

To the Legislative Coordinator Planning Committee,

Regards: File No: UHOPA-25-001

I have been the owner of Kari's of Ancaster for twenty-one years. The development as presented, which is next to my business, will have a devastating overall effect.

Construction of a seven-storey building will dramatically impact traffic along Wilson St. East. These types of shutdowns and disruptions can be monumental in terms of financial impact. Currently during rush hour, traffic flow is at a standstill especially when there are consistent problems along the 403 highway nearby. Any disruptions on top of this current infrastructure would be enough to reach a breaking point. The effect of the building after construction is complete would increase the volume of traffic to the area making even a difficult situation much worse.

People and customers are already avoiding the area due to these traffic choke points, putting business livelihood at risk. As it stands currently, there is a very low quantity of parking available for customers and residents. Adding a structure like the proposed development will greatly reduce parking availability even more and put an even harsher strain on an already frail system.

A seven-storey building will vastly look out of place and ruin the overall esthetic of a heritage village with current buildings at a max of three storeys. The height of the proposed building will also greatly affect the natural light and esthetic of the whole area, affecting business owners, restaurants and the adjacent neighborhood.

I was born and raised in Ancaster and also moved my family here 38 years ago. I feel like this misguided development would greatly affect and ruin the beauty and functionality of Ancaster that many have grown to cherish and love. When one of these high-rises goes up, that will mean many more areas, businesses and neighbourhoods in Ancaster will face the same devastating impact.

Please consider the impact on our town and the residents before you make your decision regarding this proposed plan.

Thank you for your consideration.

Kari Morrow-Floren,
Ancaster Resident and Business Owner of Kari's of Ancaster