

From: Lori Dale RGD CDP

Sent: Thursday, March 19, 2026 3:21 PM

To: Catarino, Jennifer ; Baldassarra, Alaina ; clerk@hamilton.ca

Subject: Opposition to UHOPA-25-001: Proposed Development at 392–412 Wilson Street East & 15 Lorne Avenue

External Email: Use caution with links and attachments.

Dear Jennifer and Councillors,

I am writing as a resident of Ancaster to express **my firm opposition** to the proposed development at **392–412 Wilson Street East & 15 Lorne Avenue (UHOPA-25-001)**. The introduction of an **eight-storey building** in the heart of our historic village core would significantly and permanently undermine the character, safety, infrastructure capacity, and long-term livability of our community.

Ancaster's old town area identity rests on its **village-scale streets, heritage architecture, and walkable neighbourhoods**. The surrounding roads—Wilson Street East, Rousseaux Street, and Academy Street—are narrow, constrained corridors that were never designed to support the traffic or servicing demands of a mid-rise, 118-unit apartment/condo tower. These are streets, with only one sidewalk, if any, where pedestrians, cyclists, families, and seniors move daily through an already congested and extremely delicate heritage environment.

Existing traffic congestion is already a challenge on our streets, and recent closures, including the Wilson/Rousseaux Old Mill T intersection, have not improved flow or safety. A development of this scale would dramatically escalate:

- Cut-through traffic in residential areas
- Delivery vehicle volumes
- Ride-share and service truck activity
- Vehicle-pedestrian conflict points

These concerns are not hypothetical—they will directly affect the daily lives of residents, including children walking to bus stops and families navigating streets already operating beyond their functional capacity. I know studies have been done, but real people living day-to-day here are all voicing real concerns. Not hypothetical evaluations.

A critical issue is the **absence of a meaningful, cumulative traffic assessment**. While isolated traffic studies exist, it remains unclear whether anyone has performed a **comprehensive,**

combined evaluation of both this proposal and the nearby redevelopment at 442–462 Wilson Street East (Brandon House). Compounding this, I understand the most recent traffic assessment was conducted during the *COVID-19 pandemic*—an anomalous period with artificially low traffic levels. Relying on outdated or incomplete data will inevitably understate the impacts.

Parking and infrastructure constraints present further risks. On-street parking is already limited, and the new building would generate significant overflow parking demands for guests, caregivers, tradespeople, and day-to-day services. Yes, it will have on-site parking spaces, but that will not address the existing overflow. Street parking on the side streets like Lodor, Academy, Church, etc., is already an issue for shoppers in the area and for people visiting the parks, splash pad, tennis courts, library, etc. We are constantly experiencing traffic issues and broken streets due to parked cars and heavy traffic on our side streets.

Routine activities like school drop-off will become increasingly hazardous. My daughter's bus pickup is currently at the proposed entrance for this monstrosity. Moreover, although the developer may be responsible for stormwater upgrades, these improvements could require extended closures of Wilson Street and surrounding streets—potentially for one to two years—further disrupting residents in an already narrow two-lane corridor.

Sustainability, Heritage, and Environmental Impacts

The proposal is fundamentally misaligned with sustainability principles and heritage-district planning standards.

An eight-storey building in this sensitive location would result in:

1. **Significant traffic congestion**, increasing emissions and idling.
2. **Pedestrian safety concerns** in a walk-oriented heritage neighbourhood.
3. **Permanent loss of heritage character** due to incompatible height and massing.
4. **Higher energy consumption** is associated with mid-rise structures.
5. **Wind tunnel and shadowing effects**, altering microclimate and pedestrian comfort.
6. **Emergency-access limitations** due to narrow one-lane and two-lane roads.
7. **Public transit capacity shortfalls**, with no feasible expansion in the village core.
8. **Overburdened parking supply** with no relief options.
9. **Noise pollution** from construction and long-term traffic increases.

10. **Years of disruptive construction impacts** on constrained roads.
11. **Excess pressure on emergency and municipal services.**
12. **Insufficient space for waste storage and collection.**
13. **Loss of remaining mature trees or natural features.**
14. **Reduced natural light and privacy** for the neighbouring homes. The planner from Urban Solutions at the town meeting couldn't even admit he would be ok with this being built next door to his home.
15. **Degradation of community livability and walkability.**
16. **Violation of all past heritage-district height, scale, and massing guidelines.**
17. **Increased pressure on local schools**, already challenged by growth.

Collectively, these impacts demonstrate that this proposed mid-rise structure is not merely a poor fit—it is structurally incompatible with the physical, environmental, and heritage realities of the old Ancaster Village. Quite frankly, nobody wants it! Houses are already popping up for sale. There ARE HOMES HERE for people to purchase that aren't selling. These condos are not needed here!

Community Impact and Long-Term Consequences

Families like mine chose the Maywood area because of its historic charm, human-scale built form, and village atmosphere. People buy homes here because of it. My children walk, bike, and play in this neighbourhood; additional traffic, noise, and congestion will make these streets more hazardous and significantly diminish the safety.

A three-storey development—consistent with the existing character and existing buildings—would be far more appropriate and respectful of this heritage-rich area. There are numerous parts of Ancaster with the infrastructure, road capacity, and modernization necessary to support intensification. This **is not one of them**. This is not the corner. Especially, combined with the other project proposed for the corner of Wilson Street and Rousseaux Street.

No eight-storey structure currently exists in Ancaster Village's core, or even in Ancaster, because the planning context, heritage fabric, and infrastructure limitations clearly do not support one.

Approving an eight-storey apartment building at 392–412 Wilson Street East & 15 Lorne Avenue would permanently alter the identity of Ancaster and impose lasting burdens on residents and the town. There are no clear benefits to the community from this monstrosity, and the planners are on

record stating as much, but they did maintain that the building has to be that large to maintain the margins that benefit their lenders. Nice.

That's not building for the sake of the community. For the people. For a cherished area.

I get that this will bring in tax revenue, but it can do so in a better spot.

For the reasons outlined above, I hope that Council will **oppose UHOPA-25-001** and require a development scale that aligns with the established character, infrastructure capacity, and sustainability principles of our historic village.

Thank you for your time and consideration.

Sincerely,
Lori and Brian Dale