

**From:** Tony Stillo

**Sent:** Sunday, March 22, 2026 2:19:53 PM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca) ; Ward 12 Office

**Cc:** Diane Stillo ; Daniel Stillo

**Subject:** 392-412 Wilson St E

**Opposition to Proposed 8-Story Mixed-Use Development: 392-412 Wilson Street East & 15 Lorne Avenue**

**To the Planning Committee,**

I am writing to formally submit my opposition to the proposed 8-story mixed-use development at 392-412 Wilson Street East & 15 Lorne Avenue in Ancaster. While I recognize that densification is a necessary goal for Hamilton's growth, the current proposal is fundamentally incompatible with the Village of Ancaster for three primary reasons:

**1. Preservation of Village Character:** Ancaster is defined by its low-to-mid-rise streetscapes and historic stone architecture. An 8-story massing would create a "canyon effect" that dwarfs our heritage assets and destroys the human-scale charm of the village core. This height fails to provide a sensitive transition to the surrounding community.

**2. Infrastructure and Traffic Constraints:** Our current road networks and sewage infrastructure are ill-equipped for this level of high-density injection. This proposal demands "8-story capabilities from a foundation built for 2 stories" and would represent a "system shock" to our local infrastructure.

**3. Setting a Dangerous Precedent:** Approving this height effectively ignores the Ancaster Wilson Street Secondary Plan. If these height limits are breached, it signals that our community-vetted guidelines are mere "suggestions," setting a dangerous precedent for future high-rise sprawl that will permanently erase the village's identity.

**The Century Perspective**

One hundred years from now, our descendants will not remember the short-term housing targets met by a single oversized structure. However, they will have to live with the permanent alteration of our landscape. The best decision for Ancaster's future is to prioritize "Gentle Density"—opting for mid-rise structures that meet housing needs while protecting the unique soul of our village. I urge the committee to uphold the Secondary Plan and reject this 8-story proposal.

Sincerely,

Tony Stillo