

**From:** Larry McClung

**Sent:** May 30, 2023 2:57 PM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Subject:** 140 Wilson Street West - Comment on zoning application by 1376412 Ontario Inc.

Legislative Coordinator, Planning Committee,

My wife and I are owners of a unit at ## Wilson Street West. After reviewing the notice of a request to change the zoning to allow for a multiple unit residential building, we would like to inform you that we support the proposed zoning change.

I do have a couple of minor comments on the planned development, which are not directly related to the zoning request.

1. Based on the preliminary site plan drawing prepared by Lima Architects Inc., it appears that a very high percentage of the site's surface area will be converted to an impervious asphalt covering. This is not ideal for storm water management, and I would hope that the City might instruct the developer to consider using some of the modern pervious materials for the parking lot surface (or possibly a hybrid approach, where the laneways are asphalt, but the actual parking spots are pervious).
2. With the ongoing and expected rapid increase in use of electric vehicles of all types, I would hope that the initial construction would include at least the rough-in for EV chargers to all resident parking spaces, and that suitable electric service would be provided to the bicycle parking area, so that electric bikes can be charged.

Thank you for considering my thoughts.

Larry McClung, P.Eng.

**From:** Ilija Pavlic  
**Sent:** June 1, 2023 7:17 PM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**Subject:** ZAC-20-024 Comments

I'm writing to offer comments for the June 13 meeting of the planning committee re 140 Wilson Street West.

I support the densification and creation of new homes. At the same time, I believe the densification should be done with appropriate planning of public utilities, like roads.

The proposed change on 140 Wilson Street West is the third in row in the same microlocation. Across the road, there is a large building construction in progress, and a dense block of new townhomes is also being built on the same side.

Wilson Street West is becoming more and more congested. It's getting increasingly hard and unsafe to exit from existing buildings onto the road, and that is even before maybe a 100 new vehicles from the complexes being built are even on the roads.

The drivers are also not respecting the pedestrian crossover on Wilson and Todd/Dunham, making the crossing less safe for children going to school

The new proposal adds a further 14 parking spots which means even more vehicles, more congestion and less safety.

Both the 140 Wilson Street West and the construction across the street project closer to the road than any other building from the Fire Station all the way to Fortions. The reduced sight lines again mean more safety, and it prevents future road and/or pedestrian space expansion.

If you approve more homes and more cars, then also build better and safer roads, cyclist and pedestrian paths.

Kind regards,  
Ilija Pavlic.

**From:** Ilija Pavlic  
**Sent:** June 1, 2023 7:19 PM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**Subject:** Re: ZAC-20-024 Comments

Both the 140 Wilson Street West and the construction across the street project closer to the road than any other building from the Fire Station all the way to Fortions. The reduced sight lines again mean more safety, and it prevents future road and/or pedestrian space expansion.

Correction, **less** safety.

**From:** Judy Tottman

**Sent:** June 11, 2023 4:07 PM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Subject:** Input for Meeting June 13 re: Application for Zoning By-law Amendment for Lands Located at 140 Wilson Street West, Ancaster (PED23122) (Ward 12)

Please find attached a document summarizing concerns and questions from the residents of 150 Wilson Street West, Ancaster regarding the proposed development at 140 Wilson Street West for the meeting June 13<sup>th</sup> 2023.

Best regards,

Judy Tottman

President, Board of Directors for Ancaster Mews (Wentworth Condominium Corporation 111)

To: City of Hamilton Planning and Economic Development Department, Planning Division

From: Board of Directors, WCC 111, Ancaster Mews, 150 Wilson Street West, Ancaster

**REGARDING: Application for Zoning By-law Amendment for Lands Located at 140 Wilson Street West, Ancaster (PED23122) (Ward 12)**

The Board of Directors for Ancaster Mews, Wentworth Condominium Corporation (WCC) 111 provides the following concerns and questions on behalf of the owners of Ancaster Mews.

As the owners of the property immediately to the west of the proposed development of 140 Wilson Street West, we have several concerns about the impact of this structure on our property and enjoyment of our homes.

**Traffic**

Wilson Street west is already a difficult thoroughfare to maneuver given the construction vehicles, the addition of over 100 new units on the north side of the street, and the routing of traffic from the eastbound 403 whenever there is traffic delay or shutdown on the highway. The addition of further residential units and related vehicles presents a tipping point in congestion.

Does the developer have the option to introduce commercial development in this complex or is this site approved solely for residential use? If the developer has the option to introduce commercial development as well as residential dwellings, the ability of our owners to enter and exit our property will be further deteriorated from the already problematic access to and from our complex to Wilson Street West.

**Parking**

The site plan for this development indicates only two visitor parking spaces. The residents of Ancaster Mews are concerned that overflow visitor demand at 140 Wilson Street West will end up in our visitor parking necessitating us to take action to have such vehicles removed.

**Site Maintenance**

The owner of 140 Wilson West has not maintained the property. It has been in a derelict state for several years and continues to worsen. Landscaping has not been maintained. There are raccoons living in the house and possibly other wildlife. There are skunks and foxes on the property which is a concern to neighbouring residential properties impacting the aesthetic enjoyment of our property. The structure is deteriorating badly, including the shed.

We are concerned about the immediate affect of this on our property and question how the site will be maintained during any construction.

### **Impact of the Proposed Development on existing Landscaping of 150 Wilson Street West**

On September 20, 2021, an Arborist representing the owner of the property at 140 Wilson Street West asked to meet with the property manager for 150 Wilson Street West; Board members also attended the meeting.

The Arborist explained that future construction at 140 Wilson Street West would require removal of trees including large Norway Spruce trees and deciduous trees at 150 Wilson West. The Arborist stated that the cost of tree removal, grinding of stumps and supply and planting of appropriate sized replacement trees and subsequent repeated deep root watering would all be borne by the owner of the 140 Wilson Street West property.

The Board of Directors on behalf of the owners at 150 Wilson West raise this issue to ensure that this commitment to restore the affected landscaping at 150 Wilson West will be honoured by the owner of 140 Wilson West. As well, we request another meeting with the Arborist to get an update on the extent of tree removal with the current construction plan.

Further, our recently erected fence between the two properties was designed and built to accommodate mature trees on both sides of the fence. The removal of any of these trees will necessitate replacement of portions of the fence if not complete rebuilding of the eastern wing of the fence. We are seeking confirmation that any fence replacement costs resulting from construction at 140 Wilson West will be completely the financial responsibility of the owner of 140 Wilson West to repair or replace the fence to the original state and material of the fence prior to construction.

### **Privacy Infringement**

The most significant concern of residents of 150 Wilson Street West is the loss of privacy for those whose units are located on the east wing of our building.

It is difficult to view the details included in the site plan because of the scale, but it appears that the building orientation is positioned with residential units facing directly onto/into bedrooms and living rooms at 150 Wilson Street West. We strongly object to the proposed reduction in the side yard from 9 metres to 1.5 metres as this negligible distance from the property line is intrusive to Ancaster Mews.

The orientation of the proposed structure coupled with tree loss as well as how close the building will be to the property line will create significant loss of privacy to the owners of 150 Wilson Street West.

As the properties located to the east of the proposed development are all commercial entities and as such operate only during business hours, the owners of 150 Wilson West ask that the orientation of the proposed development be reversed so that the windows of the new development would face the commercial properties rather than the existing, long standing residential property on the west side of the proposed development.

While the owners of 150 Wilson Street West recognize the importance of being good neighbours through cooperation with the owner of 140 Wilson Street West, it is our responsibility to protect the interests and security of our building and existing landscaping. We look forward to assurances from the City of Hamilton and the owner of 140 Wilson Street West that our concerns will be addressed and resolved in the best interest of our owners.

Yours truly,

The Board of Directors for Wentworth Condominium Association 111, Ancaster Mews.

**From:** Ken Singh  
**Sent:** June 12, 2023 10:33 AM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**Subject:** Re: Tim Vrooman email.

Comments on the rezoning proposal of 140 Wilson Street, Ancaster:

Ken Singh

Re: 140 Wilson Street West

June 11, 2023

Rezoning application

Comments;

The application would seem to meet the requirements of the Provincial Policy Statement (2020).

The issue would be going from a single family residence to a multiplex unit (9) creates a lot of problems for the surrounding neighbourhood. These are:

- Increased noise at all times of the night and day
- Increased traffic on Wilson street
- Increased pollution
- Parking spaces now closer to residences around

With the environmental issues of today that will only get worse, I would hope that the City will in future take into account the effect these units will have on neighbourhoods.

I would also hope the City will ensure that the buffer protection for neighbours (trees) are planted and there is follow-up on these issues.

Most people are starting to feel very disillusioned with the process and have given up and that will ensure developers control everything. And what do the developer give back to the community after making a profit and moving on?

Ken and Nicola Singh  
Ancaster