

Tim.Vrooman@hamilton.ca

Re: Zoning By-Law Amendment (File No. ZAC-20-024)

Requested Change from ER Zone to RM6 Zone for 140 Wilson Street West. Ancaster, Ontario.

The many properties backing unto the ones facing Wilson Street, form a residential neighbourhood which over the years has struggled to ensure we remain a neighbourhood, given all the construction on Wilson Street. And we have many concerns over this proposed building.

The number of new or to be built condominiums on Wilson Street has caused an extreme increase of traffic over the years. When crossing Wilson Street you 'are taking your life in your hands'. This is a real problem given the number of elderly people in Ancaster and on Wilson Street.

The traffic coming from Meadowbrook area, Shaver Street developments and many more all come along Wilson Street and we do not see any remedial efforts to address this concern.

In addition we have a tremendous problem of noise from Wilson Street: vehicles speeding with noisy mufflers and blaring radios, disturbing the whole neighbourhood.

And the pollution caused by the increased traffic has a health effect that we will not be able to quantify until people are sick. We all have to do our part in ensuring that climate change is slowed down and not add to it by cars emitting Carbon Dioxide.

The owner of this property (140 Wilson Street W) has shown no regard to our neighbourhood by firstly clear cutting all the magnificent Walnut trees that were on the periphery of the property. There was no consideration of how that changes the environment and creates pollution. We complained, and it took the City a week to investigate and by then all trees were cut down. I guess there will be a promise to replant half a dozen saplings). **We are still waiting for the plantings of 128 Wilson Street to absorb the noise and pollution from Wilson Street and the parking behind the building.**

The proposed parking spots are too close to the property line (3m) and will certainly disturb us with residents coming and going at all times. The City has allowed this type of behind the building parking that has been very disturbing to our neighbourhood, with noise from the cars bouncing off the hard walls into our bedrooms..

In addition there is noise and pollution from the cars and very early mornings sleep disturbing snow removal and noisy grass cutting.

These are some of the issues that our neighbourhood faces as the changes around us over the years appears not to take into account our concerns. This proposed building will only add to the noise, pollution and environmental degradation of our neighbourhood and Ancaster.

[REDACTED]

[REDACTED]

[REDACTED]

Ancaster, On

From: [REDACTED]
Sent: April 15, 2021 2:35 PM
To: Vrooman, Tim <Tim.Vrooman@hamilton.ca>; Ferguson, Lloyd <Lloyd.Ferguson@hamilton.ca>
Subject: Re: 140 Wilson St West

Hey Tim,
Thx for the package for 140 Wilson West....I'd love to share a few thoughts:

1 - I would like to see as many mature trees retained as possible. It's becoming a recurring theme around here sadly. One of the things that makes old Ancaster so desirable is the huge trees. Especially the evergreen varieties. As is the case with all the current condo projects up and down Wilson, the large trees out front are slated to be removed here.

This is incompatible with the Wilson St Secondary Plan. In fact, in the city's summary letter it states that 'trees and the green corridor of Wilson will dictate the terms of development'. Yet, in every case I see the opposite. The trees all get torn down.

This property already lost a few of it's historic beautiful trees along the sidewalk a few years ago. I can't support the removal of the remaining 2. I'd suggest the driveway be nudged to the east, even if it means a slight bend the driveway as it approaches the building.

2 - I worry about the decreased walkability along here. Wilson is heavily used by seniors, families, kids etc.... Instead of a single family driveway, the sidewalk will be cut by the massive laneway and the street presence of the building will be essentially a parking garage. Surely, a narrower driveway can be proposed, and perhaps a retail unit on the ground floor instead of parking?? What a huge downgrade along the streetscape here. More land is being used for parking than for green space on the site too I noticed.

3 - design. I love the pitched roof, and the materials. No stucco, thank God. haha. I enjoy the modern design elements being added into a historic streetscape (however, parking garage and lack of trees really harms the design)

4 - I would suggest new tree plantings of large growth conifers and deciduous trees along the front and back property lines.

Beyond that, I don't have any other complaints or feedback. The scale seems nice. It's a not a huge building. I just worry about the walkability, loss of tree canopy and a historic main street having a parking garage as a street-front use (this isn't allowed in downtown Hamilton. I'd suggest it not be allowed in any of our downtowns)

Cheers!

[REDACTED]

From: [REDACTED]
Sent: April 16, 2021 1:47 PM
To: Vrooman, Tim <Tim.Vrooman@hamilton.ca>
Subject: 140 Wilson St West

Hi Tim,
I live at [REDACTED] 140 Wilson Street West, and face the existing property.

I am in full support of the land redevelopment as the subject property is an eyesore and poses a safety risk with holes in the rear yard.

If you could send more information on the project such as digital copies of the latest submission package to the extent that it is publicly available. The site plan on the letter circulated by A J Clarke and Associates is small and I can't seem to read it to see the setbacks and other detailed information. Any other information and pictures would be helpful.

Thanks and good luck with the process.

[REDACTED]

[REDACTED]