



**20 Rousseaux Street  
Ancaster, Ontario L9G 2W5**

July 29, 2022

Re: Applications to Amend Urban Hamilton Official Plan and Hamilton Zoning Bylaw 05-200  
UHOP Official Plan Amendment UHOPA-21-02  
327 and 335 Wilson Street East, Ancaster (PED22006)

Ancaster Village Heritage Community Inc (AVHC) is a vibrant community group with about 100 members and 1000 followers on Facebook. Our goals are to preserve the remaining heritage of one of Ontario's oldest villages, support positive development, and preserve and enhance our community quality of life. The land for this application is in the Village Core of the UHOP Secondary Plan and we have a hyperfocus on that area.

We have reviewed the above noted development application and offer the following comments we hope will be helpful and will be considered by Planning Committee and Council in making their decision.

1. Redevelopment on this site could be a welcome improvement to the streetscape. To have two active commercial units at street level at 335 Wilson St E would be of assistance to nearby businesses and help build a downtown that attracts customers.
2. The fact that 327 Wilson Street has no commercial uses at ground level today and the building will be retained as is supports the City view on the handling of this. AVHC sees no obvious issues with eliminating the driveway between them.
3. While AVHC supports the concept of this development we ask the Planning Committee, if it is of a mind to approve the Staff recommendation, to place conditions on it that will bring it into substantial compliance with the Ancaster Wilson Street Secondary Plan (AWSSP) and Bylaw 05-500 C5a (570):

3.1. AWSSP sets a height of 2.5 stories. This proposal is for three. While this sounds like a minor variance, the building is 12 meters high while the Bylaw permits 9 meters.

AVHC recognizes the applicant recently reduced the height from 12.78 meters, 42% higher than permitted, to 12 meters. That is still 33% higher than permitted.

3.2. AVHC recognizes the applicant is attempting to limit the impact of the excess height on the streetscape with a 5 meter setback of a different roof design. AVHC believes the set back looks out of place and does not adhere to Secondary Plan Design Guidelines. The entire side of the property is visible to the street for traffic and pedestrians heading west. It is a 12 meter building, nothing less.

- 4 It seems to AVHC that almost every developer comes to Planning Committee asking for significantly higher heights than permitted in AWSSP.
- 5 Literally hundreds of citizens participated in the development of the Ancaster Wilson Street Secondary Plan. Developers claim AWSSP is outdated—in fact it came into effect in 2015. The 9 meter height restriction in Bylaw 05-200 C5A (570) was enacted in 2018.

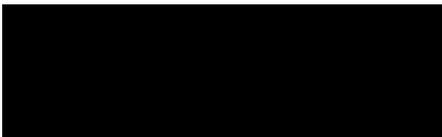
This Application is seeking significant and unacceptable variances from modern legislation.

- 6 AVHC notes recent Planning Committee Applications for even greater than 133% of permitted height. Committee Refusal in some cases is the only reasonable response to requests that effectively guts legislation. However, AVHC believes in this case there must be architectural changes that could be made to bring a 3 storey building into substantial compliance.
- 7 The multiple additional relaxations of standards, in particular the significant reduction in glazing, concern AVHC as approval of large variations from zoning are noted by other developers for future plans. AVHC believes strongly that the requirements of the Ancaster Wilson Street Secondary Plan and Bylaw 05-200 should be substantially followed with only minor variations for specific site issues. We recognize this leads to appeals to the Ontario Land Tribunal, but results of Appeals are part of the process to suggest Bylaw and Secondary Plan Amendments that would have full and appropriate public input.

Site by site variations in the 30% plus range do not represent good planning in our view.

There is much to recommend the plans in these applications, but AVHC believes strongly the asks are excessive and we ask the applicant, Planning Committee and Council to negotiate substantial compliance or Planning Committee and Council deny the applications. Negotiation would be the preferred route.

Respectfully Submitted



Jim MacLeod  
Vice President.