



330 Lodor St, Ancaster

Dear Councillor

At your next Council meeting you will be asked to approve the Planning Committee denial of Application UHOPA-22-004 for an 8 storey condo at 392-412 Wilson Street East in Ancaster.

Ancaster Village Heritage Community, AVHC, asks you to please uphold the Planning Committee decision. AVHC is a community based organization with over 1000 subscribers to our Facebook pages and 85 local members.

AVHC supports positive development and intensification. We believe strongly this can be accommodated within the parameters set out in the Ancaster Wilson Street Secondary Plan. The lot is vacant and 2.5 to 3 storey buildings, built to meet the Wilson St Secondary plan will provide a remarkable increase in housing and ground floor commercial space. **Hamilton's intensification goals can be met with a far smaller development.**

We have noted on several occasions a concern on the part of the City that developers will appeal to the Ontario Land Tribunal. **We believe that this open admission emboldens developers** who then push the City for significant increases in permitted density and height. It becomes a vicious circle.

In this case the 8 storey application is about 4 times higher than the 9 meter permitted height in the Secondary Plan. The design is bland and does not fit the character of the street. The applicant has been very open in saying they will go to OLT and get all they ask for. AVHC is not so sure.

The site is in the historic enclave known as the Village Core. This downtown is similar to the historic downtowns of Dundas, Waterdown, and Stoney Creek. Surely OLT can respect the 4 or 5 blocks in each case and ensure new development is to scale of the existing historic buildings and design is sympathetic to the area.

We note the incredible effort in the city centre at Gore Park to do exactly that.

If you uphold the denial and it goes to OLT, be assured the City will not be alone. AVHC has shown at several meetings our citizens care and turn out to support their community. We will be there at OLT to support a City decision to protect the Secondary Plan.

If OLT upholds the massive overbuilding requested, you will hear no criticism from the community. You will hear our grateful thanks for attempting to uphold a Secondary Plan created with remarkable public participation only a few years ago.

Please vote to uphold the Planning Committee denial.

Sincerely

Bob Maton. PhD—President