SUBJECT: Applications to Amend the Ancaster Official Plan and Zoning By-law No. 87-57 for Property Located at 124 Wilson Street West (Ancaster) (PED08153) (Ward 12)

RECOMMENDATION:

(a) That approval be given to Official Plan Amendment Application, OPA-07-030, by Ingrid Griffett, owner, to amend Policy 5.7.16 of the Town of Ancaster Official Plan, to permit business and professional offices within the existing building on lands located at 124 Wilson Street West (Ancaster), as shown on Appendix “A” to Report PED08153, on the following basis:

(i) That the Draft Official Plan Amendment, attached as Appendix “B” to Report PED08153 be adopted by City Council.

(ii) That the proposed Official Plan Amendment is consistent with the Provincial Policy Statement and conforms to the Hamilton-Wentworth Official Plan.

(b) That approval be given to Zoning By-law Amendment Application ZAR-07-103, by Ingrid Griffett, owner, for a change in zoning from the Residential “R3-294” Zone to a Modified Residential “R3-567” Zone, to permit business and professional offices only within the existing building for lands located at 124 Wilson Street West (Ancaster), as shown on Appendix “A” to Report PED08153, on the following basis:

(i) That the zoning of the subject lands be changed from the Residential “R3-294” Zone to a Modified Residential “R3-567 Zone.”
SUBJECT: Applications to Amend the Ancaster Official Plan and Zoning By-law No. 87-57 for Property Located at 124 Wilson Street West (Ancaster) (PED08153) (Ward 12) - Page 2 of 11

(ii) That the Draft By-law, attached as Appendix “C” to Report PED08153, which has been prepared in a form satisfactory to the City Solicitor, not be forwarded to City Council for enactment until the owner has applied for and received approval of a Site Plan Application, to the satisfaction of the Manager of Development Planning.

(iii) That the amending By-law be added to Map 1 to Schedule “B” of Zoning By-law No. 87-57.

(iv) That the proposed change in zoning is in conformity with the Hamilton-Wentworth Official Plan, and will be in conformity with the Town of Ancaster Official Plan upon approval of Official Plan Amendment No. __.

________________________________________
Tim McCabe
General Manager
Planning and Economic Development Department

EXECUTIVE SUMMARY:

The proposed amendments are intended to permit a business and professional office as a new use to replace a chiropractor’s office within the existing building at 124 Wilson Street West.

The proposal has merit and can be supported since the proposed Official Plan Amendment and change in zoning are consistent with the Provincial Policy Statement, and conform to the Hamilton-Wentworth Official Plan. The proposal is compatible with the surrounding neighbourhood. It is recommended that the amending By-law be held in abeyance pending approval of a site plan.

BACKGROUND:

Proposal:

The applicant is proposing to sell the property to a prospective purchaser who is seeking to establish a financial planning office consisting of 3 staff within the first floor of the existing 1-storey building, which is a former dwelling, and to maintain the residential unit in the basement. The gross floor area of the main floor is approximately 124.7 square metres. The proposed financial office is intended to replace the existing use of the property as a chiropractic office known as the Ancaster Massage Therapy Centre.
The applicant has provided a site plan to show the existing building, parking area, driveways and landscaping features of the property (see Appendix “D”).

**Official Plan Amendment:**

The subject lands are currently designated “Residential” in the Ancaster Official Plan, and are more specifically designated as “Specific Policy Area 17”, which permits a chiropractor’s office subject to parking, landscaping, screening and Site Plan Approval. The proposed Amendment to the Ancaster Official Plan requires a modification to Policy 5.7.14 to permit business and professional offices within the existing building on this property to replace the chiropractor’s office.

**Zoning By-law Amendment:**

The purpose of the proposed Zoning By-law Amendment is to replace the existing Modified Residential “R3-294” Zone with a new Modified “R3” Zone that would permit business and professional offices as a new permitted use within the existing building, and to remove a chiropractor’s office as a permitted use. Under the Ancaster Zoning By-law, a business office is defined as “any building in which one or more persons are employed in the management, direction or conducting of an agency, or a business, profession, brokerage, labour or fraternal organization, and shall exclude such uses as the manufacture, assembly, storage or sale of goods, or places of assembly and amusement.”

This change would permit the intended commercial use, which is a financial planning office.

**Details of Submitted Application**

- **Location:** 124 Wilson Street West, Ancaster
- **Owner:** Ingrid Griffett
- **Applicant:** Brent and Barbara Dimen
- **Agent:** Steve Fraser, Planner, A.J. Clarke and Associates Ltd.
- **Property Size:**
  - Frontage: 23.06 metres
  - Lot Depth: 57.91 metres
  - Area: 0.133 ha.
Existing Land Use and Zoning:

<table>
<thead>
<tr>
<th>Subject Lands:</th>
<th>Existing Land Use</th>
<th>Existing Zoning</th>
</tr>
</thead>
<tbody>
<tr>
<td>Subject Lands:</td>
<td>Office for a chiropractor and a massage therapist</td>
<td>Residential “R3-294” Zone</td>
</tr>
</tbody>
</table>

<table>
<thead>
<tr>
<th>Surrounding Lands:</th>
<th></th>
<th></th>
</tr>
</thead>
<tbody>
<tr>
<td>West</td>
<td>Vacant residential-zoned lot, and Block Townhouses</td>
<td>Residential “R2” Zone, Multiple Residential “RM3-277” Zone</td>
</tr>
<tr>
<td>North</td>
<td>Professional Office (Best Rate Financial Limited)</td>
<td>Residential “R3-460” Zone</td>
</tr>
<tr>
<td>East</td>
<td>Single Detached Dwellings</td>
<td>Portion of Residential “R3-460” Zone; and Existing Residential “ER” Zone</td>
</tr>
<tr>
<td>South</td>
<td>Single Detached Dwellings</td>
<td>Existing Residential “ER” Zone</td>
</tr>
</tbody>
</table>

ANALYSIS / RATIONALE:

1. The proposal has merit and can be supported for the following reasons:
   
   (i) It is consistent with the Provincial Policy Statement and conforms to the Hamilton-Wentworth Official Plan.

   (ii) It would be consistent with the use of the property under O.P.A. No. 13 by providing further opportunity for the continuation of a small-scale commercial use within the existing building.

   (iii) The proposal is compatible with the abutting commercial use to the north and with the abutting residential uses to the east and south.

2. Staff has noted that the subject property is part of a commercial strip which has evolved incrementally along Wilson Street West within former dwellings, and which is separate from the larger commercial node to the north. Most of the commercial properties have generally been limited to specific uses within the former dwellings to maintain compatibility with the adjacent residential development.
The proposed Official Plan Amendment to modify Specific Policy Area 17 to permit business and professional offices would not intensify the commercial use of the subject property, but would allow for the development of a small-scale, low traffic-generating use within the existing building. This change would allow for the continuation of the property for commercial purposes in a manner which is compatible with the abutting residential uses to the east and south.

3. The property has been regulated by the Modified Residential “R3-294” Zone for the development of the chiropractor’s office. This Zone was developed under By-law No. 1890 of the former Town of Ancaster, which preceded Zoning By-law No. 87-57. The regulations that were included in the “R3-294” Zone for the chiropractor’s office were provided to address parking, landscaping, and screening. The development of the chiropractor’s office on the property was addressed through a Site Plan application in 1986 under the former Town of Ancaster. The site was developed with 5 parking spaces on a gravel parking lot in the front yard to accommodate sheet flow drainage. In 1987, the Ancaster Zoning By-law was amended to require paving for parking areas having more than 2 spaces. However, Zoning By-law 05-200 for the Hamilton Downtown now allows gravel parking lots if there are fewer than 5 parking spaces.

Landscaping is also provided at the front of the property, and to a lesser extent, along the westerly lot boundary (see Appendix “D”).

The proposed use has been assessed on the basis of the existing level of site development, the review of zoning requirements and current Site Plan standards. Staff has determined that minor modifications to the site should be undertaken to accommodate the proposed financial planning office, which are noted in the following discussion.

Parking

Under the current requirements of the Ancaster Zoning By-law, a business and professional office would require parking at the rate of 1 space per 25 square metres of floor area, which is a slightly higher ratio than the requirement for a chiropractor’s office under the site-specific “R3-294” Zone (1 space per 28 square metres). Based on the gross floor area of the main floor, 5 parking spaces would be required, which corresponds to the current amount provided on the site.

Staff has determined that the proposed change of use would require Site Plan approval. As the Ancaster Zoning By-law requires parking areas having 2 or more parking spaces to be paved with concrete or asphalt, storm water management would be required as part of the site plan approval due to the provision of a hard surface. This would require the provision of site works (i.e.
concrete curbing, a manhole and a catch basin to connect to existing services on Wilson Street West), which the future owner has advised would be prohibitive for his intended use of the property for a financial planning office.

In recognition that the proposed use is considered appropriate for the site and would generate very low volumes of traffic, staff has considered alternative requirements that would remove storm water management as a requirement of Site Plan approval. This would involve a reduction in the area required for parking by applying a lower parking standard based on 1 space per 31 square metres of gross floor area (GFA), which would require a maximum of 4 parking spaces.

The reduction in parking is justified on the basis that the financial planning office employs 2 financial planners and an assistant, and generates on average not more than 2 visitors to the office per day, according to the future owner. In addition, a significant portion of the customer contact and daily business is conducted over the telephone and internet from the office, and there are also regular visits to customers off-site. The parking required for the proposed financial planning office, in terms of visitor trips, would be similar to that of a home occupation.

This reduced parking requirement would be consistent with the standard office requirement used in the Dundas Zoning By-law, and would be greater than the amount provided in the Hamilton Zoning By-law, which requires 1 space per 31 square metres of GFA only for buildings which are greater than 450 square metres of GFA. As a comparison, no parking spaces would be required for this office if it were under the Hamilton Zoning By-law because it has less than 450 square metres of GFA. Accordingly, a special provision has been included in the Amending Zoning By-law for this parking requirement to apply to a business and professional office (Appendix “C”).

Staff is of the opinion that the reduction of the front yard parking area to 4 parking spaces for the financial planning office would not necessitate a requirement for storm water management at the Site Plan Approval stage as the surface would comprise a relatively small area and would be capable of draining by sheet flow or by infiltration. In this regard, it would be acceptable for the front yard parking area to remain as a gravel surface, which is permitted under By-law 05-200, for the Downtown. To address this matter, a special provision to permit the use of a gravel parking area in the front yard for up to 4 parking spaces has been included in the Amending Zoning By-law (Appendix “C”).

In addition, the basement apartment would require the provision of 2 parking spaces, which is consistent with the requirement for a single detached dwelling under the Ancaster Zoning By-law. This requirement has been included in the
amending Zoning By-law (Appendix “C”). On the site, separate parking for the apartment unit has been provided in the rear yard on an asphalt surface, as shown on the plan provided in Appendix “D”.

**Landscaping**

Under the “R3-294” Zone, the chiropractor’s office was required to provide a 3 metre wide landscaping strip between the boundary of the parking area and any lot line adjoining a residential zone. This requirement would apply to the abutting property to the south, which is a single detached dwelling, as the parking area is located in the front yard. However, it has been noted that the existing landscaping strip is deficient along the southerly property line, and ranges from 1.8 metres to 2.1 metres in width (see Appendix “D”).

It is recommended that the required 3 metre wide landscaping strip be provided along the southerly property line to provide improved buffering for the residential neighbour. This would be accomplished by the reduction of the parking area adjacent to the southerly property line, which would potentially allow for an even wider landscaping strip.

Recognizing the location of the existing driveway, and that the abutting property to the north is also an office, a reduced buffer of 0.8 metres would be considered adequate along the northerly boundary as a special regulation in the Amending Zoning By-law (Appendix “C”).

Further landscaping enhancements would be required for the front yard through Site Plan Approval to provide ground level plantings that would complement the existing coniferous trees and provide better screening for the parking area from Wilson Street West.

**Screening**

The “R3-294” Zone requires the provision of a visual barrier between 1.2 and 1.8 metres in height where parking is provided in the rear yard. While parking has been established in the rear yard for the basement apartment, it has been noted that a visual barrier has not been provided along the rear lot line. It has been further noted that the abutting lands to the rear are part of the property to the north (i.e. “L”-shaped lot), which is now used for commercial purposes. As reasonable screening exists on the next adjacent property to the east, and there is no impact from the extension of the driveway into the rear yard, it is recommended that this requirement not apply in the Amending Zoning By-law.
4. To accommodate the proposed business and professional office as a new commercial use for the property which replaces the chiropractor’s office, it is recommended that the former site-specific By-law be replaced with a new By-law. The Amended Zoning is to be known as the Residential “R3-567” Zone (Appendix “C”).

This approach is recommended because the property is not part of a commercial node or designated commercial centre in the Ancaster Official Plan, but is a Special Policy Area that was created specifically for a commercial use. Staff, therefore, is of the opinion that while the commercial use of the property can continue, it should be limited to one specific use that is compatible with the adjacent dwellings (i.e. a business and professional office).

In addition, special provisions have been developed for the financial planning office in the Amended Zoning to allow for reduced parking and to permit the parking area for 4 spaces to remain as a gravel surface so that storm water management is not required as part of the Site Plan Approval. As a result of these considerations for the proposed use, it is reasonable to remove the chiropractor’s office as a permitted use in the Amending Zoning By-law.

5. Site Plan Approval should be required prior to the passing of the Amending Zoning By-law in order to ensure that the required site improvements are secured prior to any changes of occupancy. In addition to the parking and landscaping requirements discussed in Item 3, the required site plan would also address the following:

- The construction of a widened driveway to permit two-way vehicular access; and,

- The conveyance of land, in the amount of approximately 2.04 metres, for road widening purposes to permit a future width of 30.48 metres for Wilson Street West.

**ALTERNATIVES FOR CONSIDERATION:**

If the proposed application for amendments to the Official Plan and Zoning By-law are denied, the subject lands may be used in accordance with the “R3-294” (Residential) Zone for a chiropractor’s office or as a single detached dwelling.

**FINANCIAL/STAFFING/LEGAL IMPLICATIONS:**

Financial: No financial implications.

Staffing: No staffing implications.
Legal: As required by the Planning Act, Council shall hold at least one (1) Public Meeting to consider an application for an Official Plan Amendment and a Zoning By-law Amendment.

Policies Affecting Proposal:

Provincial Policy Statement

The application is consistent with the policies that focus growth in settlement areas (Policy 1.1.3.1).

As the nature of the application is for a change in zoning and Official Plan designation to permit a business and professional office within the existing building, the proposal is consistent with the policies of the Provincial Policy Statement.

Hamilton-Wentworth Official Plan

The subject property is designated “Urban Area” in the Hamilton-Wentworth Official Plan. Policy C.3.1 outlines that a wide range of urban uses, defined through Area Municipal Official Plans and based on full municipal services, will be concentrated in the Urban Areas. As the applications are to permit a business and professional office within the existing building, where full municipal services are available, the proposal conforms to the policies of the Hamilton-Wentworth Official Plan.

Town of Ancaster Official Plan

The subject property is designated “Residential” on Schedule “B”, Land Use Plan for the Urban Area in the Town of Ancaster Official Plan. The Residential designation provides the following policy direction:

“4.4.1 The predominant use of lands designated “Residential” on Schedule “B” shall be for dwellings in areas which will be supplied with urban services (sanitary and storm sewers and water mains). Other uses which are considered necessary to serve the needs of the residents may also be permitted such as schools, parks, community centres, churches, day nurseries and public utilities.”

The property is also designated on Schedule “F” as Specific Policy Area 17 through the approval of Official Plan Amendment No. 13 (approved January 8, 1987). Specific Policy Area 17 has allowed for an exception to the requirements of the Residential designation in Policy 5.7.14 by permitting a chiropractor’s office within the existing building. In addition, Policy 5.7.14 also requires that the following provisions are to be satisfied prior to establishing this use:
“(i) Adequate landscaping and off-street parking shall be provided;

(ii) Proper screening and buffering measures shall be provided to separate the parking area from adjacent residential uses; and,

(iii) Site Plan Control shall apply to these lands before the proposed use is established. In this regard, a Site Plan Agreement shall be entered into prior to passing the implementing Zoning By-law.”

It has been determined that a Site Plan Agreement was registered for this property for the use of the existing single detached dwelling as a chiropractor’s office on June 12, 1987 (Instrument No. 414901CD). The provision of adequate landscaping, parking and screening, as noted in Policy 5.7.14, among other matters, were also requirements of the amending Zoning By-law for the “R3-294” Zone, and would have been requirements for the corresponding site plan approval. These requirements would generally apply to the proposed business and professional office in order to ensure that privacy, compatibility issues, and aesthetics are appropriately addressed.

**RELEVANT CONSULTATION:**

**Departments/Agencies having no concerns or objections:**

- Community Services Division, Culture and Recreation Department.

- Traffic Engineering Section, Operations and Maintenance Division, Public Works Department.

- Community Facilities, Culture and Recreation Department.

- Open Space Development and Park Planning, Capital Planning and Implementation Division, Public Works Department.

- Forestry and Horticulture Section, Operations and Maintenance Division, Public Works Department.

- Horizon Utilities.

**Public Consultation**

In accordance with Council’s Public Participation Policy, the application was pre-circulated to all property owners within 120 metres of the lands, and a Public Notice sign was placed on the subject lands. A total of 152 notices were circulated on January 24, 2008. To date, staff has received 2 responses in support of the proposal from the pre-
circulation of the applications (Appendix “E”). Notice of the Public Meeting was provided in accordance with the requirements of the Planning Act.

**CITY STRATEGIC COMMITMENT:**

By evaluating the “Triple Bottom Line”, (community, environment, and economic implications) we can make choices that create value across all three bottom lines, moving us closer to our vision for a sustainable community, and Provincial interests.

**Community Well-Being is enhanced.** ☑ Yes ☐ No
The public are involved in the definition and development of local solutions.

**Environmental Well-Being is enhanced.** ☑ Yes ☐ No
Climate related risks are managed; Greenhouse Gas emissions are reduced (i.e. low traffic use would be permitted).

**Economic Well-Being is enhanced.** ☑ Yes ☐ No
Infrastructure and compact development minimize land consumption and servicing costs.

**Does the option you are recommending create value across all three bottom lines?**
☑ Yes ☐ No

**Do the options you are recommending make Hamilton a City of choice for high performance public servants?**
☐ Yes ☑ No

:CT
Attachs. (5)
Draft Amendment No.

to the

Official Plan of the Former Town of Ancaster

The following text constitutes Official Plan Amendment No. .

**Purpose:**

The purpose of this Amendment is to amend Policy 5.7.14 to permit a business and professional office within the existing building, whereas the current policy limits commercial uses within the existing building to a chiropractor's office.

**Location:**

The lands affected by this Amendment are located on the south side of Wilson Street at 124 Wilson Street West, in Ancaster.

**Basis:**

The basis for permitting the proposed Official Plan Amendment is as follows:

- The proposal is consistent with the Provincial Policy Statement.
- The proposal conforms to the former Region of Hamilton-Wentworth Official Plan, and is consistent with the intent of the Town of Ancaster Official Plan, which has established a small-scale commercial use on the property.
- The proposal is compatible with the surrounding residential development and would meet the parking requirements that have been established for the property.

**Actual Changes:**

**Text Changes:**

1. That Section 5.7.14, Other Specific Policy Areas, be amended by replacing the words “a chiropractor’s office” with the words “a business and professional office”, and deleting the last sentence in the paragraph and deleting Clauses i), ii), iii), so the policy reads as follows:
“Notwithstanding the residential designation and related policies of Subsection 4.4, as they apply to lands known municipally as 124 Wilson Street West and, identified as Specific Policy Area 17 on Schedule “F”, a business and professional office, shall be permitted in the existing building.”

Implementation:

A Zoning By-law Amendment and Site Plan Agreement will give effect to the intended use on the subject lands.

This is Schedule "1" to By-law No. ______, passed on the ______ day of ______, 2008.

The City of Hamilton

__________________________  __________________________
Kevin Christenson      Fred Eisenberger
Clerk        Mayor

OPA-07-030
ZAR-07-103
Appendix “C” to Report PED08153
(Page 1 of 4)

Authority:
Item [Cited], Economic Development and Planning Committee
Report: 08- PED08153
CM: [Cited], 2008

Bill No. [Cited]

CITY OF HAMILTON

BY-LAW NO. [Cited]

To Amend Zoning By-law No. 87-57 (Ancaster), respecting lands located at 124 Wilson Street West, in the former Town of Ancaster, now in the City of Hamilton

WHEREAS the City of Hamilton Act, 1999, Statutes of Ontario, 1999 Chap.14, Sch. C. did incorporate, as of January 1st, 2001, the municipality “City of Hamilton”;

AND WHEREAS the City of Hamilton is the successor to certain area municipalities, including the former area municipality known as “The Corporation of the Township of Ancaster” and is the successor of the former Regional Municipality, namely, “The Regional Municipality of Hamilton-Wentworth”;

AND WHEREAS the City of Hamilton Act, 1999, provides that the Zoning By-laws and Official Plans of the former area municipalities and the Official Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council or the City of Hamilton;

AND WHEREAS Zoning By-law No. 87-57 (Ancaster) was enacted on the 22nd day of, June 1987, and approved by the Ontario Municipal Board on the 23rd day of January, 1989;

AND WHEREAS the Council of the City of Hamilton, in adopting Section [Cited] of Report [Cited] of the Economic Development and Planning Committee, at its meeting held on the day of [Cited], 2008, recommended that Zoning By-law No. 87-57 (Ancaster) be amended as hereinafter provided;

AND WHEREAS this By-law will be in conformity with the Official Plan of the City of Hamilton (the Official Plan of the former Town of Ancaster), upon approval of Official Plan Amendment No. [Cited] proposed by the City of Hamilton but not yet approved in accordance with the provisions of the Planning Act.
NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. Map 1 to Schedule “B” of Zoning By-law No. 87-57 (Ancaster), as amended, is hereby further amended by changing from the Residential “R3-294” Zone to the Residential “R3-567” Zone, the lands the extent and boundaries of which are shown on Schedule “A” annexed hereto and forming part of this by-law.

2. Section 34: Exceptions of Zoning By-law No. 87-57 (Ancaster), as amended, is hereby further amended by deleting the existing Special Provisions of the Modified Residential “R3-294” Zone and adding the following special provisions, on those lands outlined on the attached map, designated Schedule “A”, which is hereby declared to form part of the By-law:

“R3-567” That notwithstanding any provisions to the contrary of Subsection 11.3, Residential “R3” Zone, the following uses and special provisions shall apply to the lands zoned “R3-567”:

**Permitted Uses**

**Dwelling unit**

A business and professional office only within the main floor of the building existing on the date of the passing of this By-law, being the day of , 2008.

**Development Regulations**

**Parking**

(a) Business and Professional Office – 1 parking space for every 31 square metres of ground floor area.

(b) Residential Unit - 2 parking spaces for a single detached dwelling or a dwelling unit.

**Landscaping**

(b) A minimum 3.0m wide landscaping strip shall be provided and maintained between the boundary of the parking area and the southerly lot line.

A minimum 0.8m wide landscaping strip shall be provided and maintained along and the northerly lot line.
Notwithstanding Section 7.14 (xiii), of Zoning By-law 87-57, parking spaces and a driveway, consisting of gravel or crushed stone, shall be permitted for the accommodation of a maximum of 4 parking spaces in the front yard, and shall be maintained in a dust-free condition. Where 5 or more parking spaces are provided in the front yard, the requirements of Section 7.14 (xiii) shall apply.

3. The Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law, in accordance with the Planning Act.

PASSED and ENACTED this day of , 2008.

_____________________________  _______________________________
Fred Eisenberger                Kevin C. Christenson
Mayor                           Clerk

OPA-07-030 & ZAR-07-103
Schedule "A"

Map Forming Part of By-Law No. 08-____

to Amend By-law No. 87-57

This is Schedule "A" to By-Law No. 08-

Passed the ............ day of ....................., 2008

Subject Property
124 Wilson Street West

Change in Zoning from Residential "R3-294" Zone, to Residential "R3-567" Zone.
To: The City of Hamilton
Planning and Economic Development Department
Planning Division (West Team)

Attn: Mr. Cameron Thomas, MCIP, RPP

From: Quinn and Paula Scott, property owners of
120 Wilson St. West,
Ancaster, ON, L9G 1N3

Date: March 6, 2008

Re: 124 Wilson Street West, Ancaster (Hamilton)
City Files: ZAR-07-103 & OPA-07-030

Dear Sir:

I have been informed that there is an application for an Official Plan Amendment and Rezoning Amendment to permit a Financial Planning Office, other Professional Office Uses and a residential apartment within the existing dwelling at the above address.

I am submitting this letter to you to advise the City and the Ward Councillor of my support towards these applications so it can be included in the public record.

Thank you for your co-operation in this matter.

Sincerely,

[Signatures]

cc: Councillor Lloyd Ferguson (Ward 12)
To: The City of Hamilton  
Planning and Economic Development Department  
Planning Division (West Team)

Attn: Mr. Cameron Thomas, MCIP, RPP

From: Alain Baird, property owner of  
128 Wilson St. West,  
Ancaster, ON, L9G 1N3

Date: March 6, 2008

Re: 124 Wilson Street West, Ancaster (Hamilton)  
City Files: ZAR-07-103 & OPA-07-030

Dear Sir:

I have been informed that there is an application for an Official Plan Amendment and Rezoning Amendment to permit a Financial Planning office, other Professional Office Uses and a residential apartment within the existing dwelling at the above address.

I am submitting this letter to you to advise the City and the Ward Councillor of my support towards these applications so it can be included in the public record.

Thank you for your co-operation in this matter.

Sincerely,

Alain Baird

cc: Councillor Lloyd Ferguson (Ward 12)