

From: Karen Lane-Groen

Sent: March 22, 2026 6:26 PM

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

Subject: Proposed Development of 392-412 Wilson St East and 15 Lorne Ave, Ancaster

External Email: Use caution with links and attachments.

Hello,

I am writing to share my concerns with the proposed development at 392, 398, 400, 406, and 412 Wilson St East and 15 Lorne Ave in Ancaster. Beyond the obvious--traffic concerns, the defiance of the Town of Ancaster's 3 story by-law, the incompatible and non-conforming nature of the building for the neighbourhood, and stress to limited infrastructure—I **am equally concerned with the precedent this will set for other future developments along Wilson St through the town.**

If this is allowed, there will be nothing stopping the same to occur on any property(s) that may become or are already available to developers. **Adding a building of this size in one spot is enough to diminish the shared experience of living in this town, but more than one would make this town unliveable.** Please note:

- There are **already** times when a 5 minute drive down Wilson St becomes a 45 minute drive (anytime there is an accident on the area highways).
- The historic value of this town has already been threatened with the demolishing of the Brandon House (a property that will be affected by this precedent and almost next door to this development).
- This building would engulf an older, narrower portion of Wilson St and completely overshadow the surrounding buildings. It would be a nuisance for the neighbourhood behind it around Academy St, and be completely out of character for the town. This development will contribute to the ruin of the history of Ancaster.
- How are the water, sewer, and parking demands a building of this size going to be met? There has already been flooding of homes on Old Ancaster Rd nearby. The infrastructure can barely handle the current state of these concerns this area, it

makes no sense to add more stress where there is no room for the growth to be managed.

The spread and height of this development is preposterous. Something HALF of the size and height may be an acceptable precedent, given the need for housing and the City's goals for infill development, while still keeping Ancaster a liveable town to reside in.

I live in Ancaster near Ancaster High, and work at 2 businesses, both on Wilson St East. I drive this road daily, at multiple times through the day. Please don't allow this, or anything similar in size.

Thank you for considering these concerns. I am hopeful that common sense will prevail.

Kind regards,

Karen Lane-Groen