  
Page 10 of 97**

Page 2 of 2

And a final point, all of the trees on this property are to be removed. I do not recall the number, but I think it was close to 80 trees. City departments must work in conjunction with one another. The City of Hamilton, Urban Forest Strategy says, “Without intervention, there is a risk that Hamilton will see a slow and steady loss of urban tree canopy cover as the City continues to grow. A clear strategy to guide urban forest management is an **urgent priority** to prevent further loss and impacts to urban forest health. The urban forest is a shared resource. Managing the forest is a joint effort between City departments and other agencies working together. It also relies on the actions of residents, community groups, Council and the private sector. Working together and communicating often are important ingredients for a successful urban forestry program.” Given all the trees were removed for the long-term care home currently under construction at the corner of Golf Links and Southcote (also a soon-to-be exasperated traffic issue), and the Urban Hamilton Official Plan target to reach 30% canopy cover, has that department consented to the loss of more trees in Ancaster? The Urban Hamilton Official Plan sets a target of 30% canopy cover.

I support intensification. I am confident there are lots of properties in Ancaster to build an Amica retirement home and condos. NOT IN THE 1.2 km OF THE VILLAGE CORE!

In conclusion, both proposed developments fail to meet numerous criteria from sheer mass, height, density, lack of incorporating heritage features and design. Additionally, there are real concerns regarding the additional effluent, traffic and the loss to the tree canopy. Given the sheer magnitude of all of these factors during a time in history when all resources are scarce and staffing shortages abound, why are we wasting city resources entertaining such brazen proposals that so clearly do not come close to following any of the established bylaws and plans. I encourage the city to enforce its bylaws and turn down these proposals and simply say, “no”.

Respectfully,

[REDACTED]  
Ancaster Resident

From: [REDACTED]  
Sent: December 21, 2021 5:39 PM  
To: Van Rooi, James  
Cc: Ferguson, Lloyd  
Subject: Amica Development on 462 Wilson Street East  
Attachments: Amica Letter December 21 2021.pdf

Good evening James

Please find attached and copied below my response to the Amica development at 462 Wilson Street East, Ancaster.

Thank you for your time

[REDACTED]  
James VanRooi  
City of Hamilton  
December 21<sup>st</sup> 2021

**Amica/Condo development 462 Wilson street East Ancaster**

Attn: James VanRooi

I would like to express my disapproval of the application for the Amica or Condo development at 462 Wilson Street in Ancaster. I really believe this is a ridiculous idea for the following reasons:

- The Wilson Rousseau junction has heavy traffic during the day and in particular at rush hours in the morning and afternoon
  - This is amplified when there is traffic on the 403 southbound during these times when cars exit to try and bypass the traffic build up by exiting at Rousseau, and the 403, when they exit at Wilson street West towards Ancaster. This creates massive back logs in the town of Ancaster. I drive it every day from the Ancaster business park.
- The driveway out of either development will be a right turn only?????? You cannot be serious!! Please, someone explain these points:
  - When food delivery trucks, garbage trucks, linen trucks, staff, visitors, residents want to go south towards the centre of Ancaster village or Fortinos, or the Brantford West exit, how do you suppose they will do that with only a right turn exit? Will they drive down Rousseau to the Lincoln A Pkwy and double back on themselves or will they simple turn down a residential side street named LODOR STREET (which you may have guessed I live on) because that is the easiest and simplest route.
  - When food delivery trucks, garbage trucks, linen trucks, staff, visitors, residents want to go North down Wilson Street how do you expect them to do that with no left turn? Yes, you guessed it, they will turn down LODOR STREET, then ACADEMY STREET to get to Wilson Street. Does not make much sense to hit the 403 to Aberdeen then Dundurn then King Street West towards Dundas now does it?????

This is just absolutely absurd that we try to squeeze a building of this size on to the corner and then dictate the traffic one way because the corner is so busy they can only turn one way.

- Is there turning room for these delivery trucks, garbage trucks, Linen trucks on the driveway? Or will they need to back out onto Rousseau once they have done their delivery or pick up? Or will they simply park on Rousseau to do the delivery or pick up?

If you do not believe the above points will impact the traffic and local community then you clearly do not live in the vicinity of where they are wanting to build this

- Retail units. Where is the parking for these retail units? Will they park at the one of two free parking lots in the town centre about 900 meters away, or possibly on the side streets which are closer?
- How does a 6/7 story building fit in Ancaster? I do not see any other building of that height in the downtown core. Why do they need it this high? Because the higher it is the more money they make. They have no regard for the town itself or its residents. Maybe the artist could draw the back and side of the building from the residents point of view so we can all see what we will be looking at from our windows and back and front yards.
- This is one of many new developments coming or trying to be developed in or close to the centre of the village core. How many can be sustained within the core without effecting the traffic and other services such as water, electrical and sewage.

And lastly,

- Will each unit in the retirement facility or condo have individual air conditioners, or will they be roof top units? Will the locals have to hear the humming of these individual units day and night?
- will the retirement home have a back up generator to support any possible medical devices their occupants need? In order to support the size of the building that would have to be one hell of a generator.

I hope everyone was able to read my concerns, and those of any other residents that have written in. I am yet to meet anyone other than the developer that thinks this is a good idea for the area.

Sincerely

[REDACTED]  
[REDACTED]

Ancaster

From: [REDACTED]  
Sent: December 7, 2021 9:22 AM  
To: Van Rooi, James  
Subject: Good Morning

My name is [REDACTED] ; I was recently advised of the OP and Rezoning Applications for the properties at 462,454,450, and 442 Wilson St E in Ancaster . Jim can you tell me whether the Public Hearing will be a zoom meeting or will it allow for personal appearance and speaking . If it is a live meeting is there a time limit on how long one could speak . If it was me it would take about 10 minutes to give my summary but I would not repeat any previous comments. Please advise -- thank you [REDACTED]

--

Please note that my email address has changed to [wilkinsrobertj@gmail.com](mailto:wilkinsrobertj@gmail.com)

From: [REDACTED]  
Sent: December 7, 2021 11:48 AM  
To: Van Rooi, James  
Subject: Files ZAC-21-049 and UHOPA-21-023

Jim , I am in florida on holidays so after thinking about it , I thought I should get my submission to you earlier rather than later. My wife and I have been life-long residents of Ancaster . As such we have considerable knowledge of the Town , now and before amalgamation with the City of Hamilton. These applications for OP amendment and Rezoning must be taken in the context of the historic Ancaster village, not in isolation. In other words the request for 6 or 7 storey buildings cannot be compared to other sites in the former town of Ancaster along Rymal rd etc. These are irrelevant to these applications . Ancaster is the third oldest community in Ontario---1793. The destruction of heritage communities and/or buildings is important as they cannot be replaced . The planners in the city and the politicians have recognized this principal for a long time when it comes to the Village of Ancaster . What is so special about Ancaster ? In 1793 land was not at a premium price . House and commercial buildings in the Village area had spatial separation . You would see the side of a building ; you would see the front of a building ; you would see the other side ; you would see a grass space ; then you would see the side of the next building ; then the front of the next building and so on. What is special is that the streetscape was three dimensional. The buildings were humble and relatively small and did not have a huge mass . Now let's compare this to Dundas . Dundas was established in 1846 and most of the current older buildings were constructed in the late 1800's . Land was at a premium and all the building touch . There is a single elevation streetscape and the street is essentially gray in colour . I say this because not as much light or greenery. I still do love Dundas. When you drive through Ancaster you say wow this is cute . The old Ancaster Police Village has been protected by the OP , Zoning and secondary plan over the years. I do not have my OP copy, all the past zoning bylaws with me or the new secondary plan with me so I cannot refer to the section numbers by memory but planning staff can easily identify them . So the zoning has changed over the years from Village Area , to the next was it 87-57 don't remember to the new comprehensive zoning bylaw . So what was in those documents that is important . There has been a height restriction - it was 35' and now it is in meters . This was to keep the historic village in context with the height of its original buildings . Another important provision in the planning documents is a special one : there is a set-back requirement between buildings -- wow to preserve the three dimensional streetscape . Next design and material guidelines were included in the villages secondary plan . These were intended to stop the process and ask -- is a new proposed development consistent with design ( size and mass is one important design characteristic ) and does it's look fit in . It is my opinion that a structure of this size and mass is not consistent with the look of the village . It really is maximizing the development of the land and is not in balance with the rest of the village. Examples of new developments in the Village that would meet these requirements are 231 Wilson St E -- the Flow by Nicole and Wynne Pringle building ; the clock tower at 253 Wilson St E and the Barracks Inn at 425 Wilson St East . These are a few examples of what is possible . Another good example of scale is the City's new Memorial Arts Centre . Two thirds of the old school was saved and the addition does not dominate the streetscape . Once an historic village is destroyed it cannot be replaced . This giant structure would be the first thing you see when you enter the village from the north . There are lots of other spots in the city where the proposed building could be located . Lets save our little humble village for many generations to come.

--

Please note that my email address has changed to [wilkinsrobertj@gmail.com](mailto:wilkinsrobertj@gmail.com)

From: [REDACTED]  
Sent: December 10, 2021 8:04 PM  
To: Van Rooi, James  
Subject: Corner of Wilson and Rousseau

To whom it may concern.

I have a lot of concerns regarding the proposed development at the corner of Rousseau st and Wilson street in Ancaster. Our small quaint downtown will totally change and the small historic buildings will not be the same.

On top of that the traffic in this area is already totally crazy during certain times of the day and this will make it worse. Not to mention how the traffic already builds up if there is an accident on the 403.

Please consider changing the plans for this development. It is not in our small beautiful towns best interest.

[REDACTED]

James Van Rooi, City of Hamilton  
Planning and Economic  
Development Department  
Development Planning, Heritage  
and Design-Suburban Team  
71 Main St West, 5<sup>th</sup> Floor,  
Hamilton, ON  
L8P 4Y5  
Re: ZAC-21-049/UHOPA-21-023

## **1. Heritage**

By approving this project, we are complicit in the defacing of Ancaster.

Though apparently legal, the developers of this project and an extension thereof, have taken advantage of the COVID crisis to remove an integral part of the heritage of Ancaster, the Brandon House. We as citizens do not take this lightly and this will not be forgotten. The redevelopment should salute, address, and complement the heritage of this town we wish to project to both visitors and ourselves. The proposed development doesn't replace the heritage that was removed from such an important location in Ancaster.

A house of this nature should have been restored, made part of the redevelopment, or moved but never destroyed.

We all need to remember what has transpired and what we have been left to decide upon today in its place.

## **2. Vision**

Wilson and Rousseaux is the major intersection entering the core of a town, which wishes to maintain its heritage. We cannot replace what has been violently taken from us, since it is irreplaceable but we can find a way to echo what it represented and maintain the core value of what the citizens want. I can find in no way what the concrete monolith proposed, will serve our core values. Do we want the visitors to our town to be stimulated by a representation of our great heritage of our town or accept the vision of a generic building melting in their memory as they enter our town. We need to remember what both physically has been taken away, and the weight of our contribution to maintaining the heritage and vision of the town.

## **3. Traffic**

In my opinion this is the number one problem facing the town of Ancaster. To state that the proposed development will amplify the daily gridlock is an understatement. Accepting this

development without both an updated grand traffic plan for the town and the intersection is irresponsible.

The traffic from this building will be high, including tenants, visitors, ambulances, transports for supplies and commercial traffic. All of this placed in an intersection bearing on gridlock now. In conclusion, the site and density of the proposed redevelopment at the Wilson and Rousseau intersection will add to a critical failure of the Ancaster traffic plan. We all live in Ancaster to enjoy the quality of life it offers. The traffic in Ancaster is already destroying the number one reason to live here,  
quality of life.

To agree to accept the proposed development would be a catastrophic failure to uphold the vision and heritage of Ancaster.

To agree to accept the developers' insensitivities to date and move ahead with this project would be disrespectful to the citizens of the Hamilton.

To agree to accept the proposed redevelopment without a revision of the traffic plan of Ancaster and the Wilson and Rousseau intersection will also be catastrophic.

We must reject the proposed development and incorporate the essence of what Ancaster is in the redevelopment of this historic and invaluable placed property.



**Appendix "C" to Report PED22037  
Page 18 of 97**

From: [REDACTED]  
Sent: December 8, 2021 9:43 AM  
To: Van Rooi, James  
Subject: PROPOSED AMICA Development Wilson / Rousseau St

Mr. VanRooi.

Am appalled to read of the proposed Amica development at the junction of Rousseau and Wilson Streets in Ancaster.

- 1) This junction is considered to be the most congested in Hamilton. Plans were proposed to build a roundabout to address the multitude of traffic problems both at the junction and, through cut through traffic, in the Maywood area. This development will not address, but exacerbate those issues.
- 2) The development proposes that there will be no left turn up Wilson St for exiting vehicles. They will all thus cut through Maywood making the situation even worse.
- 3) This development totally ignores the height or streetscape requirements described in the Wilson Street Secondary plan and area zoning. That alone should be reason for its immediate rejection.
- 4) A Retirement home is not permitted at this location.
- 5) The height and mass of the building are out of character with Ancaster. They will present residents and visitors with an eyesore when entering the village. It does not comply with the requirement to have new buildings "fit into the Village core".
- 6) The mature trees on this lot will be destroyed causing environmental degradation.

Trust this proposal will be summarily rejected and the applicants encouraged to submit a development sympathetic to the Village.

[REDACTED]

[REDACTED]

From: [REDACTED]  
Sent: December 24, 2021 10:12 AM  
To: Van Roi, James  
Subject: Amica building

Hi James, quick reply to our concerns  
Regarding this Retirement complex..

1. Traffic the biggest issue
2. Out of scale for Ancaster's downtown core.

I am not against developing property in Ancaster like severance or 3 storey building but this is not Plains Rd, and it would affect the ambiance of the old Mill too. Ancaster has an appeal to visitors because of its old town feel. This is the reason why we choose to live here..

[REDACTED]  
[REDACTED]

Thks, [REDACTED]  
Sent from my iPhone

From: [REDACTED]  
Sent: December 8, 2021 12:41 PM  
To: Van Rooi, James; admin@saveancaster.com  
Attachments: ATT00001.txt; a0.gif; a1.gif; a2.gif; a3.gif; b0.gif; b1.gif; b3.gif; c0.gif; c3.gif; d0.gif; d3.gif; e0.gif; solidline350.gif; VP\_LOGO.JPG

Hello Mr. Vanrooi

As as life long resident of Ancaster, I applaud your plan to add additional senior living to our town. As I age, I like having options to remain in my home town.  
However, the location, design and height of this Amica residence is extremely concerning!

The Wilson and Rousseau intersection is so congested as is, let alone adding a large complex that will definitely bring traffic to a halt. A project such as this requires space and it appears you are attempting to "cram" it onto a "postage stamp" sized lot!

I have seen pictures of the proposed design ... it would "fit" well in a larger city, but does not capture the uniqueness of our town! The Fire Grill and Coffee Shop designs definitely project more of the Ancaster heritage, but the 7 storey building overwhelms any positives you have captured. There is a reason for a 3 storey limit and that is to maintain a quaint atmosphere; unfortunately, this design missed the mark!

Perhaps it is time to go back to the drawing board, to seek a more appropriate location and redesign a residence that reflects Ancaster heritage values.

Thank you for your time.

Sincerely

[REDACTED]  
This awesome pic message was sent from a Virgin Plus phone.

From: [REDACTED]

Sent: December 23, 2021 8:30 PM

To: Van Rooi, James

Subject: Amica proposal

To whom it may concern

I request that you try and drive through the intersection of Rousseau and Wilson during rush hour now and imagine

what it will be like if you go ahead with your plans, a nightmare.

Please reconsider

Sincerely

[REDACTED]

Appendix "C" to Report PED22037  
Page 23 of 97

From: [REDACTED]  
Sent: December 13, 2021 8:25 PM  
To: Van Roi, James; admin@saveancaster.com; Ferguson, Lloyd  
Subject: Wilson Street Amica Retirement Home Opposition  
Attachments: SCI-Traffic-Report-Sept-2021.pdf

Hello,

My name is [REDACTED]. I am a McMaster student and a resident of Ancaster who relies on bus service along Wilson Street. I am writing in opposition to the plan to build a retirement home operated by Amica Senior Lifestyles at the Rousseaux/Wilson intersection.

Wilson street has traffic problems. This building will make them worse. Wilson is a narrow, two-lane street, lined by businesses which cars must slow down to pull into. It doesn't have the capacity to handle more traffic during rush hour. In response to this concern, A Transportation Impact Study was commissioned by the owner of the property where Amica's building will go. It states the following:

*"...the Wilson/Rousseaux intersection is operating **at or near capacity** in both the weekday morning and afternoon peak hours. In addition, there are **long queues** occurring at times in the busiest weekday hours on all four approaches to the intersection..."*

- (Page 4 section 4.2 of the attached report).

By their own reporting, this intersection absolutely cannot handle any additional traffic during peak hours.

Every day, I catch the bus at Wilson/Fiddler's Green and then take a connecting bus at Wilson/Rousseaux. Any slowdown in traffic could cause me to miss my connecting bus and be stuck waiting for at least 30 minutes before the next bus arrives. This already happens occasionally under current traffic conditions, which can only be worsened by Amica's oversized building.

Furthermore, this building plan violates zoning rules stating that buildings must be under nine metres tall, and that a retirement home is not an approved use for this location. I do not believe these rules should be amended. They are appropriate for the area and they serve to ensure that local roads are not overwhelmed.

**To summarize:** Do not amend the zoning rules, they exist for a reason. If you approve this plan, Wilson Street will become even more clogged and you will be directly responsible for adding an hour to my daily commute. Please do right by residents and deny this proposal.

Regards,

[REDACTED]

From: [REDACTED]

Sent: December 16, 2021 11:51 AM

To: Van Rooi, James

Subject: Amica retirement condo project at Rousseau and Wilson Street Ancaster

Mr. Vanrooi: As long time residents and tax payers in Ancaster, we wish to register our protest against the proposed Amica development. The size, scale and density of the complex is utterly inappropriate for what is already a busy congested intersection. Moreover, nothing about the project conforms to current bylaws and heritage guidelines.

High density developments like this should only be located in areas where they are in accordance with the official plan and bylaws.



From: [REDACTED]

Sent: December 23, 2021 10:18 AM

To: Van Roi, James

Subject: Building a retirement home/condo apartments at corner of Rousseaux and Wilson St W  
Ancaster

To whom it may concern

I am absolutely against any such development at the site of the former Brandon House in Ancaster.  
It goes against all rules and regulations for building at that site .

Traffic congestion is already over whelmingly out of control. It would be absolutely improper to add  
more people and cars there.

I hope you take this into consideration when making your decision.

Thank you.



From: [REDACTED]  
Sent: December 8, 2021 11:53 AM  
To: Van Roon, James  
Subject: 462 Wilson St E Development

Hi James,

Heard about the proposed development at 462 Wilson St E in Ancaster.

As a resident of Ancaster, I feel this is such a horrible idea to begin with. There are multiple reasons to avoid/cancel this development:

- 1) Village heritage will be destroyed with this change.
- 2) Traffic will be pathetic here if the proposed plan goes through. This intersection is already at capacity and going for a 6-7 storey would just add to the stress.
- 3) Removal of big trees - never a good idea.
- 4) The charm that the village has will be ruined by these tall buildings. Are we planning to become another Mississauga?

The city must not go ahead with this development. I have to my concerns against this development.  
Hope sanity prevails!

[REDACTED]

From: [REDACTED]  
Sent: December 17, 2021 2:07 PM  
To: Van Rooi, James  
Subject: wrong place for amica and condo

Dear Mr. Vanrooi,

I am extremely opposed to the application put forth by 'Amica' at Wilson and Rousseau Street in Ancaster. The reasons are multiple and include current zoning, congested traffic, infrastructure, heritage, pollution, etc. The building of the structure itself would be a nightmare, with regards to traffic interruptions, considering the small space.

Traffic flow is increasing daily and already a major problem in town, as well as a huge and growing problem up and down the escarpment/403.

The height limits are currently 2.5 storeys and this plan is for 7 storeys. Today and in the future no proposal above this should be considered at all. The area is not zoned for retirement homes, nor is it an appropriate location for one. I would never consider putting a parent in that location... **up against idling car fumes all day long!!** In their last meeting, Amica suggested that it is a great location because it is close to the village core and inhabitants can easily access such core. The majority of the residents would have great difficulty getting up that grade to the 'village core'. The allowed slope for such a development is 2.5% and the slope here is 5.71%.

I hear there is another condo building being considered nearby, and I want to add my disapproval to that too for the same reasons. There are **larger** properties available out by Walmart that would provide quality green space for the seniors home, and allow for higher, larger condo buildings, more parking spaces. The flow in and out of these buildings would be less of a hassle at the Walmart end of town, especially for large delivery trucks for the seniors residence.

Thanks for taking the time to read this.  
[REDACTED]

Sent from [Mail](#) for Windows

From: [REDACTED]  
Sent: December 24, 2021 11:18 AM  
To: Van Rooi, James; clerk@hamilton.ca  
Subject: Amica Development at 442, 450,454 and 462 Wilson St E.  
Attachments: clip\_image001.tiff; Amica RousseauxWilsonStE.docx

Clerk of City of Hamilton

James Van Rooi, Planning Department

City of Hamilton

71 Main St W

Hamilton, ON L8P 4Y5

December 24, 2021

**Re: Amica Development at 442, 450,454 and 462 Wilson St E.**

Official Plan Amendment UHOPA-21-023

Zoning By-Law Amendment ZAC-21-049

To Whom It May Concern:

I write to you today about the development at the corner of Wilson St East and Rousseaux in Ancaster.

The as-of-right zoning permits a 2.5-storey residential apartment building with at-grade commercial uses. The owner would like to increase this height to accommodate a retirement home or an apartment building of up to 7 storeys.

In light of the affordable housing crisis, I would suggest that any height allowance (one or two storeys more) be granted but that a majority of the increased height be planned and retained as geared to income affordable housing.

Parking minimums should be drastically reduced to reducing vehicular traffic and encourage active transportation. Sidewalks around the development should be widened to increase pedestrian safety.

Transit should be improved to Ancaster so driving is not essential for tenants.

Traffic calming should be provided by the developer on the adjacent streets to reduce the impacts of traffic as new tenants with cars will attempt to drive to Wilson St. East through the neighbouring streets.

The three 80-foot Norway spruces on Wilson St. East should be retained. They should be considered heritage trees in Ancaster.

This retirement home in Milton has the type of architecture that would better suit the heritage aspects of Ancaster and Wilson St. East.

Revera Birkdale Place

In keeping with subsections 17(35) and 51(37) of the Planning Act, I request to receive notice of any decision of Council related to this development proposal.

Thank you,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]



From: [REDACTED]  
Sent: December 8, 2021 12:02 PM  
To: Van Roi, James  
Cc: admin@saveancaster.com  
Subject: 462 Wilson St E Ancaster

Dear Mr. VanRooi,

I am writing about my objections to the Retirement Facility Plans for 462 Wilson St E in Ancaster. I live in Ancaster and drive past this property on Wilson St regularly on my way to work. There is no way this development is appropriate for this property for many reasons. This development is completely out of character for the neighbourhood. It will tower over the older homes and neighbourhood where it is situated and destroy the character of the area. What happened to Ancaster's By-law of a 3 story limit? Does the city think it does not have to honour this? There may be room on the actual property, but there is no room in the surrounding community or roads for the added stress this will put on traffic and the neighbourhood. The fact that the demolition of the Brandon House was sped through approvals before the community had an opportunity to provide input was abhorrent. Pushing this huge development through in an area of old neighbourhoods will further this dereliction of duty the City Planners owes to residents.

The intersection there already cannot handle the current traffic on a good day, but whenever there is an issue on the 403 Wilson St becomes even more clogged to a standstill, literally trapping residents from their daily activities. I have sat in this traffic all the way back to the Wilson St exit from the highway trying to take my children to school, and my children's bus has been late to school because of this back up along Wilson St from traffic trying to turn onto Rousseau St. Forget trying to get to the grocery store, bank, pharmacy along Wilson. This happens regularly. Clogging up Rousseau St with traffic from this development will make things worse not only along Wilson St, but in the neighbourhood behind it traffic will have to go through there to go back up into Ancaster. Again, this area already cannot handle the traffic through there currently. Is a traffic study not required before approving this? Because there is no way it would show that the area can support the added traffic.

With the other intensification projects the city is also considering along Wilson St, Ancaster is being set up for traffic gridlock daily. Please consider the impossible long term effects this will have on our roads! Is the city prepared to deal with this significant problem it will create for current residents? We will need a people mover to get anywhere along Wilson St! This is clearly not a well thought out or planned development. It's too big and too much! We are already overwhelmed. Please don't do this to Ancaster. Please don't do this to us!

Sincerely,

[REDACTED]

From: [REDACTED]  
Sent: December 13, 2021 8:03 PM  
To: Van Rooi, James  
Subject: ZAC-21-049/UHOPA-21-023 Reply  
Attachments: 20160609\_060403.jpg

To James Van Rooi, City of Hamilton  
Planning and Economic Development Department.

From: [REDACTED]

Dear Mr Van Rooi: As I live in proximity of the proposed development identified above I wish to make some comments which I hope, may be helpful to all concerned. I have been in the residential construction industry for over 55 years.

It is a good sign when companies choose to build in Ancaster, especially with retirement homes. The relative peaceful setting in the midst of an abundance of mature trees and many stone facades complements a small town feeling.

Yet we all know, that to keep this small town reality requires sacrifices by builders, and their expectation to meet a community's needs plus making the project financially feasible. Has a soil and rock study been preformed?

There was a reason why the house sat so high on the corner lot.

Furthermore, the traffic on that corner is already so congested seeing that it is the connecting traffic route of many commuters from Dundas/Hamilton West, McMaster University and Ancaster Meadowlands and the Lincoln Alexander Parkway. It would be completely unfair for pedestrians and drivers to deal with the restricted visibility of a 7 storey building to safely navigate this intersection. Has a traffic study been undertaken including emergency vehicles needed to service this proposed building? Are the owners aware that a possible future roundabout is considered for this intersection and part of their property would need to be expropriated?

Furthermore, the proposed building would interrupt a natural deer route. We don't like to impede progress and make good use out of a few lots but this proposal seems to overwhelm the serene atmosphere of a village core. Certainly, there must be a better location within Ancaster to build such a large facility without encroaching on this lovely community.

Thank you,  
God bless you

Attached is a deer in my backyard very close to the proposed development.



From: [REDACTED]  
Sent: December 10, 2021 5:01 PM  
To: Van Rooi, James  
Subject: Fwd: Proposed Official Plan Amendment/Zoning By-Law Amendment ref: ZAC-21-049 and UHOPA-21-023 address: 442,450,454 and 462 Wilson Street E

Mr Van Rooi,

I write to raise my objections to the application filed by this developer to change the bylaw and zoning to permit the use that they are proposing. This is completely inappropriate for this location within the village core of Ancaster. The Ancaster Wilson Street Secondary Plan, as it exists today, was written with the intention of protecting the heritage of the village core. The proposed use is not permitted. I object to any building within the village core being any taller than the existing bylaw and zoning permits. The property owner ought to have been aware of this when they purchased and amassed this parcel of land. I would also point out that the traffic level is much too heavy at peak hours to permit the proposed use and additional traffic that will occur because of any amended density.

Although the developer's submissions contain useful information, I would note that the notice sign posted on the property by the applicant is incomplete, due to the lack of making the general public aware of the existing planning and zoning requirements, and that it does not give proper notice of any public consultation meeting in regards to this application. I would ask that the applicant also post the specifics of what is allowed under the existing by-laws and zoning, so as to make the public fully aware of what is being requested. No date with due notice is set out on the posted sign.

Two years ago the owner made an extreme assault on the heritage of the Village of Ancaster by way of the egregious destruction of the Brandon House, which was situated on this parcel. There was little regard for the City of Hamilton, the Village of Ancaster, or its citizens and ratepayers. This development can not be "rewarded" with proposed amendments to the zoning and planning as already set out

The citizens and heritage of the City of Hamilton require protection from this form of wanton disregard of our sense of community.

I ask that you, and the City staff do not allow this to take place, as it is not in the best interests of the community.

Respectfully

John Wark  
54 Dydzak Court  
Hamilton, ON L9B 1W1  
905 971 2341

[REDACTED]

From: [REDACTED]  
Sent: December 22, 2021 6:48 PM  
To: Van Rooi, James  
Subject: Re Amica at the corner of Rousseaux and Wilson.

My issue with the proposed Amica construction is in line with the long held concept of maintaining a historical village atmosphere in Ancaster. Many newer buildings have purposely been built in the old style. Just as Hamilton has Westdale and Hess Village, Ancaster with its old stone buildings is worth preserving. Maintaining small quaint quarters within Hamilton is desirable as it makes our city more than just a conglomeration of streets without unique areas. Keep the Village of Ancaster a village of our history. It's good for Hamilton.  
[REDACTED]

Sent from my iPhone

From: [REDACTED]

Sent: December 24, 2021 9:56 AM

To: Van Rooi, James; admin@saveancaster.com

Subject: 462 Wilson St E- Amica

Good Morning Mr. VanRooi,

My name is [REDACTED] and I live on [REDACTED] in Ancaster. I am against the proposal of a 7 story retirement home Amica home in Ancaster since the traffic is already a nightmare and the building is simply too high! My commute to work and daycare is already brutal and the traffic in this whole area is already congested. Anyone with common sense can see it is a bad idea. I am 100% against this proposal and this project!!!

Thank you

[REDACTED]

From: [REDACTED]  
Sent: December 9, 2021 6:26 PM  
To: Van Rooi, James; admin@saveancaster.com; Ferguson, Lloyd  
Subject: Decline Amica's proposal: Letter from Residents

To The City of Hamilton

From Residents of Ancaster: [REDACTED]

We want you to use common sense and say "NO" to Amica's proposed development for Wilson and Rousseaux in the town of Ancaster. We both commute to work and experience the congestion that currently exists. We already must leave extra time in the morning to get through this area and rush hour in the evening is awful as well. Many times, we take Academy as an alternative to avoid the congestion and get onto Rousseaux. Imagine what Amica's development would do to the traffic congestion! It's not fair that those residents must deal with overflow NOW with the way things ARE and it would be horrible for that neighborhood to have to deal with this proposed mess of traffic.

Our parents are all living. They are ages 93, 83, 81 and 80. No way would we suggest that any of them buy into a building this size, in this location. It's dangerous to put slow moving people at the corner of a busy intersection. By the way, in cases where residents don't drive, where will the DARTS busses be stopping to load and unload? They leave their engines running and that means more neighborhood pollution.

Now for the reasons we moved here in the first place. We have always loved the small-town appeal of this village of Ancaster. That's why we settled here.

Currently the 3-storey limit seems to be working in some areas although even that takes careful planning. 6 or 7 storey buildings would darken the streetscape. Currently the sun shines on the street in the mornings, in this area. With the proposed building height, the street would be darkened until noon when the sun is directly overhead. Yuck.

Just decline the proposal. And do it on our behalf. Because we are the people who live and work here, and we don't want Amica's huge buildings in this location. Use common sense. Tell them to build somewhere else that is safer and less congested.

Sincerely,  
[REDACTED]

From: [REDACTED]  
Sent: December 8, 2021 9:17 PM  
To: Van Rooi, James  
Cc: Jeff Mahoney  
Subject: Amica proposed development in Ancaster village

Dear Mr Van Rooi,

There is always a feeling that those of us wishing to preserve a true village atmosphere in our places of residence are either against progress or they are 'nimbys'.

However, the historic value and life style which draws people to Ancaster in droves is not built on a desire to live where major progressive development is a primary issue ..... it is the charm and unique appeal of a brief glimpse into an era which was slower, simpler and warmer. A chance to live in a smaller, quieter, more neighbourly environment with local retail, restaurants and pubs where friends meet regularly and there is a feeling of real belonging.

The desire of City Planners to build bigger and better, grasping at financial advantage and improved tax bases, does not apparently consider such idealistic viewpoints..... and yet these old values are the very things which have drawn residents from the big cities and invited young families to settle where the business, stresses and social detachment of the cities don't exist.

Why on earth would any planners want to, bit by bit, eliminate all those elements of desirability and merely add to the apparently inevitable ruination and destruction of our past, replacing it with overbuilt, characterless monstrosities?

The proposed building at the corner of Rousseau and Wilson is appalling. Traffic is already busy in Rousseau but the entrance to Ancaster still remains charming. With a huge, absurdly tall and massive erected building on the corner where the lovely Brandon House was removed- at night covertly- is beyond comprehension. Is Hamilton City Council so completely unaware of what makes their City outskirts attractive ? Is the almighty dollar so vital that the landscape of Ancaster, the first settlement of Hamilton, is to be crushed under the lie of progress?

I am hoping sincerely that this proposal will be deliberated upon with considerably more care and attention than the moving of the fragile Marr-Philppo House from the place where it belongs on Wilson Street.

I am rarely moved or disturbed enough to write with such emotion. Ancaster was a real village when I first came in 1971. Care has been taken by many thoughtful, influential residents since that time to ensure that any new builds fit into the village scene.

Please keep our unique Ancaster village charm and put a stop to such inappropriate and incongruous development as is this above noted proposal.

Sincerely,  
[REDACTED]

Ancaster

From: [REDACTED]

Sent: December 23, 2021 5:48 AM

To: Van Roon, James

Subject: Amica Development – Ancaster

James,

I'm taking the opportunity to provide a comment regarding the impact of the proposed 7 story Amica development with first floor businesses at Rousseau and Wilson.

Concerns have been expressed regarding numerous very real issues related to infrastructure. My focus is on the very real increased traffic this development (?? proposed parking spaces) will add to the immediate (already overburdened and congested) location of Rousseau and Wilson, and will add onto Wilson street as these same cars travel to access goods and services along Wilson (already burdened with increasing traffic-noted in many other traffic reports) and/or to travel up Wilson to Academy or Church streets and add to an existing and very real problem of cut through traffic in the Maywood neighborhood to find additional access in/out of the area to/from the 403.

The suggested roundabout at Rousseau and Wilson won't solve this problem. Please note that within the same Ancaster node the following developments have already been approved or on the table for approval also adding to the traffic burdens outlined above- 1. The 6 story, 122 units, 177 parking spaces at Academy and Wilson 2. Wilson Mills, 393 Wilson, 12 townhouses approved 3. 335 Wilson, Notice of change 4. 289 Wilson, 18 units behind Walker Real Estate, approved 5. 223 Wilson, Valery Future Commercial development 6. Valery Condo development on Wilson across from Daly Drive

[REDACTED]  
[REDACTED]

Sent from my iPhone

From: [REDACTED]

Sent: December 9, 2021 10:30 AM

To: Van Roi, James

Subject: Amica Proposal, 462 Wilson St E

I love Ancaster and the privilege I have of being a resident here. The heritage of this community is what makes it so valuable. With the loss of Brandon House we now have the unfortunate situation of limited historical buildings facing Wilson Street. This is not a designated area for a retirement /long term care facility, not to mention a structure rising 7 stories high. We need to honour the zoning and Secondary Plan, set forth for Ancaster in 2013. Existing Wilson Street buildings will be dwarfed by this mohemith Amica structure!

An already congested corner at Wilson and Rousseaux cannot accommodate the additional volume of traffic.

Developers are currently constructing a 3 building Retirement/ long term care facility at Southcote and Gulf Link Road, we do not need another facility so closeby, especially on our main Street. Hamilton is so fortunate to have the historical Village of Ancaster. If you want to be part of the community, listen to the community.

Regards

[REDACTED]

From: [REDACTED]  
Sent: December 21, 2021 2:42 PM  
To: Van Rooi, James  
Subject: 442 to 462 Wilson Street East, Ancaster

December 22, 2021

Dear Mr Van Rooi

I am writing in response to the application for development at 442-462 Wilson Street East, Ancaster, Ontario for a seven (7) storey Amica Retirement Home or a six (6) storey Condominium building. This property is situated at the corner of Wilson Street East and Rousseaux Street which is The gateway to one of the oldest, historic towns in Ontario. The proposed building is completely inappropriate for this specific site as the design of the building is in no way respectful of the heritage and tradition of the Ancaster Village. This is a historically significant site in Ancaster and was a busy meeting and trading location used by the early European settlers and the Indigenous Peoples who lived in this area.

Another issue is related to vehicle traffic in the area. This building will lead to increased traffic volume at this already busy corner. Due to the placement of a traffic median close to the intersection of Wilson Street East and Rousseaux Street there can be no left turns at the exit of this building. This will require many of those exiting this building to turn right into Rousseau Street and then use the narrow neighbourhood roads to get back to Wilson Street East. This in turn will require the widening of the neighbourhood roads to make them safe. Who will be responsible for widening these roads, the developer or the City of Hamilton (That is the taxpayers)?

I am also very concerned about the services in this area and the existing problems we are currently experiencing with raw sewage flowing into the adjacent creek and the potential for contamination of the water supply.

Finally, due to its size, this will have a profoundly negative impact on the daily life of those living in Ancaster Village while it is being built and in the future. The development is completely inappropriate for this site and the application must be denied by the Planning Department of the City of Hamilton.

Yours truly

[REDACTED]

Sent from my iPad

From: [REDACTED]  
Sent: December 9, 2021 10:15 AM  
To: Van Rooi, James  
Cc: [REDACTED]  
Subject: The proposed Amica development in Ancaster

James, hello.

I see your current role as a City Planner is predominantly in land development and growth. I read, also, that you are from Barrie. I assume, therefore, you have a healthy respect for environmentally sound planning for land development, considering your lived experience with the impact of expansion and the recognition of the importance of the preservation of rural/agricultural lands and heritage of communities affected.

I also read that Jason Thorne, the City's General Manager for Planning and Development has emphasized a 'robust program' that includes designation and preservation of heritage buildings for the arts, culture and history of the city. Inasmuch as Ancaster is now part of the amalgamation with Hamilton, i would hope this commitment will be honoured as aggressive development plans are well underway here.

I contact you, James, to express concern and, in fact, outrage about the intended construction of Amica at Rousseaux and Wilson, a huge development affecting not only existing land space but the surrounding land, people and environment.

From a practical perspective, the massive structures planned for the demolished limestone Brandon House site will have a significant collateral impact on traffic, population and mobility. An entrance/exit on Rousseaux will complicate an already busy area leading to the intersection with Wilson Street (#2 hwy).

Also consider noise created by the increase in traffic volume, garbage and recycling management, increase in lighting required: all adding to a less than desirable situation. A potentially horrible situation, in fact.

From the perspective of Ancaster's heritage, the demolition of Brandon House was shocking. It had immediately and rapidly preceded (the day before!) Premier Ford's formal announcement to cease all construction because of the imposed Covid lockdown of early 2020. It has caused tremendous upset, sadness, anger, a lack of faith in our political leaders and a sense of betrayal to the people and the very fabric of our village's history.

The eastern entrance to Ancaster at Rousseaux/Mohawk and Wilson has for decades been a tree-lined, residential, welcoming one, a gentle welcome to the village. Over the decades, businesses have taken over private homes and small family owned businesses along Wilson Street. Commercial development now has completely changed the tone, the pace and the sense of place that was the village.

However, growth and the accompanying changes are inevitable. Judicious and respectful, informed decisions determined by City Planners such as yourself inform and significantly influence the decisions of the politicians elected to work on our behalf, the citizens of Ancaster.

The decision to support a huge Seniors' residence complex like Amica is horrifying, causing outrage and tremendous resistance by many of us who demand preservation not only of the buildings, part of the heritage of Ancaster but also respect for the environment. The Amica development will continue the apparent disregard of both.

If Amica develops this huge complex at this location, regardless of amendment to size and height (SIX storeys??!), it will have a significant impact on the very nature of the Ancaster community.

Please use your experience and a consideration for the people who live and have lived here for decades, many, like mine (Clifford/Milne/Farmer) go back to the mid 19th century. Please stop this development. Get beyond the notion of growth and expansion that will change and destroy the spirit of Ancaster and its history.

Let your name not be associated with such disregard. Uphold the expressed commitment to history and heritage.

I fervently ask for your support.

Stop this Amica development at this location.

/█

From: [REDACTED]  
Sent: December 9, 2021 11:51 AM  
To: Van Roi, James  
Cc: [REDACTED]  
Subject: Ancaster citizen complaint Re proposed Amica or condo build on 462 Wilson Street East site 2691893

Good Morning,

I'm writing to you regarding the proposed building site GSP Group (2691893) at 462 Wilson Street East in Ancaster. The Amica retirement proposed site that is out of compliance for both scale and use in this zoned area.

There will be a huge out-roar from the residence of this quaint town that does not by any means want to be turned into Hamilton west. Would such behaviour in building code negligence ever take hold in Niagara-on-the-Lake ... I think not!

Should this be pushed through myself and plenty of Ancaster residents will seek to have our taxes match those of Hamilton because in essence that is what we are now becoming ... Hamilton West.

If blatant disregard for Ancaster is going to continue we will start a petition for a reversal of the amalgamation. Also we will seek a councillor(s) who will help to protect and save the historic charm that draws visitors and its residence alike.

Lest we forget we are in the heights of a climate EMERGENCY, let us not be foolish and move forward without listening to the science experts regarding any new builds and the effects on the surrounding area. This is why the world is in the emergency state today is because the scientific evidence and citizens were ignored. Please stop thinking in terms of dollars and not sense.

We do not need two giant retirement establishments within a short distance of one another in such a tiny town. The roads here are already over burdened in rush hour or a wreck off the 403. It becomes a back logged nightmare without adding the heavy burden these large scale businesses will add.

Truly Concerned Residents,  
[REDACTED]

Sent from my iPhone

From: [REDACTED]  
Sent: December 8, 2021 10:57 AM  
To: Van Roi, James  
Subject: Amica application @ Wilson and Rousseau Streets

Hi James

I am writing as a long time resident of Ancaster since 1977 and am against this project.

Impact on traffic will be horrific on this already congested corner.

The elevation and height visibility entering The Village on Wilsons incline will be an ominous eyesore.

Setbacks and retail underneath are a must as we see in Aldershot to make out downtown work.

Better restrictions to how facades should look need to be approved and controlled to conform to our Unique Village Historical theme.

Height restrictions need to be absolutely maintained to current 3 Storey. This will set a dangerous presidence if approved and there will be no turning back by developers that live here but care nothing about how Wilson Street reflects our History.

I am not against growth and new structures but strongly encouraged a moratorium on building on Wilson like Burlington has done on Brant and Lakeshore to stratigize a long term plan for what is best suited for the retail and residential landscape along Wilson proper.

Quick passage of this horrible structure will swiftly end a lot of political carriers in its wake next election.

There are a lot a angry people that are rallying to save the Town we live in.

Respectfully

[REDACTED]

[REDACTED]

[REDACTED]

Sent from my Galaxy

From: [REDACTED]  
Sent: December 15, 2021 10:42 PM  
Fw: Response to Application for Amica/condo development at 442-462

The second pdf is the map of the topography of the slope of Wilson Street - including the sidewalk - beside this development. The slope on the hill is 5.71%. The allowed slope for such a development is 2.5%. Being more than twice the maximum standard, the street there is hazardous for both pedestrians and traffic. It is anticipated that frail seniors - many with mobility and cognitive challenges - living in either the Amica building or the condo development will be navigating this street.

The third document maps the route of the sewage wastewater pipe, which will carry the effluent from this development down the escarpment to the pumping station in the valley below on Old Dundas Road. From there it will be pumped back up the escarpment to Rousseau Street in a force-main pipe, and travel to the Woodward Avenue Treatment Plant in the east end of the city. This sewage transportation system does not appear to have the necessary capacity to do the job (see the report for more detail). As you may remember, during this past summer the basements of homes in the valley near the pumping station were flooded with sewage, and the Councillor advocated for an outlet relief pipe into Ancaster Creek. Now we understand why a little better.

There is also a section in the review on traffic, with some suggestions about issues and the need for further data on collisions, personal injuries, traffic violations and delays to first responders such as fire and paramedic, none of which is included in the developer's Traffic Report. If you want to use this critique to form your own comments, please do so.

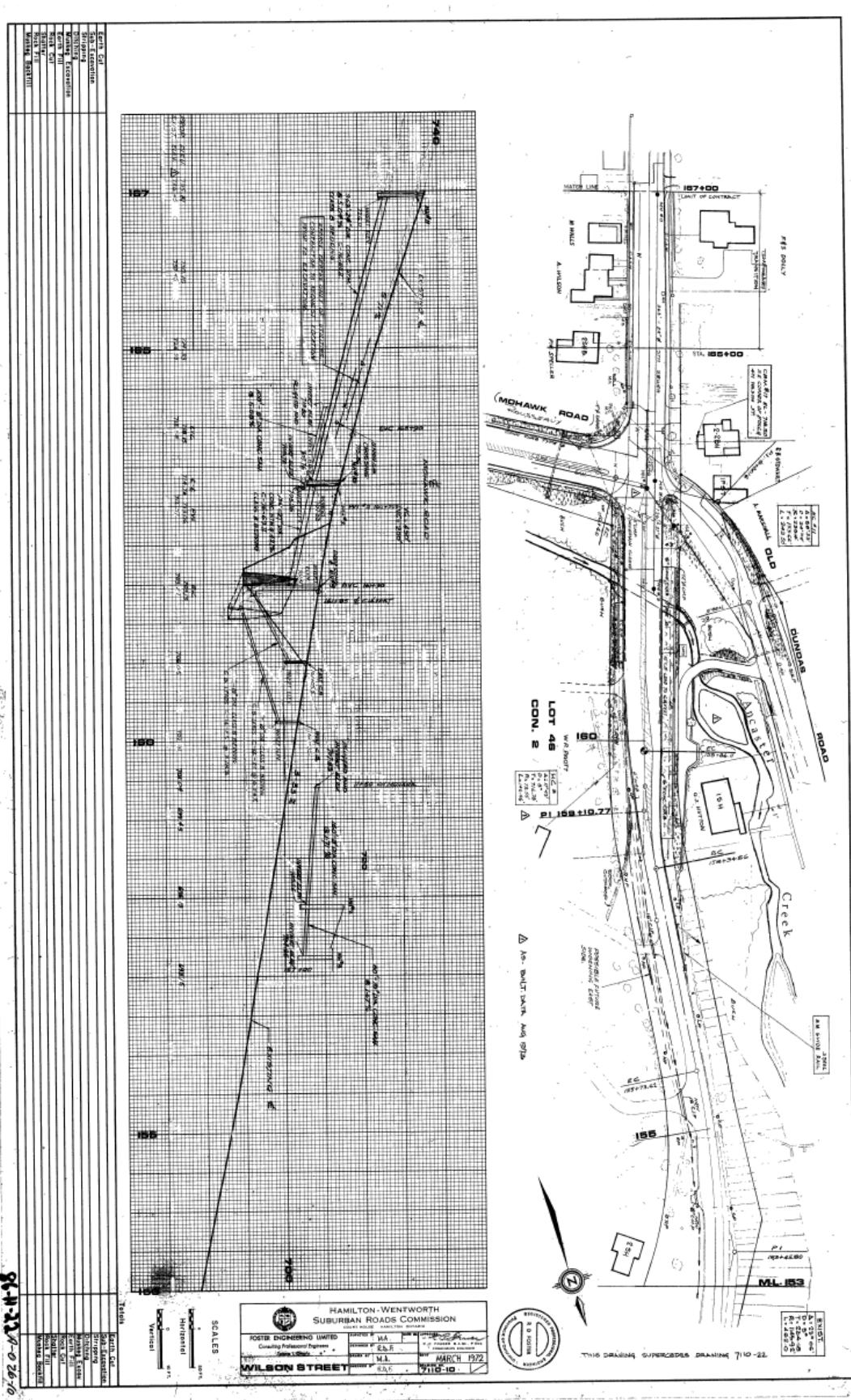
Living in town since 1977 we see the impact traffic has on this corner now and it is past its maximum load of traffic for such a irresponsible project to even be considered.

Against this project like most other people in Ancaster

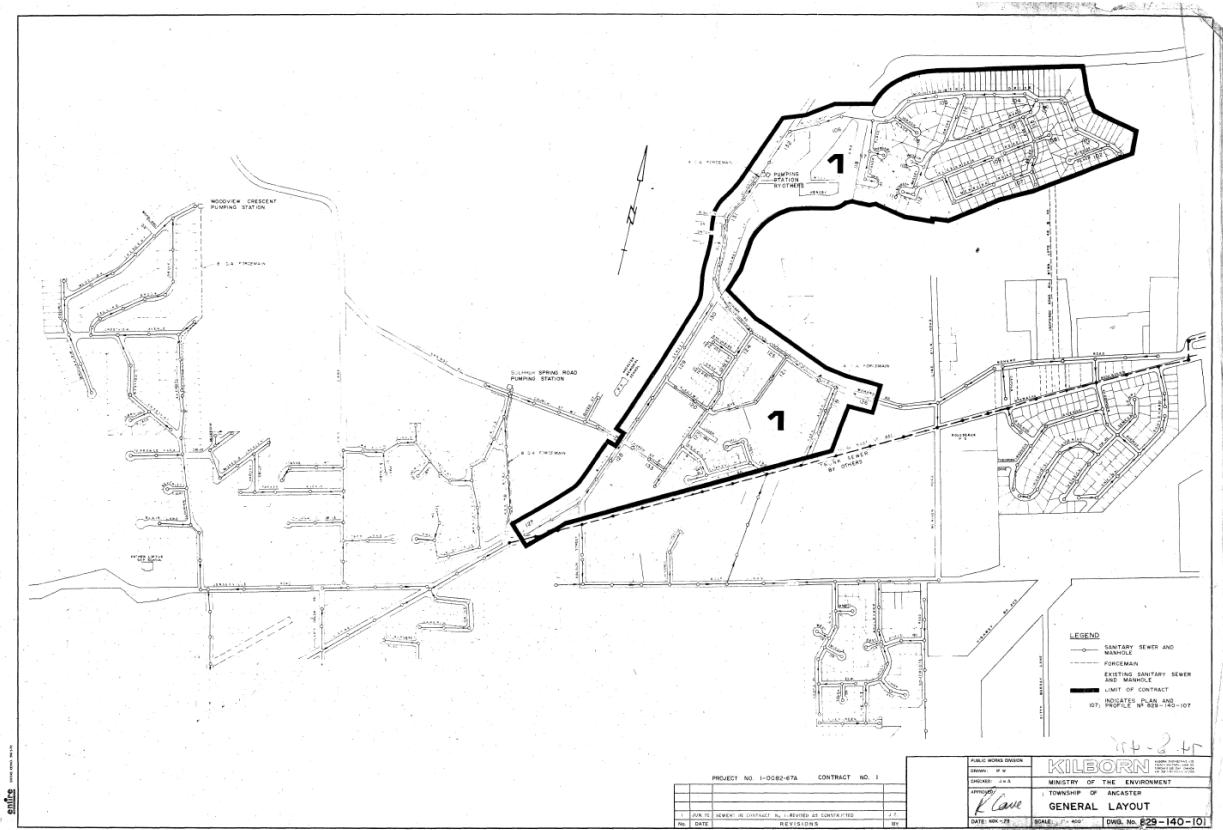
We are fed up with the city not listening to what they were voted in for and we won't put up with this pandering to rich Ancaster developers next election if current bylaws are not adhered to.

[REDACTED]

Appendix "C" to Report PED22037  
Page 48 of 97



Appendix "C" to Report PED22037  
Page 49 of 97



From: [REDACTED]  
Sent: December 13, 2021 12:07 AM  
To: Van Roi, James  
Subject: Proposed Amica development - corner of Wilson Street/Rousseau Street in Ancaster

Dear Mr Van Roi

I'm responding to your request for public opinions before Dec 23 regarding the above proposed development by Amica for a retirement home on the corner of Wilson Street/Rousseau Street in Ancaster or failing that application, a six storey mixed used building including 161 units.

As a resident of Ancaster, like most residents, I was appalled to see the Brandon House torn down last year, a property that was deemed the Gateway to Ancaster, a fine example of period stone architecture. I was even more aghast to see what was proposed on that site when I attended a virtual meeting held by the developer. The rendition put forward to Hamilton Planning is just so totally out of character for the village of Ancaster, it goes against everything that has been set in place in 2013 to protect the development of the village, as set out in the Ancaster Wilson Street Secondary Plan. A 7 storey building, in an area zoned for a maximum of 3 storeys is not ok. Furthermore, the zoning does not permit a retirement home to be built in that location. We already have quite a few large retirement homes in the town, with another large development already underway on the corner of Southcote and Golf Links Road. The need for such a building in such a location is totally inappropriate. That corner is already heavily congested throughout the day, there have been many proposals to improve traffic flow in that intersection because of the intensity of traffic with long line-ups particularly during rush hour. Both options for that corner seem totally inappropriate height wise for the beginning of a heritage village. Both options will inevitably create more traffic, from the perspective of the retirement home from visitors, deliveries, workers and from the condo perspective, 161 units will mean more cars in an already difficult to maneuver intersection. As the current focus is on the Amica retirement development I will emphasize that this location is totally unsuitable for such a large imposing building. Such a building would be more suited at the other end of town closer to Walmart where all the new infrastructure is in place and growing to serve that community. The Wilson/Rousseau St intersection is difficult enough to navigate when trying to cross to catch buses so would certainly not be pedestrian friendly for elderly residents.

I truly hope Hamilton City Planning can come to their senses and not give in to developer's wants but to respect the zoning bylaws in place for a reason. There is so much potential to create a streetscape that we can be proud of, that respects Ancaster's heritage and to seek developers who will sympathetically create a vision in keeping with that history. Other towns such as Dundas, Grimsby and Niagara-on-the-Lake have managed to preserve their heritage and kept their downtown cores respectfully within permitted guidelines and have built larger properties such as this proposed Amica retirement home on the outskirts of their towns. We need to do the same and not let Ancaster heritage village become awash with overly tall buildings sprawling along Wilson Street.

This is not something that should be rushed through at the eleventh hour. I hope that you will take note and listen to the public, residents that live and work in Ancaster, that are so worried that the vision before us is something likely to destroy Ancaster. It's ironic that we have a residential Monster Home

**Appendix “C” to Report PED22037  
Page 51 of 97**

Bylaw in Ancaster yet are accepting proposals from developers wanting to overbuild commercial properties. Senseless!!!!

Regards

[REDACTED]

From: [REDACTED]  
Sent: December 22, 2021 10:03 AM  
To: Van Rooi, James  
Subject: Brandon House Site

With regard to the Brandon House Site/Proposed Amica Compound:

1. They have stated that this building is 'Special' because they will use the reclaimed stone from the Brandon House. How is this "Special?" Anyone can get reclaimed stone/brick, and no one will know or care from where it came.
2. They say they have gone to "Great Lengths" to be thoughtful of the 'GATEWAY FEATURE OPPORTUNITY,' as that's how it has been designated. This tells me they're just taking advantage of this label to sell the city counsellors on the idea that they are being thoughtful; while they suck as much income as they can from this site.
3. It's setback 3 meters from the sidewalk and 8.2 meters into the 'Courtyard Facade' to promote a desirable public/pedestrian openness/welcoming. That monstrosity is the most unwelcoming building I have ever seen!
4. The front entrance; which I will add, seems to be more on Rousseaux Street than on Wilson Street, which likely has different rules/bylaws (Oh wait, builders don't have to adhere to bylaws. I forgot.) than if it's fronting onto Wilson; 'speaks back to the village' with its arched main entrance in only 3 stories to help ease it into the community. How does it 'speak?' Is it supposed to be trying to hide the 7 stories behind it?
5. The site is "UNIQUE." How many times have we heard that?
6. The retaining wall will remain in front of the Montessori building to interact with the public, so that the larger building will FADE into the background.....not sure how you can say a 7 story building will FADE into any background. How does a retaining wall help people to interact?
7. They will 'grade the land in a sensitive manner so that it will be a cohesive place for the residents of Ancaster to congregate. Along with the appealing water feature to emulate the waterfalls in the area and promote a gathering area near the front door.'.....on the busiest intersection in Ancaster?
8. They say they have gone to Great Lengths to address a nice experience for pedestrians, but when asked about it being an unsafe place because of the intersection, they basically said, 'well Amica will deal with that.'
9. They said, 'Amica is selective and wants the best site, in the best community. Amica accomplishes less traffic and less noise.' Really? How do they do that?
10. 'Amica is the Bentley in LTC and it checks the boxes of concerns in the community.' Not so far!
11. 'It has a secondary mixed-use plan and will listen to the community.' Again, not so far!
12. The proposed building has only 1 parking space for every 3 residents. This means more parking on the narrow (and soon to be more used) neighbourhood streets. These are some of the community concerns NOT addressed yet.
13. They have listed the courtyards at the back as being 'Animated Spaces,' (Will we see Mickey Mouse and Donald Duck?) so that the residents can see Life and Nature'.....but they're cutting down all the trees!

The bottom line is.....The developer has bought this land knowing that the height limit is 9 meters/2.5 stories. He's asking for 7 stories and is likely hoping to get 5, but I say, "You knew the height bylaw when you bought the land, and if you say, 'Well it's not economically Viable if I don't get what I want.' Then I say, "You've made a bad investment."

Sincerely,

[REDACTED]

From: [REDACTED]  
Sent: December 23, 2021 10:57 AM  
To: Van Rooi, James  
Subject: Proposed proposed Official Plan and Zoning by-law Amendment applications for 442 – 462 Wilson Street East  
Attachments: Amica proposal comments submission.odt  
Dear Mr. VanRooi;  
Please find attached my comments on the above-noted proposal.  
[REDACTED]

Mr. James VanRooi, Urban Planner  
City of Hamilton  
71 Main St W  
Hamilton, ON L8P 4Y5

December 22, 2021

Dear Mr. VanRooi;

**Re: Proposed proposed Official Plan and Zoning by-law Amendment applications for 442 – 462 Wilson Street East (the “Site”):**

This letter provides my initial comments regarding the above-noted submission and supporting documents, in response to the City's invitation to comment.

First, I support fully the remarks of Dr. Maton on behalf of the Ancaster Village Heritage Community in relation to the various issues he raises, including:

- heritage
- the existing community landscape, structure and functioning.
- Safety and emergency services
- traffic
- servicing.

The incompatibilities and non compliances with the Ontario Heritage Act, Secondary Plan and Provincial Policy Statement (PPS) are numerous and significant. Surely the sheer number and significance of the variances and exceptions to current policy that this plan(s) require would make them as submitted nonviable without substantive re-design? Without re-iterating Dr. Maton's specific remarks, my comments below highlight some of the traffic and servicing concerns in a broader context.

Second and inter-related, the existing constraints associated with the site conditions and its location are either not recognized or are not properly considered. The significant slope across the site, grading and

construction management, drainage management including outlet to a coldwater stream, Ancaster Creek, immediately downstream of Rousseaux Street all present significant challenges.

In addition to stringent site management and substantive modification, these site characteristics require consultation with external agencies such as Hamilton Conservation Authority (HCA), Ministry of Environment, Conservation and Parks (MECP), Ministry of Natural Resources and Forestry (MNRF) and possibly the Niagara Escarpment Commission (NEC). Permits will be required at least from HCA and MECP.

Third, I'm aware of the City's approach is to evaluate development submissions on a site-by-site basis, however I think it is appropriate to consider so large a development proposal in a broader context. AS outlined below, the Provincial Policy Statement requires this specifically in relation to infrastructure and servicing among other things.

Specifically, existing infrastructure limitations should be explicitly stated and quantified, and then integrated more thoroughly into the assessment of the implications of the proposed development. A clear understanding of the capacity and lifecycle of the existing infrastructure is not presented in the technical reports, weakening the assessment of further demands flowing from the development. Defaulting to the secondary plans designation of the site for Mixed Use-Medium Density to assess impacts of the proposed development on traffic and servicing is not appropriate if the existing infrastructure is already at or over-capacity.

The fact that many of the guidance and planning documents are dated is worth noting and has a bearing on the assessment of impacts of the proposal. Finally, there are several other provincial policies that address current site issues that warrant consideration in the assessment of the implications of the development. Key among them is climate change.

#### **Project Rationale:**

The proposed development plan(s) is ambitious to say the least. The domineering presentation to the public with statements like its either one plan or the other is not appropriate. The rationale that the development is not viable economically unless it is approved as designed with all of the requested variances and policy amendments is not remotely defensible. The 'sneaky' destruction of the iconic Brandon House and the bullying 'done-deal' presentation attitude are not a good start toward engendering community support for the proposal(s).

I may have missed it, but it does not appear that the submissions clearly identify **need** for this development. Particularity in light of the massive retirement and care home being built at McNiven and Golf Links, a clear assessment of need appears warranted.

#### **Dated guidance documents:**

A simple illustration of the urgent need to update current planning documents **before** any new development applications are approved: The *Ancaster Transportation Master Plan* was prepared in 2011. The population of Ancaster used at the time of the study in 2006 was 33,170. The projected population for 2011 was 36,000, and for 2031 – the planning horizon of the study – **39,000**. The **current** population of Ancaster as of November **2021** is **40,557**.

It is also worth noting that many of the recommendations in that dated study – including the need to address the Wilson Rousseaux intersection – have not been addressed, and interesting that the City did not initially identify a traffic study as being one of the study requirements for the proposal.

The guidelines and policy documents referenced in the Functional Servicing Report (FSR) are also dated:

Ref. 1: MOE Stormwater Management Practices Planning and Design Manual (Ministry of Environment, March 2003)

Ref. 2: City of Hamilton Storm Drainage Policy (2004)

Ref. 3: Erosion & Sediment Control Guidelines for Urban Construction (December 2006)

Ref. 4: City of Hamilton Criteria and Guidelines for Stormwater Management Infrastructure (September 2007)

Ref. 5: Engineering Guidelines for Servicing Land under Development Applications (City of Hamilton, December 2012).

Although many of these documents have not been updated, current and state-of-the-art practices have continued to evolve over the years and should be more explicitly recognized. There are more current Erosion and Sediment Control Guidelines in wide use provincially (e.g., TRCA/CVC Manual). In all cases, the recommendations of these guidelines also require updating and modifying to reflect the climate change.

**Comprehensiveness of guidance documents as a basis for assessing impacts of the proposal:**  
The *Ancaster Transportation Master Plan* is just that – a master plan. It presents motherhood objectives and general recommendations, addressing the Level 1 and 2 requirements of the municipal *Class Environmental Assessment* (Class EA) process. Proper assessment of implications of development on infrastructure – including transportation, servicing and stormwater management – requires completion of the five process phases. Phase 3 looks at actual implementation of the preferred solution, and is critical to assessing the implications / impacts of new development and intensification on existing infrastructure.

The Wilson Street Secondary Plan in the City's Urban Official Plan and amendments are not comprehensive implementation documents. The preferred development alternative is presented and development designations mapped, however there is no assessment of its impacts or identification of required mitigation measures and specific site plan level studies (other than for Area A). Most importantly, there is no cumulative assessment of the impacts that would result from implementation of all of the designated development.

I appreciate that it is not the role of the developer's consultants to update and detail the City's guidance and policy documents, although they are well aware of proper, current planning and design standards provincially. These standards and requirements should be recognized and used to plan, design and assess the development. It is the City's job to ensure a development proposal of this scale is assessed properly considering existing conditions in this area of the town. The concept of assessment of cumulative effects does not appear to be foremost in the City development planning realm, however it is a long accepted requirement provincially and federally and embodied in good planning.

**Basis of comparison / assessment of impacts:**

Both the traffic study and the FSR use the current zoning (Mixed Use – Medium density) and the standard density this designation allows as a basis for assessment or comparison of traffic and infrastructure impacts of the proposal. It is too simplistic to just fall back on the Mixed Use-Medium Destiny designation of this area (and the majority of the Wilson corridor through the town core) as a permitted baseline and basis to assess impacts of the development. The presentation of the impacts of their proposal as being lower than those of the type of development and density 'allow' under the designation is inappropriate if those impacts are unacceptable because the current infrastructure constraints are not considered.

**The existing infrastructure capacities need to be clearly identified in the technical reports.** Comments below are relevant in relation to the PPS requirements. As Mr. Maton details in his submission, the recent sewage back up into residences on Old Dundas Road would suggest an existing wastewater system capacity issue **now**. It is **not** appropriate to consider direct discharge into Ancaster Creek when flood events occur (not the least because this contravenes provincial and federal legislation). Nor is it appropriate to burden taxpayers or those downstream residents with future incidents and upgrades/expansions as a result of new development.

The Traffic Report does recognize the critical constraint at the Rousseaux/Wilson Street intersection and the already significant cut-around issues through Lodor Avenue. As noted, this intersection capacity issue has been well documented since the Master Plan study in 2011. Their recommendations for consideration of changes to the light timing mechanism and traffic slowing measure through the Mayfield community are a good first step. However it is not clear whether these solutions are actually implementable and how well they might work. Arguably, these solutions are already long warranted to address current issues without adding further to those issues. The implementability and effect of these possible solutions in addressing the current issues requires assessment **before** contemplating approval of a plan that **will** compound the existing problems at whatever level of additional traffic and water system burden.

As Mr. Maton describes, the right out only solution may help to alleviate additional burden on the intersection, however it only pushes trips back into town right up through the Mayfield community that is already facing this 'cut-around' issue.

The broader traffic constraint that is left unmentioned and appears to be ignored in all the the City's planning documents is that **Wilson Street is a major constraint to almost any new development in the town**. It remains the only link through the length of the town. Traffic cannot get in or out of town without traveling along it, without taking winding, local roads through the escarpment into Dundas. It serves as a 'service road' for Highway 403 during accidents. Emergency services must move along it. Any additional traffic burden presented by any new development requires assessment in the context of these limitations.

**Projection of numbers in isolation:**

I cannot comment on the accuracy to the demand numbers presented by traffic study and FSR, other than to note that the estimated 13 and 39 trips in and out of the facility in AM and PM peaks seem a bit low. Regardless, the forecast numbers are only estimates. Those numbers and impact generation should

incorporate some level of “sensitivity analysis” and “contingency” planning. Even if accurate ‘averages’, they will occur within a broader range of trips, the upper end of which should be recognized and planned for. Further, underlying conditions and assumptions might vary from those used in initial projections; incorporating sensitivity analysis would address some of those uncertainties. The comments below regarding climate change are a case in point regarding known condition changes.

Again recognizing that the City does not appear to promote comprehensive consideration of development in favour of site-by-site review, it is simply responsible planning and design practice for a proponent to consider the broader setting and characteristics of the project site. **The impacts of a single development are rarely fully contained; one of this scale and massing will have far ranging implications on the surrounding area and already heavily burdened infrastructure.**

**Maintenance and monitoring:**

Monitoring throughout and following construction is a standard tool used to manage development and prevent or remediate potential impacts. Monitoring also provides a level of comfort to approval agencies and the community that impacts will be managed at an acceptable level. These measures need to be integrated into the assessment reports now or at least recognized as pending in subsequent submissions. The monitoring plan may not be required at this stage of review, however **a clear commitment to develop a monitoring plan and a summary of the aspects it will address should be included in the submission and various technical documents.**

A **more comprehensive erosion and sediment control plan** incorporating monitoring and reporting measures needs to be developed at the appropriate stage of plan review, well prior to approval. The slope across the site, extent of grading for underground parking and stormwater tanks and coverage of the site will make erosion and sediment control challenging. The consultant will know this, however specifically describing and recognizing these site conditions and associated requirements in the recommendations would provide some assurance that they will be addressed properly.

The FSR notes that the **oil/grit separators and filters require regular maintenance**. This maintenance requirement has long been a concern to their use since maintenance is very often lax. They don't function well if at all without maintenance. There is no back-up. While it may not be appropriate to set up the necessary maintenance / monitoring schedule and responsibility plan at this stage, the need for one needs to be recognized and incorporated as a recommendation for detailing at some stage prior to approval (e.g., as a condition of approval).

**Other relevant policy:**

Among other provincial and federal policies, the Provincial Policy Statement (PPS) clearly identifies the need to integrate **climate change** into current community planning and infrastructure design (S 1.1.1i, S 1.6.6.1). MECP has a range of similar policies. The implications of climate change should be very obvious to anyone making decisions after the past year if they weren't before. The Old Dundas Road sewage back-up is a clear local example. Climate change considerations have a major bearing on site servicing and stormwater management at this site (and elsewhere), as well as on grading. Yet, the FSR (and the planning documents) does not mention climate change.

Building on comments above, **the assessment of the impacts of the development on existing infrastructure require a current and thorough understanding of existing conditions and infrastructure**

**capacities, culminating in a statement of existing limitations. This assessment requires integration of climate change considerations.** Storm events are larger and more intense and frequent than they were historically; if the historical patterns remain the basis for current modeling, planning and design as appears to be the case, this needs to be rectified.

Are the stormwater tanks and discharge system being designed to accommodate runoff from the current and future storm regimes? Is the stormwater discharge system connected to the waste water system so that waste overflows can occur with large, high intensity storms as they do now? Increased frequency means storms may occur close together or back to back, providing insufficient time to drain the stormwater tanks and pipe / pumping systems. Is there sufficient capacity to accommodate this likely scenario?

PPS policies such as 1.1.1 g) require ... “**necessary infrastructure and public service facilities are or will be available to meet current and projected needs**”. 1.6.1 “**Infrastructure and public service facilities shall be provided in an efficient manner that prepares for the impacts of a changing climate while accommodating projected needs**”. It is not clear from the submitted technical reports that this is the case. Again, the FSR does not mention climate change. Nor do the City's guiding planning documents see to recognize these requirements.

The capacity of existing infrastructure and servicing to meet **current needs** needs to be demonstrated before contemplation of any additional development. As this does not appear to have been done, it needs to be done now, and then the **projected needs** can be assessed to demonstrate that there is remaining capacity to meet those needs. Again, those assessments need to integrate specific consideration of the impacts of climate change and future uncertainties.

Stormwater, following treatment and control, is to be released to the existing swale along the east side of the site, which flows directly into Ancaster Creek, which is within the Niagara Escarpment Plan Area boundary. The location of the swale and its drainage area in relation to the adjacent property owner requires specific recognition. Climate change and contingency planning need to be specifically considered in relation to the design and management of this discharge to the swale and Ancaster Creek. Periodic overages etc. are not acceptable, particularly given the coldwater status of the stream and its sensitivity to further impact, and its location immediately adjacent to Rousseau Street).

The impacts of uncontrolled runoff discharging to the stream are long evident throughout Ancaster Creek. Trout Unlimited's heroic attempts to repair damaged habitat are already challenged by ongoing impacts. The federal Fisheries Act, Hamilton Conservation Authorities regulatory policies and provincial fisheries and habitat protection policies all protect the stream and its habitat and fish from further damage.

AS noted, consultation with these agencies will be required at some stage of the design and permitting process. **These agencies require recognition in the technical reports. Anticipated future permit requirements**, at a minimum from HCA and MECP, also require recognition in the reports.

The PPS (1.6.6.1) that “Planning for *infrastructure and public service facilities* shall be coordinated and integrated with land use planning and growth management so that they are:

a) financially viable over their life cycle, which may be demonstrated through asset management planning; and

b) available to meet current and projected needs”.

1.6.6.6 states: “Subject to the hierarchy of services provided in policies 1.6.6.2, 1.6.6.3, 1.6.6.4 and 1.6.6.5, planning authorities may allow lot creation only if there is confirmation of sufficient *reserve sewage system capacity* and *reserve water system capacity* within *municipal sewage services* and *municipal water services* or *private communal sewage services* and *private communal water services*. ....”.

Addressing these requirements in their review is the City's job, however the proponent and their consultants need to recognize these requirements in their analyses.

The PPS (1.6.2) also recommends that planning authorities promote green infrastructure. I may have missed references in the technical documents, however if not, appropriate techniques should be considered to offset at least some of the density and imperviousness of the plan.

In summary, someone who knows this site and was shown this plan without prior knowledge would very likely find it astounding that it ever saw the light of day:

- The number of non-compliances with City and provincial planning policy alone would support this conclusion.
- Using the density allowed by the Mixed Use – Medium Density planning designation to suggest the design and its traffic and infrastructure burdens are acceptable is irresponsible.
  - That it could in any way be argued that any additional traffic is acceptable at this site is astounding to anyone who drives through this area, or cuts around it through the Mayfield community.
  - That the proposed sewage and stormwater systems will address management of wastewater and runoff effectively without effects on the current systems is highly suspect given current issues. Climate change is not even recognized, let alone planned and designed for.
- It can be argued that the implementation of the PPS and other relevant broader policies is the City's role in reviewing the proposal. However, the technical reports would be vastly more acceptable if requirements were incorporated into their analyses or at least recognized as commitments for assessment at the next stage of the proposal. Ultimately the City needs to do their part, relying on technical review and without letting politics and City coffers dictate approval.
- The report recommendations need to recognize future requirements, including agency consultation and anticipated permit requirements, and that more detailed analysis, management and monitoring plans required to fully defend the proposal will be developed. A series of commitments for completion in the future is a standard of a good planning and

preliminary design submission. Some careful consideration as to whether all of these requirements can ultimately be met would be wise, now.

Yours truly

A solid black rectangular box used to redact a handwritten signature.

(local long time resident)

From: [REDACTED]  
Sent: December 22, 2021 11:00 AM  
To: Van Roi, James  
Cc: admin@saveancaster.om  
Subject: Amica on Wilson St. Ancaster

I am writing to express my displeasure at the possible prospect of permitting the proposed Amica development on Wilson St. In Ancaster.

I grew up in Ancaster in the 1950s and 1960s on then Highway 2 and currently live on Wilson St. There is a character in the village fashioned by the old buildings and long history of the area. Over the years the planning departments have preserved this character by limiting the height of new developments to about 9 meters. The proposed building is significantly higher. The approval of the new height as a result of rezoning, would open the gates for all developers to use the increased height. Small high rise buildings are not in the character of Ancaster.

There is clearly opportunity for increased urban expansion in Ancaster. Such opportunities do not, however, need to be undertaken through significant rezoning permitting the destruction of the character of Ancaster. It would then be a case of the community abiding by the developer desires, rather than the developers abiding by the community desires. Evidence of community desire was recently expressed in Hamiltons urban expansion comment solicitation. The planners and developers need to listen to the community.

The proposed development would certainly add to the traffic in that area - an area that is not particularly designed to handle an increase in exit traffic - left hand turns to Wilson St .W. would become most problematic. Wilson St. E. is now very heavily used and with further urbanization just along Wilson St. W. the congestion can only become worse. What plans are in place in the coming years for the resolution of this traffic congestion? Heightened building codes can only escalate this issue.

I can only assume that the sewage and drainage infrastructure in the area are sufficient to handle the increased load of a large seniors residence. I clearly recall the effort required to add to the sewage infrastructure down Wilson St. W. to accommodate the inadequate planning done during the development of the Ancaster Industrial Park off Tradewinds Dr. - a clear case of accommodating the developers and desire for additional tax revenues while leaving the costs of correction to subsequent administrations.

The removal of the older trees on the property would be most unfortunate. Understandably a couple would need to be removed for buildings but to remove all as per the plan is excessive - again it would be

for the developers convenience. I would compare the site to that the one on GolfLinks Rd and Southcote Rd where the property has been essentially clear cut. The ultimate planting of a few new trees does not compare. The move of the existing old building will most likely be destructive in nature - studies of that are underway. Again the character of the village is being put at the back rather than the developer using the existing and working to incorporate it. The buildings across from St Johns Church, while new, have incorporated the character of the village - a pleasant sight.

I sincerely hope that the development can be restricted and incorporate the existing character of the area such that Ancaster continues to be a more modern version of the old village.



From: [REDACTED]  
Sent: December 17, 2021 1:11 PM  
To: Van Rooi, James  
Subject: Against Amica/condo application Wilson and Rousseau Street

Dear Mr. James VanRooi

I hope this email finds you well and you and your family are healthy and happy during this festive time of year. I am writing in regard to Ancaster, a town over 200 years old and receiving its official name in 1793. I believe this town deserves more from our elected officials and municipal members. Its' history from then until now is rich and unfortunately being lost due to poor planning and what appears to be greed and corruption. I am opposed to the application put forth by 'Amica' at Wilson and Rousseau Street in Ancaster. Anyone who has any interest in Ancaster would be. The reasons are multiple and include, current zoning, traffic, infrastructure, heritage, need and overall respect for the town and people within it.

To start and most simply, height limits are currently 2.5 storeys and this plan is for 7 storeys. Today and in the future no proposal above this should be considered, period. I consider this to be obvious with no need for explanation or reasoning. Secondly the area is not zoned for retirement homes nor is it an appropriate location for one. In their last meeting, Amica suggested that it is a great location because it is close to the village core and inhabitants can easily access such core. They have not been thoughtful to the audience they are trying to manipulate. The majority of the people that would acquire such a living space, either fully capable or not, would have great difficulty getting up that grade to get to the 'village core'. The allowed slope for such a development is 2.5% and the slope here is 5.71%. My father is in a wheel chair with severe dementia and I know I would never be able to push him up that hill even if I exit from the rear of the building. The thought of getting him in a car just to take him ~50 meters away to Tim Hortons or the new and exciting arts centre is ludicrous. Further to that, this is a very busy intersection and to have

so many pedestrians trying to navigate the area is dangerous at best. On that point, it clearly demonstrates Amicas lack of interest and understanding of the people they plan to provide a safe haven to as well as the people of the town. Thirdly, no expert is needed to determine the road cannot handle it, in both pedestrian and vehicle traffic as well as drainage. Either the retirement home or the secondary condo development they proposed will most certainly cause traffic overload and I don't need a study to tell me that. I drive this intersection everyday at 830 and 530 and without fail it is consistently backed up and frustrating (certainly not has bad during COVID, when a study may have been done, but I haven't forgotten). On top of the obvious issues, sewage and drainage are most certainly on everyones radar given the current issues homeowners in this area are already being faced with. Having basements full of sewage due to an overzealous, poorly planned and egregious proposal is not acceptable. Finally and with distinctive importance, neither of their proposals are in keeping with the heritage of Ancaster. The Ancaster Secondary Plan requires that new buildings conform to a heritage architectural style. This has already been done well with several of the 'new' builds along the village core, including the Barracks and the corner of Halton and Wilson St., Bravo to this builder. Using appropriate brick and mortar, windows and doors is important to the keeping of a town and its history and intrigue. The most recent building placed directly in the view of locals enjoying good food and drink at the 'Blackbird', formerly Rousseau House restaurant are now forced to look a building that pretends to fit in but does not and I don't want to see that happen again. It is embarrassing and a delinquent reflection of developers interests and illustration of the apathy among our elected officials and city planners. If developers had some sense they would know and respect the importance of heritage. Perhaps advise the developers to create a vision in keeping with the current bylaws/zoning and the atmosphere of this town. Please take all comments with sincere and thoughtful interest and understanding when you and your colleagues develop your report.

Thank you  
[REDACTED]

From: [REDACTED]  
Sent: December 9, 2021 6:26 PM  
To: Van Roi, James; admin@saveancaster.com; Ferguson, Lloyd  
Subject: Decline Amica's proposal: Letter from Residents

To The City of Hamilton

From Residents of Ancaster: [REDACTED]

We want you to use common sense and say "NO" to Amica's proposed development for Wilson and Rousseaux in the town of Ancaster. We both commute to work and experience the congestion that currently exists. We already must leave extra time in the morning to get through this area and rush hour in the evening is awful as well. Many times, we take Academy as an alternative to avoid the congestion and get onto Rousseaux. Imagine what Amica's development would do to the traffic congestion! It's not fair that those residents must deal with overflow NOW with the way things ARE and it would be horrible for that neighborhood to have to deal with this proposed mess of traffic.

Our parents are all living. They are ages 93, 83, 81 and 80. No way would we suggest that any of them buy into a building this size, in this location. It's dangerous to put slow moving people at the corner of a busy intersection. By the way, in cases where residents don't drive, where will the DARTS busses be stopping to load and unload? They leave their engines running and that means more neighborhood pollution.

Now for the reasons we moved here in the first place. We have always loved the small-town appeal of this village of Ancaster. That's why we settled here. Currently the 3-storey limit seems to be working in some areas although even that takes careful planning. 6 or 7 storey buildings would darken the streetscape. Currently the sun shines on the street in the mornings, in this area. With the

proposed building height, the street would be darkened until noon when the sun is directly overhead. Yuck.

Just decline the proposal. And do it on our behalf. Because we are the people who live and work here, and we don't want Amica's huge buildings in this location. Use common sense. Tell them to build somewhere else that is safer and less congested.

Sincerely,

From:

Sent: December 8, 2021 8:01 PM

To: Van Rooi, James

Subject: 462 Wilson St E—Amica Development

Hello James,

I have recently seen the plans for a very large retirement home located on the grounds of the old Brandon House location at 462 Wilson Street East, a proposed Amica Development.

I would like to publicly reach out to you and stress that the proposed building is beyond too large of a scope for the property. I have been a resident of Ancaster for over 30 years and live approximately 10 minutes away from the property, driving in the area countless times over the years. I can tell you with complete certainty that this will result in a massive traffic nightmare unless the intersection of Wilson Street and Rousseau is completely reworked.

The structure is completely out of place with the existing neighbourhood, as I don't believe there are any 7 or 6 story buildings in Ancaster anywhere. Nor is there an immediate need for additional retirement homes in the community.

The extra sewage requirements would also be a concern.

I am completely opposed to this development in every way. I ask that you please take a very good look at what this development will do to the area that has so much character and heritage. I'm sure nearly all residences in the community feel the same way. Please consider this when the planning committee meets to make a final decision.

Kind regards,

[REDACTED]

From: [REDACTED]  
Sent: December 19, 2021 10:27 AM  
To: Van Roi, James

Definitely opposed to the Amica application. Such a busy corner and street. Can you just imagine how that will affect the traffic flow.

A heritage building was torn down and now they want to build a tall building there.

The [REDACTED] family has lived in Ancaster since 1953. Some nice changes but it is no longer the nice little town that we moved into. I think we should be preserving the town's heritage, not destroying it.  
[REDACTED]

Sent from my Galaxy Tab® A

From: [REDACTED]  
Sent: December 23, 2021 7:30 AM  
To: Van Rooi, James  
Subject: Fwd: Fw: Response to Application for Amica/condo development at 442-462 Wilson Street East, Ancaster  
Attachments: 74-S-475\_101 pump station drain shed[13402].pdf; 86-H-22\_10 Wilson Slope.pdf; Next Final Version VanRooi[73].pdf

Mr. Van Rooi,  
I'm writing to express my vehement objection to the proposed Amica condo development at the corner of Rousseaux and Wilson streets in Ancaster.

Not only does the proposed development offer nothing in the way of cultural or commercial value to the Ancaster community and surrounding businesses, but it would also put (as detailed in the attached reports) untenable pressure on already fragile public infrastructure.

It's quite clear from every angle (social, commercial, cultural, and environmental) that this is the wrong development in the wrong place for all the wrong reasons. Moreover, it is one that will, in the opinion of many residents, do irreparable damage to our unique and historic community.

I trust that you and those responsible for administrating this proposal will uphold current building codes and bylaws to protect Ancaster and quash any perception that our community's future can be sold to the highest bidder.

Sincerely,  
[REDACTED]  
Ancaster Resident

----- Forwarded message -----  
From: [REDACTED]  
Date: Thu, Dec 16, 2021 at 5:35 AM  
Subject: Fwd: Fw: Response to Application for Amica/condo development at 442-462 Wilson Street East,

Ancaster  
To: [REDACTED]

----- Forwarded message -----

From: [REDACTED]  
Date: Wed, Dec 15, 2021 at 10:14 PM  
Subject: Fw: Response to Application for Amica/condo development at [442-462 Wilson Street East, Ancaster](#)  
To: [REDACTED]

Hello everyone, As you know, the Amica/condo development at the corner of Rousseaux and Wilson Streets is now on the table for public review and comments. **Comments should be sent to James Van Rooi, the City Planner who has carriage of this file, until December 23rd.** [james.vanrooi@hamilton.ca](mailto:james.vanrooi@hamilton.ca)

Above is the AVHC review of the Application, written by myself with the help of professional friends. (See the third pdf document "Next Final Version VanRooi").

The second pdf is the map of the topography of the slope of Wilson Street - including the sidewalk - beside this development. The slope on the hill is 5.71%. The allowed slope for such a development is 2.5%. Being more than twice the maximum standard, the street there is hazardous for both pedestrians and traffic. It is anticipated that frail seniors - many with mobility and cognitive challenges - living in either the Amica building or the condo development will be navigating this street.

The third document maps the route of the sewage wastewater pipe, which will carry the effluent from this development down the escarpment to the pumping station in the valley below on Old Dundas Road. From there it will be pumped back up the escarpment to Rousseaux Street in a force-main pipe, and travel to the Woodward Avenue Treatment Plant in the east end of the city. This sewage transportation system does not appear to have the necessary capacity to do the job (see the report for more detail). As you may remember, during this past summer the basements of homes in the valley near the pumping station were flooded with sewage, and the Councillor advocated for an outlet relief pipe into Ancaster Creek. Now we understand why a little better.

There is also a section in the review on traffic, with some suggestions about issues and the need for further data on collisions, personal injuries, traffic violations and delays to first responders such as fire and paramedic, none of which is included in the developer's Traffic Report. If you want to use this critique to form your own comments, please do so.

Best wishes, [REDACTED]

--

[REDACTED]

--

[REDACTED]

Order my latest book Resurrecting Retail: The Future of Business in a Post-Pandemic World

From: [REDACTED]

Sent: December 20, 2021 9:32 PM

To: Van Rooi, James; Office of the Mayor; Ferguson, Lloyd; clerk@hamilton.ca

Subject: Response to Application for Amica/condo development at 442-462 Wilson Street East, Ancaster

Dear Mr. Van Rooi, City Planner:

There is no need to debate the proposed 7 story ultra-modern proposals submitted by Amica for a retirement /condo development.

Just ask yourself, “Does this application fit the requirements as set out by the Ancaster Core Plan of being no greater than 9 metres, fit the property by being properly set back from the sidewalk with a density of less than 50 persons per hectare, protecting the existing landscape and of complimenting the existing heritage architecture of one of Ontario’s oldest and most storied villages.”

Of course, the answer is “no” to all of these requirements, why is a debate even needed? If I plan to break the laws in Hamilton do I get to propose that I should be excused, that the laws be changed for me? No, a simple no.

So please enforce your own regulations/laws and turn down this proposal and simply say no, this is against our laws/regulations. Just no. Perhaps refer them to the planning guidelines so they can become aware of what actually is permitted.

These proposals may be meet the guidelines in north or west parts of Ancaster, but they do not at the corner of Rousseaux and Wilson. A massive, modern 7 story building, towering over one of the busiest intersections in Hamilton, with ten times the allowable density does not fit at the gateway to our historic, heritage village of Ancaster. All the other developers in the core have conformed to the rules and built architecturally cohesive facilities that enhance the vitality and feel of our historic village core. This developer should not be surprised to hear that theirs does not.

[REDACTED]  
Ancaster Resident

***NOTICE: The information contained in this electronic mail transmission is for the use of the individual or entity to which it is addressed or intended and may contain information that is privileged, personal or otherwise confidential. It is not intended for transmission to, or receipt by, any individual or entity other than the named or intended addressee (or a person authorized to deliver it to the named or intended addressee) except as otherwise expressly permitted in this electronic mail transmission. If you have received this electronic transmission in error, please delete it without copying or forwarding it, and notify the sender of the error. Although the sender takes measures to protect its network against viruses, no assurance is given that this transmission is virus-free. Thank you.***

From: [REDACTED]

Sent: December 13, 2021 1:29 PM

To: Van Rool, James

Subject: Development at Wilson st and Rousseaux St

Hi there,

Just wanted to send my support for the retirement home at the corner of Wilson and Rousseaux in Ancaster. I

understand there are a lot of dissenting opinions being sent your way, so wanting to send support for the project.

Thanks

[REDACTED]  
Ancaster

From: [REDACTED]  
Sent: December 23, 2021 10:41 PM  
To: Van Rooi, James  
Subject: Response to Application for Amica/condo development at 442-462 Wilson Street East, Ancaster

Attention Mr. Van Rooi,

Re: Application by GSP Inc. for an Official Plan Amendment and a Zoning By-law Amendment at 442-462 Wilson St E Ancaster.

Receiving this letter on December 10th only allowed me 13 days to prepare my response during my busiest time of year. Considering this timeline, I would like you to include my comments for the staff report for Council consideration but remove my personal information and not make it available to the general public.

I submit the following preliminary remarks regarding: Official Plan Amendment (File No. UHOPA-21-023), Zoning By-law Amendment (File No fZAC-21-049).

The Ancaster Wilson Street Secondary Plan expressly advised against any retirement home. These properties are located within the Ancaster Heritage Village Core and its respective BIA. This area is not demographically nor geographically suited for a retirement home nor any high-density construction and should remain as currently zoned as mixed-use medium density - pedestrian focus (C5a,570).

As a neighbouring resident, the request to build 24 metres high infringes on the privacy of residential properties in the area. This request is more than double the current limit of less than 9 metres, and maintaining the current limit is in the best interest of Ancaster residents.

Furthermore, the placement of utilities, transformers, HVAC, waste management and more, are not correctly prepared. The noise and disruptive output of these utilities are of extreme concern. The impact is not only limited to the residence, but the wildlife and ecological conservation impact are of significant concern.

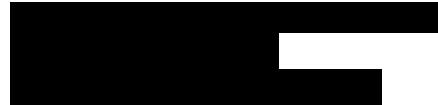
In addition, combining these four properties into one without any driveway access from Wilson Street will negatively impact other surrounding properties and businesses due to massive traffic congestion, misuse of other parking and accesses from the street, and disregard for private property.

We would like to request additional rendering views and elevations, especially from the North/East direction.

Finally, the overall design, massive building and non-heritage appearance of the building does not coincide with the heritage structure and appeal of one of Ontario's earliest communities. The heritage values of Ancaster are a driving factor for the business and citizens of the town. This appearance must be protected and encouraged to maintain these values. The construction of this project jeopardises the future of Ancaster's heritage identity.

Regards,

Dan Faulkner



Open Tuesday - Friday 10:00 - 5:30

Saturday 11:00 - 4:00

Closed: Sunday & Monday, Holiday Weekends.

From: [REDACTED]  
Sent: December 23, 2021 10:41 PM  
To: Van Rooi, James  
Subject: Response to Application for Amica/condo development at 442-462 Wilson Street East, Ancaster

Hi James,

I'm following up with our response to the application.

- 1) Did our email arrive in time to be submitted with the other responses?
- 2) We would like to request additional rendering views and elevations, especially from the North/East direction. How can we see these views?



From: [REDACTED]  
Sent: December 12, 2021 10:15 PM  
To: Van Roi, James; clerk@hamilton.ca  
Subject: development ZAC-21-049 and UHOPA-21-023

Hello James.

This is in regards to ZAC-21-049 and UHOPA-21-023

I am writing you to express my concerns with the application for development in Ancaster at 442, 450, 454, 462 Wilson street East.

I feel this proposal is too big of a change to the Ancaster secondary plan. This development is very out of character for the street scape within a historic district.

In particular the amendments to the following.

1. Height: Both the 6 and 7 storey proposals is excessively over what is outlined within the secondary plan and should be denied.
2. Setback: The setback to both Wilson street and neighboring property is not sufficient for both pedestrian or drainage.
3. Density and usage: The property is not zoned for a retirement home and the increased in density for the area would be very significant. I know on the surface the area does not appear dense. However given the historic nature of the road infrastructure and its already high traffic use for people trying to get to the link. Such a high number of units would create a significant burden on the community.

I would very much like to see the Hamilton planning department take a firm line with this and future developments that densification and redevelopment have to be done with the community needs in mind. The secondary plans were developed for a reason and should be the assumed guidelines not something that should be changed at the whim of every developer.

I would very much like to be kept informed about this development and maintain my right to appeal.

Regards  
[REDACTED]

From: [REDACTED]  
Sent: December 8, 2021 1:53 PM  
To: Van Rooi, James  
Subject: Ancaster Village Heritage Community

As a citizen of Ancaster, I totally disagree with having a retirement home or multi level condo on the corner of Rousseaux/Wilson intersection. I fully agree with all the facts raised by the Ancaster Village Heritage Community: and feel these facts should be considered before any ground breaking.-What is permitted on this site by the Official Plan and zoning is a 9 meter height (the proposal is for 25 meters) with retail/services on the ground floor and residential above.

--a Retirement Home is NOT a Permitted Use at this location

--the application is to add Retirement Home as a Permitted Use in C5A Zoning at this site, and to permit a building much higher than the Ancaster Wilson Street Secondary Plan permits

--the proposal is a 7 storey retirement home operated by Amica. The facility will have full care, memory care and independent living (but units will not be self contained). An alternative proposal for a 6 storey condo is also included, but the primary plan is for Amica so comments probably should address that

--the full height will be at the rear very close to the residential property at 20 Rousseaux. The driveway will also be at the rear

--the very large trees on the property will be removed as will the stone retaining wall in front of the former Brandon House and the building adjacent to the Brandon House lot.

--this proposal retains 2 of the existing homes on the streetscape—you can see that clearly in the rendering

--the proposal includes up to 4 retail uses at street level

--the Official Plan has Design Guidelines designed to have new buildings “fit in” to the Village Core—beauty is in the eye of the beholder so you can decide on the style proposed

--the proposal has the driveway on Rousseaux and puts forth a plan to do some widening (their expense) to allow left turns INTO the driveway but only right turns EXITING. You might find it helpful if you are out and about to take a look at where the driveway will go and how the street is arranged at that point

--the proposal is silent on what effect this could have on cut through traffic in Maywood

--the Transportation Study (done voluntarily at the request of AVHC) shows the Rousseaux/Wilson intersection is at capacity with long lines in rush hour.

As if the congestion picture was not complicated enough, consider further that some events can cause others to occur. For example:

- The presence of severe congestion on highway 403 "to and from" Brantford shifts traffic demands to other highways (Wilson, and 99) or causes travelers to leave later. High congestion levels can also lead to an increase in traffic incidents due to closer vehicle spacing.
- Bad weather can lead to crashes due to poor visibility and slippery road surfaces.
- The traffic turbulence and distraction to drivers caused by an initial crash can lead to other crashes. They can also lead to other mechanical failures resulting from being stuck behind another incident.
- Currently our farmers market is thriving on Wilson St despite the present traffic congestion. I fear our residence will become disinterested in supporting the market due to the extra driving times.
- I am interested in the Planning Committee's solution to these obvious problems such as; options that can be used in town to alleviate downtown congestion. These Obvious possibilities are not what we want to hear, they include:
  - Charge more for parking
  - Build alternative roads around downtown areas
  - Improve public transportation
  - Build more residential apartments within walking distance to downtowns
  - Synchronize traffic lights
  - We do not want this multi level building placed at the corner of Rousseaux/Wilson intersection. It will be driving down the barrel of a gun.
  - Best Regards, [REDACTED]

From: [REDACTED]  
Sent: December 17, 2021 12:28 PM  
To: Van Rooi, James  
  
Subject: Proposal for Ancaster Amica

Dear Mr. Van Rooi,

I am writing to express my opposition to the proposals for the property at 442-462 Wilson St. e. in Ancaster. This development, if approved, will have a great impact on the character of the neighbourhood and all of Ancaster .

We live in an area of mainly older detached homes and the proposed building is an extreme departure from this. The effects it will have extend beyond appearances.

1) Environmentally it will affect climactic conditions:

- airflow will be affected  
- sunlight will be lost to neighbouring properties which in turn effects trees and gardens in these areas will be affected -loss of trees that benefit not only the environment but also the physical and mental health of people will be affected -storm water runoff will result due to the loss of trees and the area of land covered by the building -an increase of artificial light which is a distraction to wildlife in the area

2) Traffic:

-Wilson and Rousseau is already a very busy intersection and this building would only contribute to more backups which in turn would increase air and noise pollution.  
-the proposed traffic flow out of the property would increase the volume of traffic along Lodor St. which does not have the capacity for it.

3) Parking:

-parking for visitors as well as maintenance vehicles would probably overflow onto neighbouring streets.

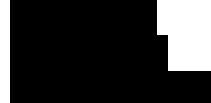
4) Existing seniors residences:

- There are already several seniors residences in Ancaster and one being built at South one and Golf Links within walking distance this proposed building. As well, there is a massive Amica residence in Dundas and several residences along Rymal Rd.

The fact that there are applications for amendments to the Ancaster Wilson Street Secondary Plan and the zoning bylaw would indicate that this development does not fit the neighbourhood.

As a resident of 451 Lodor St., I can only see this development as having a very negative effect on the quality of life in this neighbourhood and hope that you consider carefully the ramifications of such a development when preparing your report.

Sincerely,

A black rectangular redaction box covering a handwritten signature.

Please do not include my address on the city's website.

From: [REDACTED]

Sent: December 20, 2021 9:30 AM

To: Van Rooi, James

Cc: Ancaster Village Heritage Community AVHC

Subject: Comments re Amica Development of 462, 454, 450 and 442 Wilson St. E.

Dear Mr. Van Rooi,

Thank-you for the opportunity to provide input regarding the proposed development of 462, 454, 450 and 442 Wilson St. E by Amica.

My husband and I moved to Ancaster four years ago to enjoy its peace and tranquility, being assured that any development would be constrained by height and purpose. Imagine our surprise and dismay when Brandon House was destroyed, all in the name of progress. And the project being proposed for the use of this now bleak property contravenes current height restrictions and indeed permitted usage for C5A Zoning at this site, making a sad situation even worse!

In addition, traffic is already very challenging on Wilson Street, particularly at the intersection of Wilson and Rousseau, with rush hour making access to Lodor Street and egress from Lodor onto Rousseau a challenge. Traffic on Lodor has already increased carrying more and more people to and from . This situation will most certainly be exacerbated by this proposed project, and further impact my enjoyment of my home, neighbours and community. And In fact, I expect it would substantially reduce the value of my home.

While I can understand the need to generate revenue, this is truly a betrayal of the citizens of Ancaster, particularly those such as myself who will be directly impacted by such a development given the

proximity of the location. I don't understand why this proposed project, unlike other projects on Wilson Street, is even being considered given its contravention. Is your first responsibility not to your citizens?

City Planners have a vital role in protecting the community they serve. I hope you will take these comments, and no doubt others, seriously and stop this disastrous project.

Sincerely,

[REDACTED]  
CEO  
[REDACTED]

From: [REDACTED]  
Sent: December 8, 2021 3:08 PM  
To: Van Rooi, James  
  
Subject: Brandon House property

To all involved;

I am writing to express my concerns over this horrendous, unappealing proposal for the corner of Wilson and Rousseau streets. First of all I am shocked at the amount of high density construction is being built along this area since the traffic flow has been a problem for years including jeopardizing the safety of residents. Making a left hand turn anywhere is becoming more and more frustrating. I am also very worried about the lack of respect of our bylaws regarding 3 story maximum. This is a small town and this type of development is not appropriate for this area nor is it warranted. My husband and I are retirees and we will never move into any of these condos being built and frankly I am becoming insulted that everyone wants to stick me in one. We will be downsizing soon but we will be looking for a one floor home with a garden if there are any left that haven't been torn down. I also feel terrible for the residents living around this lot and I feel it is shameful that they aren't being considered in the decision. Ancaster has been known for decades for its historical beauty. Please help us maintain that reputation and stop these developers that only care about making the most money possible instead of what is suitable.

Thank you,

[REDACTED]  
Sent from my iPad

From: [REDACTED]  
Sent: December 8, 2021 1:24 PM  
To: Van Roi, James  
Subject: NO!!!!  
Hello Mr.Vanrooi,

Was there ever a consensus with the community about all these developments? No, and that's why there is so much pushback now! Cause nobody wants it! I have a long history of family heritage in Ancaster and I have ALWAYS loved the town because of the amazing Heritage! And because of the Heritage is why I decided to buy my Grandparents old home and raise my family here. And also save it from new development!

I also now hear that long time volunteers are leaving The Heritage Days committee because of all this! Which makes sense! Heritage Days should be cancelled, because The Heritage is dissapearing in front of this community! This is not welcomed and the only thing that is happy about this, is developers bank accounts!

[REDACTED]

From: [REDACTED]  
Sent: December 14, 2021 11:23 AM  
To: Van Rooi, James  
Subject: Response to Application for Amica/condo development at 442-462 Wilson Street East, Ancaster  
Attachments: 74-S-475\_101 pump station drain shed[13402].pdf; 86-H-22\_10 Wilson Slope.pdf; Next Final Version VanRooi[73].pdf  
Hello James,

Re: 442-462 Wilson Street East, Ancaster

Ancaster Village Heritage Community, Inc. submits the attached comments and analysis for your attention. Accompanying the attached main document are charts indicating the topography of the slope on Wilson Street beside the development, and a map of the sewage wastewater system that will drain this development site into the pumping station on Old Ancaster Road.

Thank you for the opportunity to respond to this development proposal. I trust that you will find our remarks useful.

I also hope you will have a merry Christmas and a most rewarding New Year.....

Best wishes, [REDACTED]

[REDACTED]  
Ancaster Village Heritage Community  
[REDACTED]



**330 Lodor St, Ancaster L9G 2Z2**

Mr. James VanRooi, Urban Planner  
City of Hamilton  
71 Main St W  
Hamilton, ON L8P 4Y5

December 11, 2021

Dear Mr. VanRooi,

**Re: Amica/condo development at 442-462 Wilson Street East, Ancaster**

In response to the City invitation for public comments about the Amica/condo development at 442-462 Wilson Street East in Ancaster, on behalf of the Ancaster Village Heritage Community I submit the following preliminary remarks:

**1. Ontario Planning Act, 1990, S. 2**

Ancaster Village Heritage Community believes that the project fails to conform to the following matters of provincial interest set out in Section 2 of the Ontario Planning Act:

2(d) on the conservation of heritage	The development as proposed, @ 7 storeys with ultra-modern design incongruous to heritage architecture, and with an overwhelming height, footprint and population density, is a radical departure from the built form in the context of the Ancaster Village; its massive main building is unreflective of heritage conservation in one of the oldest and most storied villages in Ontario.
2(h) on the orderly development of communities	As above. This is a radical departure from Ancaster's historic cultural heritage landscape in terms of height, ultra-modern design, footprint and population density.

**Appendix "C" to Report PED22037**  
**Page 86 of 97**

2(o) on the protection of public health and safety	<p>The intersection of Rousseaux and Wilson Streets is among the busiest intersections in Hamilton. Not only is it under considerable pressure from traffic during morning and evening peak hours, but the downward slope of Wilson Street approaching the intersection with Rousseaux from the south, along the length of this development site, creates a serious hazard as well, to both pedestrians and drivers. The current 5.71% slope of Wilson Street coming into the intersection with Rousseau far exceeds the allowable 2.5% max. required by City standards. This factor was not taken into account in the Traffic Report. Further, the high volumes, serious delays and long queues of traffic on Wilson and Rousseaux Streets, as documented by the Traffic Study, often exceed capacity and create serious obstacles for EMS and first responders - another health and safety factor left undocumented in the Traffic Report. Increased vehicular traffic, combined with frail and handicapped pedestrian traffic from the proposed retirement home or condos - presents a serious public health and safety risk, especially in the winter season. See below for further discussion and detail.</p>
2(p) on the appropriate location of growth and development	<p>The Ancaster Wilson Street Secondary Plan allows neither a Retirement Home nor heights over 9 meters. The 24-meter proposed height will overwhelm the heritage context and sense of place of the Ancaster Village. This development should be located where the Ancaster Wilson Street Secondary Plan prescribes, in the Uptown area of the Ancaster Node. Neither proposal conforms to this requirement.</p>
2(q) on the promotion of development that supports public transit and is oriented to pedestrians	<p>As above in (o). Senior residents of the Retirement Home or condos will have difficulty navigating the street, crossing the streets, and crossing the intersection on foot, especially during the winter season.</p>
2(r) on the promotion of built form that is well-designed, encourages a sense of place and provides for public spaces that are high quality, accessible, attractive and vibrant	<p>The Ancaster Wilson Street Secondary Plan allows neither a Retirement Home nor heights over 9 meters. The building is unattractive and differs little from the typical architectural style of buildings with similar purpose in</p>

	other locations and municipalities. It does not encourage a sense of place, especially in a cultural heritage landscape. The 24-meter proposed height will overwhelm the heritage context and sense of place of the Ancaster Village. The architectural design of both proposals is incongruous, incorporating both genuine heritage buildings and ultra-modern design. Accessibility by pedestrians from Wilson Street will be difficult. Neither proposal conforms to this requirement. Unacceptable.
--	---

## **2. Provincial Policy Statement (2020)**

Policy 2.6.1 states: Significant built heritage resources and significant cultural heritage landscapes shall be conserved. This site is part of a cultural heritage landscape which will not be conserved by the incongruous mixture of genuine heritage and ultra-modern architectural design, extreme height, footprint and intensification if this scenario goes forward. This proposal is unacceptable.

## **3. Ancaster Wilson Street Secondary Plan and Policy**

Regarding the application of Ancaster Community Node Policy Vol. 2, 2.8.6.1 in this proposal, we object in the following ways:

c) Intensification and infill development shall be balanced with the heritage and historic character of Ancaster. Further guidance for incorporating heritage features, design, and overall character through infill and intensification is provided in the supporting Ancaster Wilson Street Urban Design Guidelines.	The heritage and historic character of Ancaster is overwhelmed by the level of intensification proposed, the mass and height of this development, and the incongruity of its architectural design. It fails to meet the guidance criteria for incorporating heritage features, design, and overall character through infill and intensification provided in the supporting Ancaster Wilson Street Urban Design Guidelines. Unacceptable.
d) Within the Ancaster Community Node, larger scale development and redevelopment are encouraged to be directed towards the Uptown Core and western portion of the Gateway Residential area, as shown on Appendix A – Character Areas and Heritage Features.	This development should be located in the Uptown Core and western portion of the Gateway Residential area where it belongs, not in the very heart of the Ancaster Village Core. The development is inconsistent with this requirement as shown on Appendix A – Character Areas and Heritage Features of the AWSSP. Unacceptable.
e) Mixed Use, Commercial, and Institutional development and	The scale of this building and its design are inconsistent with the Village Core area and its

redevelopment is encouraged within the Village Core area, though the scale of development shall be consistent with the historic character of the area.	historic character as detailed in Policy 2.8.12 of the AWSSP, and the supporting Urban Design Guidelines. Unacceptable.
g) The overall density for the Ancaster Community Node shall be 50 people and jobs per hectare.	Density calculations may not be an issue for a retirement home. Nevertheless, the Plan Justification Report indicates that the retirement home concept includes 182 units (301 beds) over an area of 0.57 hectares representing an overall density of 320 units per hectare. 301 beds per .57 hectares (assuming one person per bed) works out to a density of 528 people per hectare, a multiple of 10x over the density requirement. The mixed-use concept includes 161 units, representing a density of 283 units per hectare. Both are unacceptable.

#### **4. Traffic and Transportation Context**

##### *a) Volume and Capacity Overloads at the Wilson/Rousseaux Streets Intersection*

Contained in the Salvini Traffic Study is the following statement (p. 14): “The Wilson/Rousseaux intersection is busy in both weekday peak hours and is currently operating at or near capacity. In future with the growth in background traffic, traffic operations are expected to deteriorate and demands will exceed capacity in the 2026 horizon.” In fact, as Table 1 (p. 4) of the Traffic Study clearly illustrates, the intersection is already operating above volume capacity with lengthy delays and long lineups extending well beyond 100 meters in the pm peak period.

Meanwhile, the Traffic Study states (p. 7): “The Retirement Home is expected to generate 13 and 334 peak hour trips in the weekday morning and afternoon, respectively, while the alternate apartment use would generate 62 and 88 peak hour trips in the weekday morning and afternoon, respectively. The zone change would permit a mixed-use apartment building that would generate between 62 and 88 two-way trips in the weekday peak hours or about 1046 daily trips.”

Nevertheless, the Traffic Report goes on to state (p. 14), “The site adds very little traffic to the Wilson/Rousseaux intersection given the low traffic generation and the high demand to and from the east and the highway connections there.” Based on the volume data cited, this is simply not the case.

No doubt the high volumes, lengthy delays and long queues of traffic on Wilson and Rousseaux Streets also create serious obstacles for EMS and first responders, a health and safety factor which was not taken into account in the Traffic Report. One would think that efficient EMS services would have special importance to seniors living in the retirement home or condos at this site. Another friend of AVHC has reported sitting in traffic beside an ambulance which was responding to a call for a number of traffic light changes at this intersection. Stalled traffic was unable to get out of its way.

AVHC asserts that taking into account current traffic blockages and delays along Wilson and Rousseaux Streets and at this intersection, plus the relative absence of alternative routes accessing Ancaster, the additional traffic contemplated at this intersection is unacceptable.

Taxpayers should not be burdened with high costs for improving traffic flows at this site to accommodate this plan.

*b) The 5.71% Slope of Wilson Street Alongside the Site Presents a Serious Hazard to Vehicular and Pedestrian Traffic*

Not only is the Wilson/Rousseaux Street intersection under considerable pressure from traffic during morning and evening peak hours, but the downward slope of Wilson Street approaching the intersection with Rousseaux from the south creates a serious hazard to both pedestrians and drivers. The slope of Wilson Street at this site is 5.71%. (See plan and profile of this location). Today's regulatory standards require that this slope not exceed 2.5%.

Frail seniors with mobility or cognitive challenges living in either the retirement home or condos will have considerable difficulty navigating Wilson Street and accessing the businesses located there, especially in the winter. Such mobility and cognitive challenges will magnify the already dangerous conditions on Wilson Street and at this intersection as well because of the slope. The reports included with the Application do not deal with this issue.

A resident we know who waits for a bus at the Wilson/Rousseaux intersection every morning often sees vehicles speeding through red lights rather than trying to stop on the steep downward slope on Wilson Street. Another resident familiar to AVHC was hit by a pickup truck when crossing at this site. This risk occurs under all weather conditions, but is especially dangerous in icy or wet circumstances.

Data regarding these events – collisions, personal injuries and red light violations - should be provided in the Traffic Study, and appropriate safety measures undertaken.

Once again, it is unfortunate that the Traffic Study failed to identify and analyze these factors in their study.

*c) Maywood Neighbourhood*

Finally, and of great importance to the Maywood neighbourhood, restricting exiting traffic from the site to a right-hand turn onto Rousseaux Street will force a significant proportion of this additional traffic to navigate through the Maywood neighbourhood along Lodor, Academy and Church Streets to access Wilson Street. Pavements along Lodor, Academy and Church Streets in the Maywood neighbourhood are well below standard width, at approximately 6-6.5 meters, and have sidewalks on only one side of the street. The developer has offered to fund traffic measures to mitigate the increased traffic, and this is greatly appreciated. However, cut-through traffic in Maywood is a long-standing problem, and an increase is unacceptable.

## **5. Sanitary Sewer Servicing**

In the Functional Servicing Report by Llewellyn and Associates provided with the Application, the proposed sanitary discharge rates for both proposals are included in Tables 3.1 and 3.2 in the Report (p. 10).

**Table 3.1 – Proposed Sanitary Sewer Discharge – Long-Term Care Building**

Waste Generated (l/day)	97,165
Total Wastewater Estimate (l/s)	1.1

**Table 3.2 – Proposed Sanitary Sewer Discharge – Mixed-Use Building**

Waste Generated (l/day)	149,020
Total Wastewater Estimate (l/s)	1.72

The Llewellyn FSR Report states that the proposed building will be serviced by a 200mmø sanitary sewer which will discharge to the existing 200mmø sanitary sewer flowing eastward on Rousseaux Street. The proposed sanitary sewer will have a capacity of 0.040 m<sup>3</sup>/s (40 l/s) at 1.5% grade, which will adequately service the proposed development.

*a) Is Retirement Home Wastewater comparable to a Long Term Care Facility Wastewater?*

There is a question whether a Long Term Care Facility (LTC) is comparable to a Retirement Home in the generation of wastewater. If not, the comparative data is meaningless. It could be expected that a Retirement Home, having relatively independent, mobile and cognitively intact residents using facilities more freely and independently would generate more wastewater than a Long Term Care Facility, which is a step higher in the level of care provided to residents.

Nevertheless, these Tables demonstrate that added loads on the wastewater system from either development would be significant.

*b) Will the Existing Wastewater Pipe on Rousseaux Street Manage the Increased Effluent?*

There is another problem. The claim that the 200 mm sewage pipe on Rousseaux Street will handle the added wastewater is highly questionable. The flow presented in the Report is averaged over a 24-hour period. However, the pipe will necessarily have to accommodate peak flows. Standard calculations for peak flows extrapolated from average daily flows require a multiple of 5. Using this figure, peak flows for each proposal are the following:

**Table 1: Proposed Sanitary Sewer Discharge Peak Flow – Long-Term Care Building**

Waste Generated (l/day)	97,165
Total Wastewater Estimate at Peak Flow (l/s)	5.50

**Table 2: Proposed Sanitary Sewer Discharge Peak Flow – Mixed-Use Building**

Waste Generated (l/day)	149,020
Total Wastewater Estimate at Peak Flow (l/s)	8.60

The existing 200 mm sanitary pipe on Rousseaux at 1.6% slope has a capacity of 38 l/s and is already carrying all the flows up to and including Lowden Avenue east of the development. This pipe carries effluent generated from as far away as west of Halson Street. By adding 5.50 l/s (LTC) or 8.60 l/s (mixed-use building) flows at peak they are adding either a 16% or 22% increased flow to a pipe which is already likely at capacity or over.

*c) The Rousseaux Street Pipe Carrying Wastewater From This Development Travels Down the Escarpment to the Pumping Station on Old Dundas Road*

Another factor not mentioned in the FSR Report is that although wastewater from this development will initially flow eastwards as stated, after a short distance it will turn westwards again and flow down the escarpment many meters to the pumping station located in the valley below on Old Dundas Road. From there it will be pumped back up the escarpment through a force-main onto Rousseaux and then travel onward to the main sewage treatment plant on Woodward Avenue in the east end of Hamilton.

During this past summer's heavy rains, a number of basements near the pumping station on Old Dundas Road were flooded with sewage, a recurrence of this problem. The pumping station underwent renovation recently, but we are told that its pumping capacity has not increased, and efforts to seal the downpipe and force-main access to homes have not been successful. Either proposed development will add a highly significant load to the waste management system and the pumping station.

The question arises whether the wastewater system and pumping station on Old Dundas Road can handle the added sewage flows, which could already be above capacity on Rousseaux Street, without more frequent and more serious flooding of the homes below. Since other developments are contemplated on Wilson Street (e.g. the 129-unit condo + commercial development at Academy and Wilson Streets), which will also drain sewage to the pumping station through the Lowden Street interchange, there appears to be serious risk of continued inadequate sewage capacity issues and overflows into the homes of people living on Old Dundas Road.

It is unfortunate that the FSR Report did not identify these problems and discuss solutions. Neither the owners of homes on Old Dundas Road nor taxpayers should be required to bear the costs of threats to health through exposures to toxic effluent from this development, nor the costs of replacing a sewage system that is completely inadequate to service these developments.

Yours sincerely,

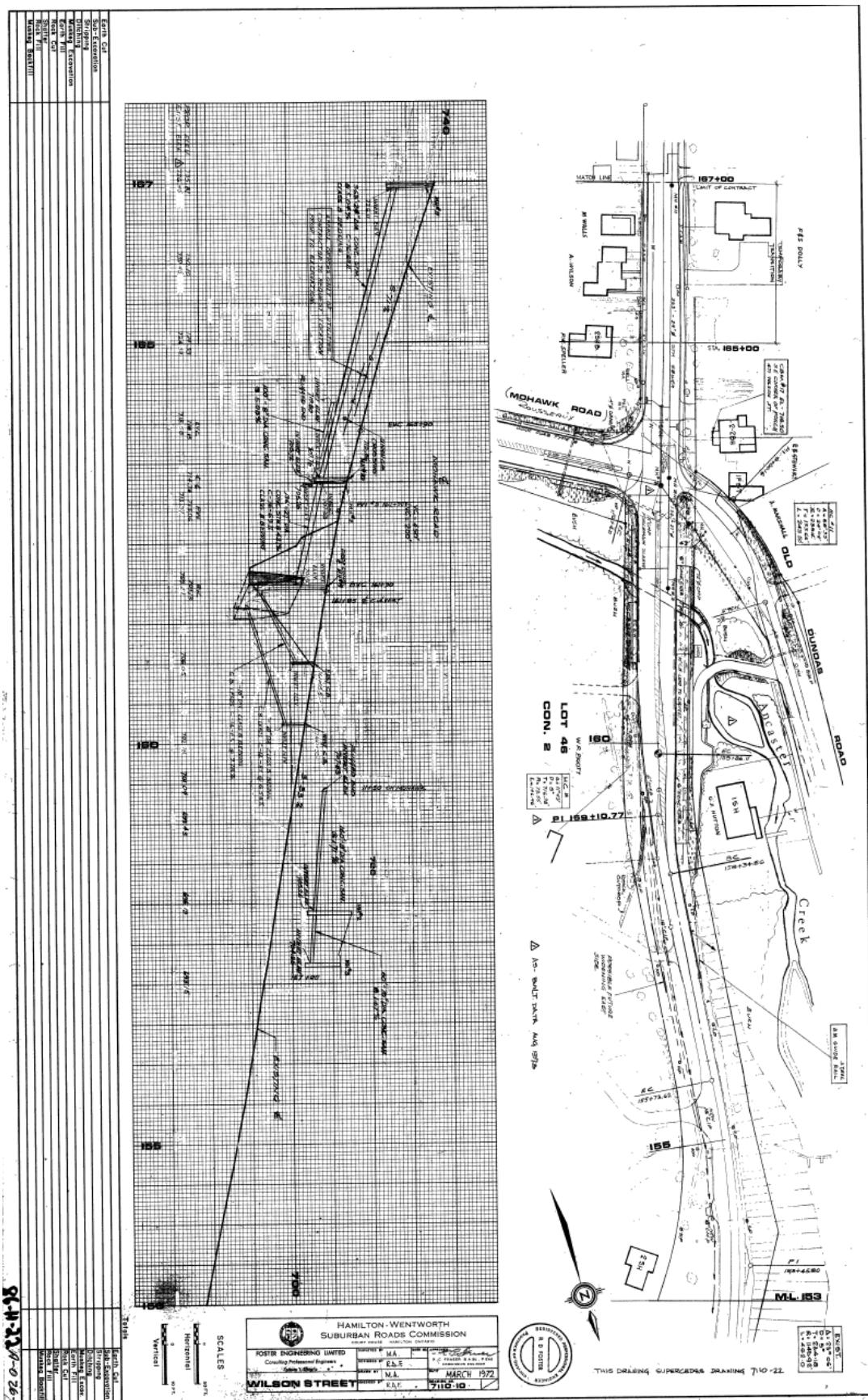


Dr Bob Maton  
President

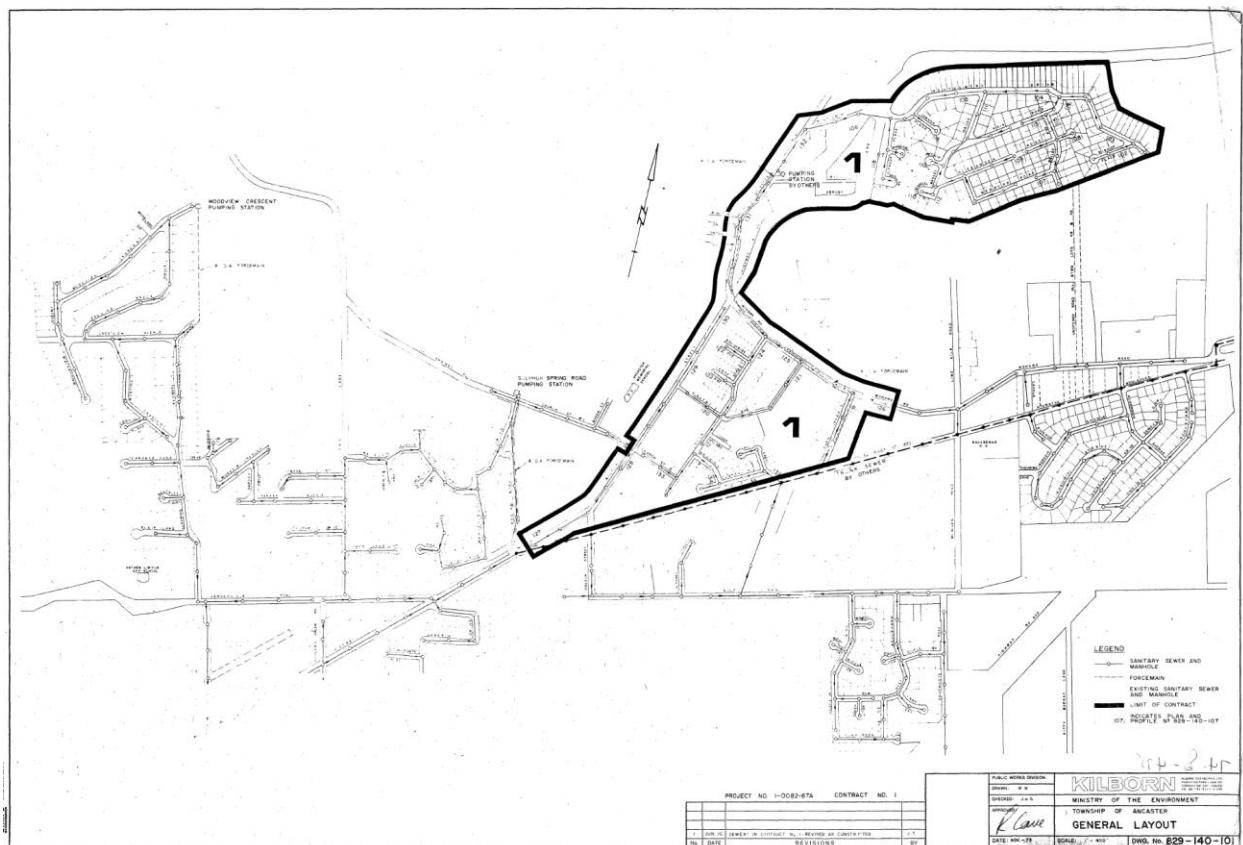
cc. Ancaster Village Heritage Community Board of Directors

**Appendix "C" to Report PED22037  
Page 92 of 97**

Appendix "C" to Report PED22037  
Page 93 of 97



**Appendix "C" to Report PED22037**  
**Page 94 of 97**



From: [REDACTED]  
Sent: December 17, 2021 5:16 PM  
To: Van Rooi, James  
Subject: Ancaster Amica Build

Dear Mr. James VanRooi

I hope this email finds you well and you and your family are healthy and happy during this festive time of year. I am writing in regard to Ancaster, a town over 200 years old and receiving its official name in 1793. I believe this town deserves more from our elected officials and municipal members. Its' history from then until now, is rich and unfortunately being lost due to poor planning and what appears to be greed and corruption. I am opposed to the application put forth by 'Amica' at Wilson and Rousseau Street in Ancaster. Anyone who has any interest in Ancaster would be. The reasons are multiple and include, current zoning, traffic, infrastructure, heritage, need, and overall respect for the town and people within it.

To start and most simply, height limits are currently 2.5 storeys and this plan is for a 7 storeys building. Today and in the future, no proposal above this should be considered, period. I consider this to be obvious with no need for explanation or reasoning. Secondly the area is not zoned for retirement homes nor is it an appropriate location for one. In their last meeting, Amica suggested that it is a great location because it is close to the village core and inhabitants can easily access such core. They have not been thoughtful to the audience they are trying to manipulate. The majority of the people that would acquire such a living space, either fully capable or not, would have great difficulty getting up that grade to get to the 'village core'. The allowed slope for such a development is 2.5% and the slope here is 5.71%. Further more, **this is a very busy intersection and to have so many pedestrians trying to navigate the area is dangerous at best.** On that point, it clearly demonstrates Amica's lack of interest and understanding of the people they plan to provide a safe haven to as well as the people of the town. Thirdly, no expert is needed to determine the road cannot handle it, in both pedestrian and vehicle traffic as well as drainage. Either the retirement home or the secondary condo development they proposed will most certainly cause traffic overload and I don't need a study to tell me that. I drive this intersection everyday at 8:30 and 5:30 and without fail it is consistently backed up and frustrating (certainly not as bad during COVID, when a study may have been done, but I haven't forgotten). On top of the obvious issues, sewage and drainage are most certainly on everyones radar given the current issues homeowners in this

area are already being faced with. Having basements full of sewage due to an overzealous, poorly planned and egregious proposal is not acceptable. Finally and with distinctive importance, neither of their proposals are in keeping with the heritage of Ancaster. The Ancaster Secondary Plan requires that new buildings conform to a heritage architectural style. This has already been done well with several of the 'new' builds along the village core, including the Barracks and the corner of Halton and Wilson St., Bravo to this builder. Using appropriate brick and mortar, windows and doors is important to the keeping of a town and its history and intrigue. The most recent building placed directly in the view of locals enjoying good food and drink at the 'Blackbird', formerly Rousseau House restaurant are now forced to look at a building that pretends to fit in but does not and I don't want to see that happen again. It is embarrassing and a delinquent reflection of developers interests and illustration of the apathy among our elected officials and city planners. If developers had some sense they would know and respect the importance of heritage. Perhaps advise the developers to create a vision in keeping with the current bylaws/zoning and the atmosphere of this town. Please take all comments with sincere and thoughtful interest and understanding when you and your colleagues develop your report.



From: [REDACTED]  
Sent: December 21, 2021 10:54 AM  
To: Van Rooi, James  
Subject: Proposed Amica Development

Mr. Vanrooi -- if this development goes through, I believe it will be the beginning of the ruination of Ancaster village as we know it. It is unimaginable to me that something so large, tall and dense is even being considered. Its position at the entry to the village will set a tone that is not at all in-keeping with the rest of the landscape and feeling of the street. As well, you must know that there are very real issues with regard to increased traffic congestion, sewage management, and pedestrian safety. Please do not allow this, or the massive condo alternative development to go through. Surely, there are plenty of other places in and around Ancaster where this development could be much better placed.

[REDACTED]