

**From:** Richard Chorney

**Sent:** March 22, 2026 4:36 PM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Subject:** File No: UHOPA-25-001 Wilson St & Academy - Ancaster

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

Attention: Legislative Coordinator, Planning Committee

Thank you for the opportunity to voice our concerns regarding the proposed 8 storey condo development at Wilson and Academy Street, Ancaster. We are writing to register our objection to this application.

The proposal put forth by the developer is nothing less than a 'monster building' that significantly exceeds the scale / proportion of the single detached family homes located in the immediate area.

Allowing this proposal to exceed the regulated three-storey height for the 'Ancaster Core Village' will start a race (a race to the bottom) by other developers for more outrageous redevelopment and will ultimately lead to the obliteration of any village character (charm and heritage).

The proposed driveway entrance to the 270 underground and surface parking spaces (residential/ commercial) is located on Academy Street. Taking into account for residents exiting / returning daily for work and commercial traffic entering and exiting for businesses, there will be hundreds of daily vehicle movements through this one opening.

Our property is directly across the street from the proposed entrance and my driveway entrance/exit is only a few feet from that. I imagine how much more difficult it will be for me to exit and enter out of my own driveway – sort of the equivalent to facing on coming traffic from a Tim Hortons drive through. Thank you, but no thank you!

I read somewhere that the traffic study done by the developers was carried out during Covid when traffic movement was greatly reduced. This snap shot view is not accurate to the norm of today. If at the very least, for due diligence – do another publicly funded (independent from the developers) study – a more comprehensive study taking into account a longer stretch of Wilson Street during 6AM – 8PM time frames.

We are certain that Council members have heard the technical arguments against building this monster complex. We ask that those arguments [Traffic issues; Parking issues;

Congestion issues; Environment (Wall effect) issues; Reduced quality of life; Destruction of Village character] not be forgotten or dismissed.

Thank you.

Jan Bondy & Richard Chorney