

Dear Sir

I am a resident of [REDACTED] Ancaster. I received the application for Official Plan amendment and Zoning by-law amendment. I have the following concerns.

1. In the site plan proposal, the summary of required and proposed height, set back and density does not indicate values for ER zoning that is in place. This mis represents the degree of change that is being requested with the zoning by law amendment. (for example, the site plan included with our notice says max. building height is 10.5 m, when under ER zoning this would be 9.5 m) The details of what the proposal is requesting compared to ER zoning is not provided.
2. The shallow set back from existing development on Golf Links, and proposed number of units, would be a noise and sight issue with surrounding developments.
3. The summary of the application states that the request is for higher density within existing R3 low density zoning, and the site plan notes R6, which is a change in zoning.

I believe that the summary of the application does not provide enough accurate detail about the specific changes that are being requested. And further, from the site plan provided, it appears that this proposed development is in contravention of the exact intent of ER zoning; that is to control building height, density and lot coverage, to maintain the character of the residential areas of Ancaster.

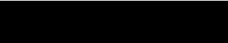
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[REDACTED]

I am president at 202 Golf Links Rd., Ancaster. I noted signage for Official Plan amendment and Zoning bylaw amendment for the proposed multi unit dwelling at 154 Wilson St. Ancaster.

I have concerns about the request to change the existing R3 density to R6 which is contrary to the conditions met by residents who have domiciles in the area in compliance with the existing density requirements. The proposed change would greatly alter the residential character of the neighbourhood. The noise assessment plan filed with the application greatly underestimates the early morning noise from the Golf Club maintenance sheds directly behind the development. During the playing season there is considerable worker parking and traffic noise as early as 5.30 am, followed by large number of grass cutting and lawn equipment starting up and travelling directly behind the development. At times large industrial trucks deliver materials such as gravel, sand and fertilizer to the property directly behind the project. The storage of industrial chemicals at this site such as pesticides and fertilizers seems to have been overlooked. I have first hand knowledge of the industrial traffic involved since my property backs on to the service road.

I believe that the height of the proposed development would create a noise and shade issue to the detriment of the surrounding residences on Golf Links Road and Wilson Street.

Sincerely, 

January 2, 2019



City of Hamilton
Planning and Economic Development Department
Development Planning, Heritage and Design – Suburban Team
71 Main Street West, 5th Floor, Hamilton, ON L8P 4Y5

Attention: Michael Fiorino

Re: Files UOPA-024, ZAC-18-058

I am a resident of [REDACTED] I received a Notice of an Official Plan Amendment and Zoning By-law Amendment Applications for lands at 154 Wilson Street East. I object to the proposed changes as they are not in keeping with the spirit of the regulations to have sensitive integration of new construction in a mature neighbourhood. The properties abutting this lot and within the area are single family dwellings, the ER Zoning was intended to protect the adjoining landowners and to maintain the character of Ancaster.

ER Zoning and R3 Zoning provide for one detached dwelling on one lot with a maximum lot coverage of 35% with a minimum rear yard of 7.5 metres and side yard of 2.5 metres. This information is not noted in the Notice provided.

To allow the amendment to the Official Plan will result in further traffic on an already congested portion of Wilson Street. Recent upgrades to the street did not consider higher density residential properties.

Further the request for Zoning By-law Amendment is inappropriate given the development proposed requires a variance to most of the provisions of Section 19. The building does not comply with the required lot area, the maximum density and the lot coverage exceeds the maximum requirement by over 144%. The proposed setback on the side, rear and to dwellings are unreasonable given the proximity to single family homes adjoining the property. The height of the building will be unsightly given the surrounding developments and does not maintain the residential character of Ancaster.

Sincerely,



Hello Mr. Michael Fiorono

We live at [REDACTED] Ancaster and we are opposed to Zoning By-Law Amendment ZAC-18058.

Property, 154 Wilson Street, Ancaster is Zoned Existing Residential (ER). By-Law No.18-104 and By-Law No.18-105 passed by City Council April 25, 2018 states that ER zoned property regulations are single dwelling with maximum lot coverage of 35 percent and maximum height of 9.5 metres.

A multi- residential dwelling on 154 Wilson Street East, does not meet the regulations and are not reflected in sensitive integration of new construction within mature neighbourhoods.

New construction of 32 condominiums, with a height of 15 metres will have a huge impact of our quality of living and the value of our property.

Property, 154 Wilson St. East is zoned established residential and must remain establish residential, as stated in By-law No. 180-105.

Sincerely,

[REDACTED]

Michael Fiorino
Planning and Economic Development Dept.
Development Planning
Heritage and Design - Suburban Team
71 Main Street West.
5th Floor
Hamilton Ont.
L8P 4Y5

RE: UHOPA-18-024 and ZAC-18-058

Mr. Fiorino:

I am writing concerning the proposed zoning by law amendment application by Urban Solutions Planning & Land Development for the lands at 154 Wilson Street East in Ancaster.

My concerns are as such:

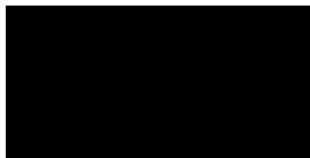
Land use density will far exceed what is currently approved in the official land use plan and the secondary node plan.

Increased traffic along the stretch of Wilson St between Halson St and Fiddlers Green Rd. The current traffic situation along this stretch of Wilson St is getting to be intolerable at the best of times.

Construction will compromise the overall health of the mature plant material along the property line not only at 154 Wilson St but the adjacent properties as well at 144 and 160 Wilson St E and 173 Golf Links Rd.

And last but not least, non conforming land use slowly marches its way along Wilson St towards the village core, changing the character and architectural aesthetics of the Village of Ancaster. This is also acerbated when there are accidents along the 403 and Wilson St becomes the alternate.

My concerns are not only my own, but are echoed by others that I speak to in Ancaster in regards to this issue.



Sent from my iPad

JAN 17

HAND DELIVERED January 17, 2019

January 16, 2019

Michael Fiorino
City of Hamilton
Planning and Economic Development Department
Development Planning, Heritage and Design – Suburban Team
71 Main Street West
5th Floor
Hamilton, Ontario
L8P 4Y5

Re: **Files: UHOPA-18-024 and ZAC-18-058**
Applications by Urban solutions Planning & Land Development Consultants Inc.
for an Official Plan Amendment and Zoning by-Law Amendment Applications for
Lands Located at 154 Wilson Street East (Ancaster) (Ward 12)

We are in receipt of your letter dated December 14, 2018, providing us with an opportunity to comment on the Official Plan Amendment and Zoning by-Law Amendment applications for lands located at 154 Wilson Street East (Ancaster) ("Subject Property").

We expressly request that the city remove all of our personal information prior to publishing our comments that we understand will form part of the staff report produced for Council consideration.

We understand that in having provided our input to the Planning and Economic Development Department, of the City of Hamilton, we will be provided with a copy of the staff report prior to the public meeting to be held by the Planning Committee of the City Council. We further understand that we will receive by mail a separate notice confirming the date of the Public Meeting.

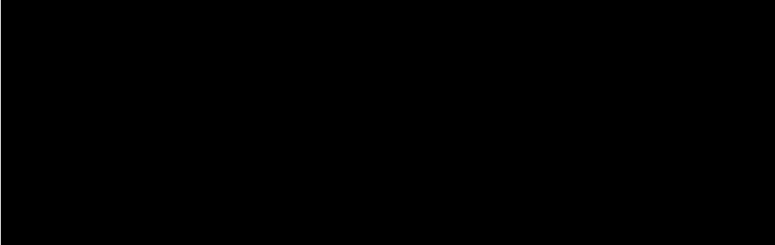
In reviewing the amendments as proposed, our concern is that most of the Subject Property borders on residential homes, which have been single family dwellings for many years. This proposal is unlike several new multiple dwelling projects that are either built, under construction or approved, where the majority of the property and structure border on Wilson Street. In other words the approved buildings are parallel to Wilson Street whereas the Subject Property structure would be perpendicular to Wilson Street and primarily abut existing homes.

The requested change from ER to RM6-XX is not consistent with the general theme of this neighbourhood. If Council, in its wisdom, see fit to change the zoning By-Law then it should consider modifying the RM6-XX zoning for this project and limit it to the current ER height of 9.5 metres. This would result in a two story structure rather than 2.5 story permitted under the current RM6-XX zoning and keep it consistent with the height of the bordering homes.

The request to amend the height RM6-XX zoning to 15.1 metres, with a four level structure would alter the skyline and deny the existing property that border the Subject Property any privacy. Further amending the RM6-XX zoning to allow 2.44 times the allowed density, 1.33 times the number of units and 72% of the required parking does not seem to fit the character of the properties within the Location Map and Ancaster.

In summary if Council decides to amend the zoning to RM6-XX, rather than allowing modifications to be made to increase the permitted number of units, the project would be more acceptable if Council were to grant an amended RM6-XX zoning that permitted fewer units and less density, providing more buffer between the proposed building and the adjoining properties and had a less intrusive height.

Sincerely,



- cc: Councillor Lloyd Ferguson, Ward 12
Y Rybensky, Senior Project Manager Development Planning, Heritage and Design
S. Robichaud, Director of Planning and Chief Planner, Planning Division
A. Fabac, Manager, Development Planning, Heritage and Design

[REDACTED]

To: Michael Fiorino, City of Hamilton
Planning and Economic Development Dept
Development Planning, Heritage and Design – Suburban Team
71 Main St.W, 5th floor, Hamilton, ON, L8P 4Y5

[REDACTED]

Dear Sir,

Re: 154 Wilson St.E., Ancaster, ON
File No., UHOPA –18-0-24 and ZAC-18-058

I am objecting to the above applications on the following basis.

1. The application is too dense for this area and calls for too many units on the property
2. The application lands abut existing single family residential properties on two sides and is a severe intrusion on the privacy of the single family uses thereon.
3. The traffic on Wilson St.E fronting the application lands is already extremely heavy, especially at rush hours and weekends, for traffic entering and exiting the lands.

Yours Truly;

[REDACTED]

[REDACTED]

Michael Fiorino
Planning and Economic Development Dept.
Development Planning
Heritage and Design - Suburban Team
71 Main Street West., 5th Floor
Hamilton Ont. L8P 4Y5

RE: UHOPA-18-024 and ZAC-18-058

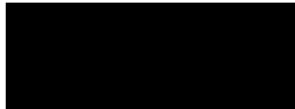
Dear Mr. Fiorino,

I am writing to express my concerns regarding the proposed zoning by law amendment application by Urban Solutions Planning & Land Development for the lands at 154 Wilson Street East in Ancaster.

As a local resident I am concerned about the plan's apparent goal to unproportionally increase population density in the neighbourhood, which will have a significant impact on a traffic.

The surrounding area does not have the utility to support increases in parking or the rise in traffic which would inevitably accrue.

The whole local community is genuinely fearful that the proposed project would forever change the fabric of our neighbourhood to our collective detriment.



Hello James:

I trust that you continue to be well as we go through this difficult time.

Board members of the Ancaster Village Heritage Community, and neighbours of this planned demolition and development project at 154 Wilson Street East have carefully reviewed the development application and the developer's conceptual plans, and we submit the above in response.

I trust that our response will be available to the parties who will be making the decision about whether it proceeds or not.

Thank you in anticipation of your reply,

[REDACTED]

[REDACTED]



330 Lodor St, Ancaster L9G 2Z2

PLANNING COMMITTEE
City of Hamilton

Re: UHOPA 18 024 Amendment to the Ancaster Secondary Plan
ZAC 18 058 Zoning Amendment
154 Wilson Street, Ancaster (“the Property”)

Ancaster Village Heritage Community Inc, AVHC, is a vibrant, engaged community group based in Ancaster. Our goal is to maintain and improve quality of life for our community and that includes encouraging positive developments and preservation of our heritage.

Development on this lot is covered by the Ancaster Secondary Plan and expectations that can be used to judge its suitability for this development are set out clearly:

“The City of Hamilton’s Urban Official Plan identifies parts of Wilson Street in Ancaster as a Community Node, which initiated a Secondary Plan process. The Secondary Plan strives to manage growth and viability of the area. Components of the plan will assist in maintaining a vibrant, attractive and healthy community by promoting compatible mixed-use development, conserving cultural and heritage resources, encouraging walkability and pedestrian friendly streets, and supporting a viable retail/commercial core area.”

AVHC strongly supports the goals set out in the Ancaster Secondary Plan and asks the Committee to be very careful to ensure projects in the zones covered by it constitute the positive development AVHC supports.

AVHC is **opposed** to the applications by Urban Solutions Planning and Land Development Consultants Inc (“the Applicant”) as proposed for reasons we will set out.

What Exists Now: The Property is currently zoned ER (Bylaw 87-57 City of Hamilton) and is in the Transition Zone of the Ancaster Secondary Plan between the Village Core and the Uptown Core. While there are a variety of zonings in the areas surrounding the Property, the overwhelming majority are single family homes zoned ER. Any commercial uses are very light and low rise.

Two Discussions: AVHC sees two areas of discussion for consideration by the Planning Committee:

First, is the introduction of any multi story multi-unit residential use appropriate for this area of Ancaster considering the increase in density to an area already experiencing traffic issues? In other words, is any development proposal a compatible use as set out in the Secondary Plan?

Second, if the Planning Committee believes multi-unit residential for this area is a compatible use, are the variances requested by the applicant for RM6 zoning appropriate and reasonable?

Is Any Multi Unit Development Appropriate at this Location? The Property is large, approaching 1 acre, but very deep and only about 120 feet wide.

We recognize the size and shape of the Property may be appropriate for a density greater than one single family home provided the structure or structures respect setback, density, height and other bylaw regulations.

The specific building proposed fails to even come close to conforming to the RM6 zoning sought and as a result is a totally incompatible use of this particular land. A less intensive design might be a compatible use for this site. It is possible that the maximum of 24 units under RM6 regulations may not be possible if all other requirements are respected. AVHC believes the answer is: design according to the land size and bylaw requirements, NOT design first then seek bylaw variations to make a design that can fit a lot that is too small.

However, adding any large multi-unit building to such a neighbourhood must be done with sensitivity to what has existed nearby for many years. The regulations for ER zoning were amended in 2018 to ensure that large new buildings would not overwhelm adjoining properties. That is exactly what this proposed development does.

It is extremely important the Planning Committee ensure any such developments follow zoning regulations strictly to respect the reasonable expectations of the community and conform in a meaningful way to the Ancaster Secondary Plan.

Further, ALL proposals to increase density in ER zoned areas should be required to do a traffic study to accurately predict the safety and congestion impact of adding multiple vehicles to a location that prior to development likely had 2 cars.

AVHC does not support the application as filed for the Property

Is This Application Appropriate and Reasonable? AVHC believes the development proposed is totally unacceptable. A review of the Development Statistics provided by the Applicant clearly shows this building is far too large for the property:

DEVELOPMENT STATISTICS

ITEM	RM6 REQUIREMENT	DEVELOPER PROPOSED
Lot Area	.40 to .80 ha	88% of Minimum (.35 ha)
Maximum Density	70 UPH	134% of Maximum (94 UPH)
Minimum Lot Frontage	30.0 m	Exceeds requirement (38.09)
Minimum Lot Depth	45 m	Exceeds Minimum (89.35 m)
Maximum Lot Coverage	25% (868 sq m)	160% of Maximum (1368 sq m)
Minimum Front Yard	7.5 m	Exceeds Requirement (15.79)
Minimum Side Yard	9 m	67% of Minimum (6 m)
Minimum Rear Yard	9 m	84% of Minimum (7.6 m)
Minimum Setback to Dwelling	18 m	19% of Minimum (3.5 m)
Number of Units	24	138% of Maximum (33)
Maximum Building Height	10.5 m	147% of Maximum (15.4 m)
Landscaped Area	40%	Meets Requirement (40%)
Planting Strip	3.0 m	50% of minimum (1.5 m)
Parking	66 Spaces	74% of minimum (49)
Visitor Parking	10	60% of Minimum (6)
Total Parking	76	49

Metrics that MEET RM6 Zoning Regulations

The community could reasonably expect a significant project proposing a dramatic change in usage for an area and wanting to be compatible with the neighbourhood, would ensure it is compliance with all requirements for the new zoning being sought. In other words, design a project to fit in when developing in existing neighbourhoods.

Instead this applicant meets only 19% of the required metrics that might lessen the impact and misses the other 81% by significant margins.

AVHC has some brief comments on some of the Items that indicate why this proposed building is so inappropriate for this location:

Height: This building will not even come close to being compatible. It will stick up more than 5 meters more than its zoning permits. Adjacent properties are 1 and 2 story residences. Has the applicant studied the effect of loss of sunlight on adjacent properties? Of greater concern is the fact balconies and terraces will have clear views into adjoining residential properties. AVHC is aware that the OMB has overturned some Ancaster zoning change denials based on height, but those structures were not shoehorned into a residential area like this one. We encourage the Planning Committee to support the height requirements of Bylaw 87-57 in every application, requirements that were confirmed in 2018 after public consultation.

Parking: While the total available parking is not clear in the Development Statistics provided by the applicant one thing is crystal clear: the proposal will not provide parking required for RM6 zoning. AVHC points out there is no on street parking on Wilson Street East at this location and no public parking in walking distance. We ask the Planning Committee to ensure the minimum parking requirements are met if this application is approved.

Setbacks: Any requirement that could soften the impact on surrounding properties (side setbacks, the planting strip) by preferably exceeding requirements instead is shortchanged by the applicant. The site plan in the application shows clearly how close at least 3 residential properties will be to this large building.

Trees: It is difficult to determine from the road where the large trees near the rear of the property are located due to the depth of the property, but AVHC points out that these trees could be important to provide some protection to adjacent property owners from line of sight access from balconies. The high lot coverage percentage leads AVHC to be concerned that an excessive number of mature trees may be removed due the significant changes in bylaw regulations being proposed.

Children's Play Area: The applicant seems to have simply rejected the need for a children's play area. It is possible marketing of this building will be to adults, but visitors with children will surely be expected and there are no public playgrounds in the immediate vicinity.

Zoning Requirements and the Ancaster Secondary Plan Must Be Respected: AVHC has a belief that applicants for developments that require a change in zoning from ER often view the zoning regulations as merely starting points that must be amended to maximize the size of their building.

AVHC has the opposite view. The zoning regulations are minimums that when respected or exceeded help new developments fit into ER areas that have long histories and similar buildings. That was the whole point of the review of ER zoning in 2018.

There are many places in Ancaster other than ER areas with appropriate zoning where large residential buildings can be constructed that do not cause significant disruption to the existing community. Developers of larger buildings should be encouraged to consider these areas.

Selecting land in the ER zoned areas to develop comes with it a requirement to respect well established neighbourhoods in the core of a village with a long history.

AVHC asks the Planning Committee to support the core of Ancaster by insisting any developer choosing to build in the ER zoned areas complies fully with zoning requirements and the Ancaster Secondary Plan in spirit as well as in fact, and thus may be welcomed by the community.

AVHC believes strongly that the Planning Committee must deny UHOPA 18-024 Amendment to the Ancaster Secondary Plan and ZAC 18-058 Zoning Amendment.

AVHC believes there are reasonable alternatives for development of the Property that will meet the requirements in Bylaw 87-57 and be a welcome replacement for a home that is clearly past its prime. The start of that process is denial of these applications.

Thank you for your consideration of our comments.

Respectfully Submitted

A handwritten signature in black ink, appearing to read 'Bob Maton', with a small 'x' mark to the left of the first letter.

Bob Maton, President
Ancaster Village Heritage Community, Inc

Mr Vanrooi,

I would like to add my voice to those concerned over the proposed multi unit apartment development of this Ancaster property. This proposed build far exceeds the current zoning restrictions, and will negatively impact all surrounding homes.

I am in agreement with all concerns as raised by the Ancaster Village Heritage Community, and would urge that the city stand by it's zoning bi-laws, for the benefit on all Ancaster residents, both in the long term and the short term.

Thank you for your attention,

