

From: [REDACTED]

Sent: April 21, 2026 12:02 PM

To: clerk@hamilton.ca

Subject: Re: Ancaster Wilson Street development proposal PED26063/ UHOPA-25-001

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Respectfully, I would like to ask councillors to review the written measurements for the Ancaster 8 storey proposal. At 98 feet 10 inches in height, it is closer to the typical height (100 feet) of a 10 storey residential condo. It should not be permitted until its height is reduced.

It is at least 326 feet wide, which is more than 3 times its height and spans the entire block on a narrow 2 lane road overshadowing historical and residential buildings and homes. It is not set back far enough to mitigate the immensity of its size, even with proposed set backs of the 4th and fifth floors.

On the proposed plans, the Marr-Phillipo House is shown to be removed to an obscured site on Lorne Street, but according to the developer's verbal claim at the planning committee meeting, it will instead be sold privately to the owner at 14 Academy St. and placed there (a house recently sold presently occupies the site). Its removal may jeopardize its historical designation and should be left where it is.

Leaving the Marr-Phillipo house where it is, using it as either a museum/gift shop or tea house, and requiring the developer to provide a landscaped urban park square on the corner of Wilson and Academy Streets with a water feature would be more in keeping with the pedestrian friendly streetscape and reduce the width and layout of this massive imposing structure.

I ask that a permit be delayed until these issues have been addressed.

Thank you.

Jennifer Asimoudis