

**From:** Maya Bartels  
**Sent:** March 20, 2026 2:27 PM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**Subject:** 392-412 Wilson

**External Email:** Use caution with links and attachments.

Good afternoon

I am writing as a resident of the Ancaster area to formally express my strong objection to the proposed Official Plan Amendment (File UHOPA-25-001) regarding the lands at 392-412 Wilson Street East and 15 Lorne Avenue.

While I support the need for residential intensification within the city, I believe the current proposal for an **8-storey building** is an inappropriate overdevelopment of this specific site for the following reasons:

- 1. Compatibility and Scale:** The proposed 8-storey height is significantly out of character with the Ancaster Wilson Street Secondary Plan, which designates this area for a maximum of 3 storeys. This height would overwhelm the historical "Village" character of the core and set a damaging precedent for future developments.
- 2. Heritage Impact:** The site involves the relocation of the Marr-Phillippo House, a designated heritage resource. Such a massive modern structure would diminish the cultural heritage landscape that defines Ancaster's unique identity.
- 3. Traffic and Infrastructure:** Wilson Street East is already heavily congested. Adding 118 residential units and significant commercial space will further strain local infrastructure and increase safety concerns at the Academy Street intersection.
- 4. Privacy and Overlook:** The height of the building will create significant privacy issues for the existing low-density residential homes on Lorne Avenue and Academy Street.

I urge the Planning Committee to reject this amendment and require the developer to bring the proposal in line with the existing 3-storey height limits that reflect the community's vision for the Village.

Please keep me informed of any further meetings or decisions regarding this application.

**Sincerely,**

Maya Bartels

**\*Please confirm receipt email\***