

**Summary of Public Comments Received**

<b>Public Comment Summary</b>	<b>Staff Response</b>
<p>Concern about the height, massing, and density of the proposed development being out of character with the Ancaster Village Core.</p>	<p>The proposal has been reviewed against the applicable Provincial Planning Statement (2024), Urban Hamilton Official Plan, and Ancaster Wilson Street Secondary Plan policies, including policies related to urban design elements within the Ancaster Village Core. The Village Core is included as part of the Ancaster Community Node where the policies encourage intensification to be located. Based on this review, the proposal complies with the Urban Hamilton Official Plan and Ancaster Wilson Street Secondary Plan. The full policy review can be found in Appendix “E” to Report PED26063.</p>
<p>Concern regarding the potential relocation or demolition of the heritage-designated Marr-Philippo House.</p>	<p>The applicant has proposed relocation of the Marr-Philippo house within the subject lands. In 2021, the applicant submitted a Heritage Permit application (HP2021-033) for the proposed relocation of the rubble stone structure from its current location to the northeast corner of the subject site known as 15 Lorne Avenue. The applicant submitted a Cultural Heritage Impact Assessment, prepared by GBCA Architects Inc. and dated June 4, 2021, in support of the proposed development as part of the Heritage Permit process. At the October 13, 2021, meeting of Council, Council approved HP2021-033 with conditions (Report PED21196).</p> <p>As part of the Heritage Permit approved for the Mar-Philippo house the applicant submitted a structural review letter which indicated that the building could be moved after the initial repairs to the building occurred as identified in the 2024 Cultural Heritage Impact Addendum.</p>
<p>Concern that increased traffic and lack of road capacity will result in congestion and safety issues.</p>	<p>A Transportation Impact Study prepared by NextTrans Consulting Group Inc. dated December 19, 2024, and an updated Transportation Impact Study dated March 4, 2026, was submitted, and reviewed by Transportation Planning staff. The study concludes that the road network can accommodate the projected traffic, with some improvements recommended. OLT-22-00388 Minutes of Settlement Item 20 references requirements at the Site Plan Control stage which</p>

Public Comment Summary	Staff Response
	<p>identified the need for traffic calming measures and identifying the applicant's contribution to costs.</p> <p>Staff will require detailed design information to be provided as part of a future Site Plan Control application.</p>
<p>Comment that the development will place strain on existing infrastructure and services.</p>	<p>A Holding 'H' Provision within the current Mixed Use Medium Density - Pedestrian Focus (C5a, 860 H154) Zone in Zoning By-law No. 05-200 applies to the site, which requires the applicant to demonstrate adequate sanitary flows and water capacity.</p>
<p>Concern about the loss of community character due to the scale and modern appearance of the proposed buildings.</p>	<p>The proposal has been reviewed against the applicable Provincial Planning Statement (2024), Urban Hamilton Official Plan, and Ancaster Wilson Street Secondary Plan policies, including policies related to urban design elements within the Ancaster Village Core. The Village Core is included as part of the Ancaster Community Node where the policies encourage intensification to be located. As a result, the node is characterized by transit options along Wilson Street East, access to recreation trails and public uses such as the Ancaster Public Library. Based on this review, the proposal complies with the Urban Hamilton Official Plan and Ancaster Wilson Street Secondary Plan.</p> <p>Urban Design and Cultural Heritage policies that speak to the character of the Ancaster Village Core Area in the Ancaster Wilson Street Secondary Plan will be used to guide development during the detailed design stage. Materials, massing, and architectural details will be confirmed through the Site Plan Control process.</p> <p>The full policy review can be found in Appendix "E" to Report PED26063.</p>
<p>Objection to the submission of a similar proposal after the Ontario Land Tribunal (OLT) previously dismissed it.</p>	<p>At the time of the Ontario Land Tribunal settlement, it was determined that an Urban Hamilton Official Plan Amendment was not required because of the Ontario Government removing policies from the Official Plan as part of the Urban Hamilton Official Plan Amendment No. 167 approval. After the original decision, the province reversed their previous decision</p>

Public Comment Summary	Staff Response
	<p>on Official Plan Amendment 167 triggering the need for an Official Plan Amendment.</p> <p>The Official Plan Amendment application is a new application, subject to a full planning review. Staff are required to consider the application on its merits under the current planning policy.</p>
<p>The development appears profit-driven and does not align with the needs or vision of the Ancaster community.</p>	<p>The proposal has been reviewed against the applicable Provincial Planning Statement (2024), Urban Hamilton Official Plan, and Ancaster Wilson Street Secondary Plan policies. Staff assess conformity with policy objectives, including intensification within community nodes and corridors, housing diversity, and design compatibility. The purpose for locating intensification within a node and corridor is to make efficient use of existing and planned public services and infrastructure to accommodate the density.</p> <p>The full policy review can be found in Appendix “E” to Report PED26063.</p>
<p>Concern that the proposed development removes greenspace and lacks public or recreational space.</p>	<p>The Landscape Plan has been reviewed by staff and denotes that the proposal provides for the appropriate amount of landscaping required by Zoning By-law No. 05-200.</p>
<p>Question about the appropriateness of applying the Mixed Use – Medium Density designation to a site with prominent heritage features.</p>	<p>The subject lands are identified as “Community Node” on Schedule E – Urban Structure and designated “Mixed Use Medium Density – Pedestrian Focus” on Schedule E-1 – Urban Land Use Designations in the Urban Hamilton Official Plan. The subject lands are further designated “Low Density Residential 1” and “Mixed Use - Medium Density, Pedestrian Focus” on Map B.2.8-1 – Ancaster Wilson Street Secondary Plan Land Use Plan Map.</p> <p>The proposal has been reviewed against the applicable Provincial Planning Statement (2024), Urban Hamilton Official Plan, and Ancaster Wilson Street Secondary Plan policies. Staff assess conformity with policy objectives, including heritage conservation.</p>

<b>Public Comment Summary</b>	<b>Staff Response</b>
	A full policy analysis of the applicable Urban Hamilton Official Plan policies is provided in Appendix "E" to Report PED26063.
Requests for more transparency in the application process, including public engagement and access to background reports.	All required studies are available upon request and are listed in the staff report. Notices were circulated in accordance with the <i>Planning Act</i> , and opportunities for public input were provided.

**Nikolic, Tara**

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**From:** [REDACTED]  
**Sent:** Tuesday, March 18, 2025 8:54 AM  
**To:** Serag Eldin, Yomna  
**Subject:** UHOPA-25-001

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

External Email: Use caution with links and attachments

Hello, I am writing to openly oppose the proposed building on Wilson St E (UHOPA-25-001). I live on [REDACTED], just before the [REDACTED] and traffic is already atrocious, sometimes taking me almost 5 minutes just to exit my driveway, not to mention the increasing amount of cars idling in front of our house every rush hour. We are a family with a small child and a dog and the street is becoming too congested and dangerous as it is. I also oppose the aesthetics of this building. We chose to come to Ancaster years ago because of its small town feel and charm with beautiful architecture, it is increasingly becoming filled with many condos and residences however, not only ruining its charm but our infrastructure is simply not built to sustain such traffic. I truly hope proposals are made to build small businesses/restaurants in this open lot in order to build the community while not overwhelming it.  
Thank you,

[REDACTED]

**Nikolic, Tara**

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**From:** [REDACTED]  
**Sent:** Sunday, March 16, 2025 5:09 PM  
**To:** Serag Eldin, Yomna  
**Subject:** Re: UHOPA-25-001 Ancaster Wilson Street Plan Amendment

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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Dear Members of the City Council,

I am writing to express my concerns regarding the re-proposal to construct an 8-story building on Wilson Street. As a resident of the area, I believe this development is not in the best interest of the community for several key reasons. Firstly, Wilson Street is already heavily congested, and adding a large building like the one proposed would only exacerbate the traffic and congestion problems that we face daily. The infrastructure and roadways simply cannot handle the increased volume of vehicles and pedestrians that such a development would bring. The Valeri development, along with this proposed 8-story building, would place an overwhelming strain on the downtown core. The current infrastructure, including roads and utilities, is already at capacity, and adding more height and density would only exacerbate traffic congestion and other critical issues. Without significant upgrades to the surrounding infrastructure, such a development could lead to serious compromises in the quality of life for residents and the functionality of the area.

Secondly, the aesthetic and architectural landscape of Ancaster would be significantly altered by a building of this height. Currently, the tallest building in the area is three stories, and an 8-story structure would stand out in a way that disrupts the character and charm of our neighborhood. It is important to preserve the existing architectural harmony that makes Ancaster such a desirable place to live.

Another major concern is the potential loss of privacy for my home and others around it, as it is situated [REDACTED] to the proposed development. An 8-story building would tower over my neighbourhood and property, dramatically affecting the privacy of the area.

Lastly, I believe this proposal is driven primarily by the developer's financial interests, without adequate consideration of the concerns raised by local residents. While development is important and is essential for the downtown core of Ancaster, it should not come at the expense of the community's well-being and the preservation of our neighborhood's character. A four-story building would be a much more appropriate and reasonable compromise that still allows for growth while maintaining the integrity of the area.

I urge the council to reconsider the proposed height of the building and to prioritize the concerns of the residents who live in the community. Thank you for your time and attention to this matter.

Sincerely,

[REDACTED]

**Nikolic, Tara**

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**From:** [REDACTED]  
**Sent:** Wednesday, March 12, 2025 9:06 PM  
**To:** Serag Eldin, Yomna  
**Cc:** [REDACTED]  
**Subject:** UHOPA-25

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

Hello,

This letter is in opposition to the current proposed design for the development on Wilson Street, Ancaster. It is unfortunate that Wilson St Ancaster Inc is showing disregard for the community and history of Ancaster. It is understandable that they are intent on extracting maximum profit- they are a public business.

**This makes it incumbent on our municipal government to step up and provide a balanced response to this aggressive capitalism. Our municipal staff and elected officials are to serve our community. We trust you to serve.**

This is a critical time in our history. You have the power to shape the future of this historical gem. There will be no turning back.

Before any one person contributes to this decision they must drive through the Wilson-Rousseau intersection during afternoon rush hour and go for a walk from the Ancaster Mill, past the Barracks Inn, Glendale Motors, Caniche, and Trails Cafe up to the exemplary redevelopment across for St John's Church. It will be clear that the current proposal is not in keeping with the history and transportation infrastructure.

**Look beyond Hamilton for inspiration. European cities don't do this. Niagara-on-the-Lake doesn't do this. Certainly they too have had greedy developers however their governments have stayed true to a vision.**

The outcome of the decision will have a legacy. Your choice is what that legacy will be.

[REDACTED]

**Nikolic, Tara**

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**From:** [REDACTED]  
**Sent:** Wednesday, March 19, 2025 8:24 AM  
**To:** Serag Eldin, Yomna  
**Subject:** File UHOPA-25-001

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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

Hello,

This is a quick email to ask you not to grant the building permit for the 8 storey on Wilson st. As a resident of the area, this building would likely be the reason i would move out of the neighbourhood. Not only would it ruin the visual and feel of the Ancaster core, the traffic is already horrendous, and I can only imagine the existing infrastructure is in no way built for something like this. There is no reason other than profits they cant build under the same rules that apply to everyone else. Please don't let this happen.

Thank you,

[REDACTED]

**Nikolic, Tara**

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**From:** [REDACTED]  
**Sent:** Wednesday, March 12, 2025 8:30 AM  
**To:** Serag Eldin, Yomna  
**Subject:** Comments re: UHOPA-25-001

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Hi Yomna,

I hope that you're doing well!

I am writing to add my comments for the massive proposal on Wilson Street in Ancaster.

This is a travesty and a terrible idea and I really hope that it does not go through. There are so many reasons why this would be a giant mistake and a bad move for Ancaster in general, but I will highlight some key points below:

- moving a heritage building for aesthetic purposes only and risking damage simply because it doesn't fit in with the builder aesthetic makes no sense and is a very slippery slope. The Philippi-Marr house should stay where it is.
- The size of the building is ridiculous for the Ancaster core. There is nothing even half that height in the downtown area and it would look insane and not fit in in any possible way.
- due to rapid growth and lack of infrastructure, the Ancaster downtown core and Wilson Street in general is already way too busy. Traffic on Wilson Street during rush hour is bumper-to-bumper most days where a journey of a couple kilometres could take 45 minutes or more. When you add in any accidents on the 403 or construction/congestion on other roads such as Garner Road this becomes almost impossible. This is a big issue for residents who are already having trouble making simple commutes like to the downtown Hamilton core or students going to McMaster University. Unless there are major infrastructure changes, such as Wilson Street being four lanes (which will likely never happen) an influx of this magnitude of new residents on Wilson Street would gridlock the area and completely paralyze any transportation for current residents

I hope that the building and planning committee can see this proposal for what it really is, which is simply just developers with no actual care for Ancaster who are pretending to have good intentions but simply want to line their own pockets with as much money as possible. This doesn't make any sense for our community and it would in fact cripple our current residents and be a travesty for our local downtown Ancaster core.

Please do reach out if you would like any further comments from me.

Thank you for your time, and all the best,

[REDACTED]

[REDACTED]

**Nikolic, Tara**

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**From:** [REDACTED]  
**Sent:** Wednesday, March 12, 2025 11:27 PM  
**To:** Serag Eldin, Yomna  
**Subject:** UHOPA-25-001. Wilson St Ancaster Inc.

External Email: Use caution with links and attachments

I would like to share my thoughts on this as the city is looking for feedback.

I am wondering how our once quaint community, that already is the town that you "have to turn right to turn left" could ever possibly accommodate even one more residential building on Wilson Street?!?! and then they want to move a historical house that everyone knows will crumble to bits as soon as they try?!?! the city of Hamilton is famous for old buildings being destroyed.

i'm also wondering why they are even allowed to re-apply? they were denied. Is the policy at the city just keep asking and they will eventually say yes, like a mom to a kid wanting candy? Why would we want a giant cruise ship sized building full of cars and people parked on our main road?

Are our tax dollars funding this process all over AGAIN? Are our tax dollars paying for the city of Hamilton employees that have to review this AGAIN?

Meanwhile Hamilton downtown is filled with homeless people (I volunteer down there every single weekend) and vacant lots where plenty of affordable high-rise buildings can fit. Isn't it downtown in cities where you build up? Not small towns with single and double floor buildings on the main road? Why would they need to build that there? For maximum profit that's why. Because the city of Hamilton has let downtown become so deplorable it isnt profitable to build there.

We can't accommodate any more cars on Wilson Street. this was a rural town, a sweet community, that has already been raped and pilfered by the city of Hamilton, we have townhouses everywhere. Wilson Street doesn't move sometimes because the traffic is so out of control. We don't have proper busing up here either, it would take you two hours to get to McMaster from here on a bus. why would we ever need or want to add more people and cars ??

I live on [REDACTED] of Wilson, and I cannot turn left to go to my grocery store 50% of the time, I have to turn right and go to the traffic circle to come back. Good luck crossing the street if you are walking, the drivers don't stop at the flashing crosswalks that we begged to have installed because the traffic is so bad you can't cross the street!

Building structures of this size should be happening downtown in the city, not in a rural town with one main road that gets completely clogged when the highway has an issue, which is daily. Why would anyone even consider adding hundreds of more cars to the roads up here?!?

I have spent the last 25 years watching this town go downhill so badly that it has become our new dream to get out of this city as soon as our children are done high school. How sad that we thought we would live until retirement in Ancaster.

Please stop this craziness.

[REDACTED]

**From:** [REDACTED]  
**Sent:** Thursday, March 13, 2025 9:41 AM  
**To:** Serag Eldin, Yomna  
**Cc:** [REDACTED]  
**Subject:** UHOPA-25-001 (Wilson St, Ancaster, Inc)

**Follow Up Flag:** Follow up  
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To Whom It May Concern.

I would like to raise my objection to the approval of the subject planning application.

Building an eight storey building in the village of Ancaster should not be allowed to proceed.

My family and I moved to Ancaster nine years ago and fell in love with the village-like environment and the community. We frequently walk into and enjoy the current environment of what Ancaster village has to offer, taking advantage of the unique small businesses. Such an environment needs to be preserved and promoted and I fail to understand how building such a monstrosity would align with this environment that Ancaster should be striving for. In addition, the traffic through Ancaster has continued to become more and more congested over the last few years as the new developments have expanded the area population. Adding a building of this size and height will only add to that congestion and chaos in a very significant way.

Yours sincerely,

[REDACTED]

**Nikolic, Tara**

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**From:** [REDACTED]  
**Sent:** Wednesday, March 12, 2025 6:43 AM  
**To:** Serag Eldin, Yomna  
**Subject:** UHOPA-25-001

External Email: Use caution with links and attachments

I am writing as a concerned citizen of Ancaster. I have lived in Ancaster for over 20 years. I have seen the changes to Ancaster. Some of them good but many like the traffic situation terrible. Ancaster was planned as a village. There are only 1 lane roads going in and out of the downtown village area. Any accident on the highway completely deadlocks the heart of Ancaster. These accidents are no longer a rare thing. These accidents are happening several times a week. Because of the design of the village there are not enough thru streets. Now when an accident happens on the highway a drive that took 5 minutes takes 20 minutes or longer. Adding this large residential building is going to make traffic worse. The building is out of character for the historical buildings on this street but also too many stories. It hides the Philip Marr house as well. It will severely impact traffic by adding too many cars to this 1 lane street that can't be widened. It's not too late to stop this development.

Sincerely,

[REDACTED]

**Nikolic, Tara**

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**From:** [REDACTED]  
**Sent:** Monday, March 17, 2025 6:27 AM  
**To:** Serag Eldin, Yomna  
**Subject:** UHOPA-25-001

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Opposition to de proposed development of 8 storey building on Wilson Street East at Academy in the Ancaster Village.

Here are the arguments:

- Ancaster village is not built and does not have the infrastructure to sustain such residential building in the core of the village. There is already congestion on Wilson street on a daily basis, was there a study done after COVID-19 on the traffic and the impact this will have?
- The proposed development doesn't seem to acknowledge and respect the heritage and history of the village. Has no architectural design to even have a slight connection to the surrounding architecture of the village
- even without taking into consideration the heritage of Ancaster village (which is a very important factor) the architecture of this building is absolutely hideous - no architectural futures that would show this is a residential building and not an office space, if this is intended for families or seniors, where are the recreational areas and walking architectural view?

Thank you,

[REDACTED]

**Nikolic, Tara**

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**From:** [REDACTED]  
**Sent:** Wednesday, March 12, 2025 7:07 PM  
**To:** Serag Eldin, Yomna; [REDACTED]  
**Subject:** UHOPA-25-001 - we oppose this development

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

I oppose this development for several reasons.

1. It is NOT in keeping with Ancasters downtown.
2. We do not have the Infrastructure for this kind of development.
3. This is what has been proposed in the past and denied.
4. We must maintain Mar Phillip house and I don't even see that it is properly situated in the photo.
5. Many community members are opposed to this, and the AVHC is speaking for the majority of the community. Please listen to them as they are well versed.

This should not be accepted.

Thank you and please keep us informed

[REDACTED]

[REDACTED]

"Inspired Solutions. Principled Results. For the People"

[REDACTED]

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**Nikolic, Tara**

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**From:** [REDACTED]  
**Sent:** Friday, March 21, 2025 7:26 AM  
**To:** Serag Eldin, Yomna  
**Subject:** Re: UHOPA-25-001

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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With regards to high density development along the Wilson street corridor in Ancaster Ontario:

Monday through Friday mornings I avoid the 403 Eastbound because the additional development in Mount Hope brings the highway to a crawl as traffic flows onto the highway at the hwy 6 on ramp. When rush hour volume is exacerbated by accidents, the highway traffic finds its way down Wilson Street, turning the city centre into a parking lot. Wilson St is a busy 2 lane road and the towns infrastructure is not capable of handling the highway overflow, or the strain that additional high density housing would bring to the area.

As an Ancaster resident, I ask that you not allow this 8 storey development to move forward.

Thank you,

[REDACTED]

**Nikolic, Tara**

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**From:** [REDACTED]  
**Sent:** Tuesday, March 11, 2025 1:24 PM  
**To:** Serag Eldin, Yomna  
**Subject:** File no.UHOPA-25-001

External Email: Use caution with links and attachments

In regards to Official Plan Amendment.  
I have a few questions for you. I hope you can answer these for me.

First I was wondering when there was [REDACTED]. I have lived in Ancaster for many years and there was never anything there but weeds and small trees. There was always a fence across the back of the store lot.

A small hole in the fence behind the store for people to walk through, to access Wilson st.

My second question is I don't want access from Wilson to Lorne ave.

Do you think they will want to open up Lorne Ave. to Wilson St.

We are just a small st. with 5 houses on both sides.

None of my neighbors want Lorne opened either.

That is my only objection if they plan on opening Lorne to Wilson.

We have a quiet neighborhood and I would like to keep it that way.

Thank you,

[REDACTED]

**Nikolic, Tara**

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**From:** [REDACTED]  
**Sent:** Friday, March 21, 2025 6:11 PM  
**To:** Serag Eldin, Yomna; [REDACTED]  
**Subject:** Ancaster Core 8-Storey Development re File number UHOPA-25-001

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

To Whom it May Concern,

I am writing to formally oppose the 8-storey development in Ancaster Village Core on Wilson Street. While thoughtful development can contribute positively to a community, this project is incompatible with the historical, architectural, and community character of the Ancaster Village Core.

For background, I have lived in Ancaster for the better part of my life. I grew up here, attending the former [REDACTED] Elementary School ([REDACTED]), and later attended [REDACTED] School. My father has lived on [REDACTED] since the late 1970s/early 1980s. After moving away from Ancaster for university and work (I am a [REDACTED] in Toronto), I returned to Ancaster with my wife [REDACTED] to purchase a home and start a family, specifically because I love Ancaster and what makes it so special.

I am extremely troubled to see that the developers of the 8-storey development application, rejected in 2024, reapplied in February 2025 to build essentially the same proposal in the Ancaster Village Core. This is despite losing an appeal to the development-facilitating Ontario Land Tribunal. Ancaster residents celebrated this victory, which has now become a recurring nightmare. In my view, this application is nothing more than a money grab by land developers who clearly don't respect the wishes of Ancaster residents. We have spoken loudly on several occasions that the historical character and integrity of the Ancaster Core Village and the town more generally should be left intact. The new application is another example of land developers trying to push their will on municipalities, which residents across Ontario, including Ancaster, successfully pushed back on during the Greenbelt scandal (I understand the developers at issue here were named in the integrity report stemming from the Greenbelt Scandal). Query – whether the timing of the new application in February 2025 had anything to do with the pending Ontario election which brought the development-friendly Conservative's back to power.

I could list numerous reasons why this development is entirely wrong, but here are several that immediately stand out:

#### **1. Incompatibility with Village Character & Heritage**

Ancaster Village Core is a historically significant area known for its charming, small-town feel, low-rise buildings, and heritage character. An 8-storey development would:

- drastically alter the existing skyline, overshadowing heritage structures. My understanding is that Ancaster land-use in the core area at issue is restricted to 2.5-3 stories.
- disrupt the historical aesthetic, undermining the unique character that makes Ancaster Village a desirable and distinct place to live and visit. This includes the application's intention to move the historic Marr-Phillipo house to a different location, which is largely out of view to the general public.
- set a precedent for future high-rise developments that could further erode the village's historical identity and small-town charm.

## **2. Traffic Congestion & Parking Issues**

The Village Core already experiences significant traffic bottlenecks, especially along Wilson Street and adjacent roads. This traffic would also significantly impact highway traffic in the area, particularly between the Fiddlers Green Road exit and the LINC exit, which is horrendous every day, primarily, if not entirely due to the rapid development in and around Garner Road. An 8-storey building would:

- increase vehicle congestion, worsening delays and safety risks for both pedestrians and drivers. For example, it regularly takes me 40 minutes to travel from my home in Ancaster to Aldershot Go Station to take the train to Toronto for work. The same time challenges equally apply on the way home.
- exacerbate parking shortages, as the existing infrastructure is not designed to support high-density development.
- create safety concerns, especially for pedestrians in an area with limited walkways and crossings.
- several townhouse developments have been approved in downtown Ancaster, but construction has not yet begun. The traffic and congestion that will inevitably result from these developments must be taken into account when assessing the impact on traffic of the proposed 8-storey development.

## **3. Strain on Infrastructure & Local Services**

Ancaster's infrastructure was not designed for high-density development. This project would:

- place additional strain on local water, sewage, and electrical systems, increasing maintenance costs for the municipality.
- overburden local schools, healthcare services, and community facilities, reducing the quality of service for existing residents.

## **4. Alternative Solutions**

Rather than an overly tall, high-density development, the community would benefit from:

- a low-rise commercial development that respects the existing aesthetics and character of the downtown core while adhering to the Ancaster Village Core's land-use restrictions of 2.5 to 3 storeys would be a far more suitable alternative.
- adaptive reuse of existing buildings to preserve the historical feel while allowing for growth. For example, preserving the historic Marr-Phillipo house in its current location and putting it to use such as converting it to a municipal office.
- a comprehensive traffic and infrastructure assessment before approving any large-scale development.

In summary, the proposed 8-storey development is not in harmony with the identity, history, or infrastructure capacity of Ancaster Village Core. I strongly urge the council to reject this proposal in favour of a more balanced, community-

driven, involved and respected approach that preserves the heritage and livability of Ancaster and its core. Ancaster residents have repeatedly made clear that they don't want Ancaster to become another "farmer's field" that is paved over for cookie-cutter, characterless development, which is incompatible with what has made Ancaster a unique and special place for over 200 years.

Thank you for your time and consideration.

Kind regards,

[REDACTED]

**Nikolic, Tara**

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**From:** [REDACTED]  
**Sent:** Wednesday, March 19, 2025 3:43 PM  
**To:** Serag Eldin, Yomna  
**Subject:** Official Plan Amendment , Wilson St , Ancaster

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

External Email: Use caution with links and attachments

I am a resident of the [REDACTED] in Ancaster, at [REDACTED]

This is a residential area with narrow streets which will be seriously affected by a grotesquely large development proposed for Wilson st E and Lorne Ave.

I understand these developers have seen this proposal rejected on previous occasions and find it very strange that no concessions to local concerns have been expressed or considered !

I trust and hope that the interests of predatory developers will not take precedence over the legitimate feelings and opinions of those living in this neighbourhood.

Thank you,

[REDACTED]

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**Nikolic, Tara**

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**From:** [REDACTED]  
**Sent:** Thursday, March 13, 2025 10:26 AM  
**To:** Serag Eldin, Yomna  
**Subject:** Re: file UHOPA-25-001 i  
**Attachments:** smime.p7s; ATT00001.txt; ATT00002.htm

Thanks

I think part of the issue is the local residents of ancaster are unaware of the proposal .  
It would be fair to say i have not yet heard a positive response to the proposed building .  
What alarms me is the developers wil push and use means to get this happening, then when everyone realizes what is happening , too late .

I work in the design industry , interior design . I have experience working in large condo building , new developments .  
This size / scale of building is what I would see in Toronto core , not a small village .

Apart from the building design not being acceptable aesthetically , it is the dwarfing scale that is alarming .  
The developers wil make more per SF , the higher they build . I believe that is driving the building height form the developers point of view , rather than  
building a development that is more suited to the site .

There is lots of examples of developments that could work there , 3-4 storeys high and be integrated into the neighbourhood . The proposed , definitely does not .

I can certainly discuss further if you like , anytime [REDACTED]

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**Nikolic, Tara**

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**From:** [REDACTED]  
**Sent:** Wednesday, March 12, 2025 1:58 PM  
**To:** Serag Eldin, Yomna  
**Subject:** file UHOPA-25-001 i  
**Attachments:** BiG BUILDING small town .pdf; smime.p7s; ATT00001.txt; ATT00002.htm

I am pasting what I wrote on the Facebook page Ancaster Together

The scale is so wrong it wil look like a Cruise ship docked on Wilson Street . Apart from being massive the deisgn is so out of touch with the local surroundings .

The site can be developed in a much more sympathetic way to the site and surroundings. There are lots of examples in Ontario where there is done successfully .

A building this massive this design on Wilson Street is a huge mistake .

The 8 storey building height will dwarf the Downtown area where buildings top out at 3 storeys that scale works well with pedestrians and vehicular traffic. The proposed deisgn and 8 storeys height is just not suitable for that site at all . I am more than happy to discuss this further anytime my contact info below. I can also provide examples of successful building design suited to the site

See enclosed sketch and it is just that, but gives you a sense of scale . The highest buidling on the left is 3 storeys . I strongly suggest t this is reviewed and discussed further .

■

[REDACTED]

**From:** [REDACTED]  
**Sent:** Saturday, March 15, 2025 8:28 AM  
**To:** Serag Eldin, Yomna  
**Cc:** [REDACTED]  
**Subject:** UHOPA-25-001

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Hello;

*I am writing to comment on the application from Wilson St Ancaster Inc file # UHOPA-25-001. I would ask that the city consider the impact of this development on the Ancaster community. This is the second application, which replicates the previous proposal which failed to gain approval in 2024.*

*Concerns*

- 1. Height - legislation provides a limit of 2.5 stories - **application is 8 stories***
- 2. Traffic - Increased traffic can not be accommodated at the location - according to [tmp-ancaster-appendices.pdf](#) the traffic at Wilson Street and Rousseaux Street is at Level of Service (LOS) F - LOS is a measure used to quantify the amount of delay experienced by motorists at an intersection. HCM measures Level of Service as a range from LOS A to LOS F, where LOS A reflects excellent conditions with little or no delay and LOS F reflects congested conditions and failure of the movement or intersection with significant delays experienced by motorist.*
- 3. Sewer - increased sewer needs must be addressed, the previous application had a Development Hold placed by the City, and agreed to by the applicant, as the applicant is aware the existing waste infrastructure is at capacity.*
- 4. Marr-Phillipo house - application involves relocating the house - no evidence provided that house can be safely moved. The developer was required under a Heritage Permit to provide a signed copy from a firm experienced in moving heritage buildings that a move is possible.*

Sincerely,

[REDACTED]

**Nikolic, Tara**

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**From:** [REDACTED]  
[REDACTED] Wednesday, March 19, 2025 2:04 PM  
**To:** Serag Eldin, Yomna  
**Subject:** FILE UHOPA-25-001

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

External Email: Use caution with links and attachments

Submission regarding Application - 392 to 412 Wilson Street East and 15 Lorne Ave.  
Ancaster, Ontario (Wilson At Ancaster Inc)-including Marr Phillip House.

As an Ancaster resident, I was very pleased to learn that the application to build an 8 storey condominium at 392-412 Wilson Street East had been denied by the City of Hamilton, The Ontario Land Tribunal and The Ontario Divisional Court. However, we have just been notified that the application has been re-submitted by the Developer to the City of Hamilton, with NO substantial changes to the plan.

This action by the Developer suggests a wanton disregard for the Ancaster Secondary Plan as well as the traffic problems and the environmental issues (sewage and water) which this building will exacerbate. In addition, if the City of Hamilton was to go through the process of denying the application again and then defending its decision at the Ontario Land Tribunal and The Ontario Divisional Court there would be further significant financial costs to the Taxpayers of Hamilton. This is completely unacceptable.

The Planning Department of the City of Hamilton needs to inform the Developer that the re-application will not be accepted without substantial changes to the plan as well as per the original decisions of the City of Hamilton, The Land Tribunal and The Ontario Divisional Court.

Respectfully submitted

[REDACTED]

March 19, 2025

Note: (Please do not publish street address)

Sent from my iPad

**Nikolic, Tara**

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**From:** [REDACTED]  
[REDACTED] Sunday, March 16, 2025 4:29 PM  
**To:** Serag Eldin, Yomna  
**Subject:** File uhopa-25-001

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

To Whom it May Concern,

I am writing to express my opposition and concern over the proposed building on Wilson Street. Well beyond my concerns of the impact of this structure on the physical appearance of the downtown core, a building of this size will add to an already congested Wilson Street. Getting through town has become near impossible during rush hour and it makes zero sense to build something that will add more volume to an area that sits on a single lane road. There are many other areas in town where this building will be better suited. It is time that city spent some time in the communities where decisions like this impact everyday people's lives. One day sitting in our gridlock would tell you this proposal won't work!

Happy to discuss further at any time,

[REDACTED]

[REDACTED]

[REDACTED]

[REDACTED]

**From:** [REDACTED]  
**Sent:** Wednesday, March 12, 2025 4:45 PM  
**To:** Serag Eldin, Yomna  
**Subject:** UHOPA-25-001

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

Following up to my request for a copy of the Official Plan Amendment and supporting documentation by Wilson St Ancaster Inc for UHOPA-25-001.

It can be sent to this address or [REDACTED]

Deadline for comments is fairly soon and would appreciate seeing the actual documents to prepare comment.

Can be reached at [REDACTED]

Thank you

[REDACTED]

**Nikolic, Tara**

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**From:** [REDACTED]  
**Sent:** Monday, March 17, 2025 1:35 PM  
**To:** [REDACTED]  
**Cc:** Serag Eldin, Yomna  
**Subject:** Re: Process Question

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Yes, confirmed.

On Mon, Mar 17, 2025 at 11:17 AM [REDACTED] wrote:

There have been a lot of changes in the development approval process so can you please confirm:

1. Input from citizens now being provided is to inform staff and will be included in the Staff Report that will be considered at the Statutory Public Meeting on May 23. The Statutory Public Meeting will be held in conjunction with the Planning Committee meeting that will make a recommendation to Council.
2. There will be an opportunity for delegations to the May 23 meeting as has been the case in the past.
3. A copy of the Staff Report will be available ahead of the May 23 meeting to assist in preparing a delegation.

Thank you

[REDACTED]  
[REDACTED]



## **ANCASTER VILLAGE HERITAGE COMMUNITY**

### **Submission to Call for Input to Staff Report**

**Wilson St. Ancaster Inc—UHOPA-25-001**

**TO:** Yomna Serag Eldin, Senior Planner  
Planning and Economic Development Department  
Development Planning—West Team  
71 Main St West, 5<sup>th</sup> Fl, Hamilton L8P 4Y5  
By email: Yomna.Serageldin@hamilton.ca

**Our Mission:** Ancaster Village Heritage Community (AVHC) mission is to preserve Ancaster's precious heritage, to promote positive development as our community evolves and expands, and to ensure the safety and quality of life of the town's residents. We are an Ontario not for profit entity.

**Development on this Site Could be Very Positive—But Not This Proposal:** AVHC recognizes the significant need for housing and would support development on this site that is of a scale that fits and could likely be accommodated by existing infrastructure. The Ancaster Wilson St Secondary Plan provides the blueprint for such development and AVHC believes the City should insist that it and the Urban Hamilton Official Plan be the guide in assessing this application with only minor variances.

**Orphan Bylaw:** AVHC believes the fact there is a site specific bylaw for this development should be ignored in the approval process. The bylaw is an artifact of the province's rollback of the tainted Official Plan that was part of that application overturned by Bill 150 leaving the bylaw as an orphan that is not in alignment with either the 2025 Urban Hamilton Official Plan or the UHOP that was in place when the previous failed application was filed. The existence of this orphan bylaw should not lead to any views that somehow the development has some special status as the application is considered.

**FIRST THINGS FIRST--Heritage Preservation:** The fate of Marr Filippo House, which MUST be removed from its current streetscape location if this application is approved in its present form, is of deep concern to AVHC. The rendering included in the Architectural Package titled Massing View 1 is extremely misleading. It shows Marr Filippo House set back from the street but visible. AVHC believes the truth is it will be behind the existing heritage stone building that houses the wool shop (420 Wilson Street E) and a fence and a row of trees. **AVHC ASKS THE APPLICANT TO PROVIDE AN ACCURATE VIEW IN THIS RENDERING.**

Further, the Cultural Heritage Impact Assessment that is included in this application does not belong here but should be included in any application the applicant will file to renew the Heritage Permit that permits the move of Marr Filippo House. That permit expires April 30, 2025. If the City denies an extension of the Heritage Permit this application as submitted is rendered impossible.

**Independent View on Contamination:** In the event this building move is being considered in tandem with this application, AVHC strongly believes the soil contamination claim that justifies the move of Marr Filippo House needs to be independently assessed by the City before a 180 year old building is shuffled off to a back lot, if it even survives that move.

**AVHC Input:** We offer some comments on UHOPA-25-001 we hope will be helpful to staff. We intend to participate in the Statutory Public Meeting on May 23. Community sentiment seems to be overwhelming opposed to massive development in the Village Core, and for a sampling of that the AVHC Facebook site has multiple postings on the topic.

1. This application is an almost exact repeat of previous denied efforts (does NO not mean NO?) by the applicant to build an 8 storey building on the land at 392-412 Wilson Street East and 15 Lorne Ave. In fact, with the required HVAC hoardings the impact will be 9 storeys more than 3 times what is permitted in the Official Plan. It is the size and mass of the proposed building driving the incredible public opposition to this development.
2. The City has been consistent in its view that this development is not appropriate for several reasons. AVHC trusts that view will hold true for this attempt.
3. The Ancaster Village Core is a compact area of only about 4 blocks with virtually every building 2 to 3 stories and with a consistent heritage texture and feel. That is why the area is often called “charming” and “relaxing”.
4. This proposed structure will absolutely dominate the entire Village Core in a negative way. AVHC draws your attention to the rendering and in particular Page 12 of the Architectural Package in the application to illustrate the absolute lack of heritage inspired design. A stone façade does not reflect heritage when it is accompanied by design elements like those proposed.
5. While what you can see is the focus of the application in fact it is what is below ground that might be most critical.
6. AVHC believes allowing a development of this scale and/or a second development proposed for 462 Wilson Street East will overwhelm the peak capacity of the system and pose a threat to areas far from Wilson Street: **Maywood, Rousseaux Street, High Park and Ancaster Heights** are serviced by the same mains this development will need. The Functional Services Report deals with average flows which may be

accommodated, BUT PEAK FLOWS COULD IMPACT HOMES FAR FROM THIS DEVELOPMENT

7. The sanitary main is undersized by current standards. We note the sanitary main on Wilson Street is 200 mm; in 2025 minimum acceptable size would be 250 mm.
8. In order to be transparent and be helpful to any future OLT appeals AVHC believes the City must provide a holistic assessment of the impact on the wastewater system of a massive density increase layered on top of a system the City acknowledges has no spare capacity.
9. AVHC's view of the Traffic Impact Study is that the rosy picture it paints is not shared by those we hear from all the time. Again, AVHC encourages the City to provide a holistic study of the traffic situation from the Rousseaux/Wilson intersection to Halson Street as part of the staff report.

Thank you for consideration of this submission.

This submission has been approved for filing by the Ancaster Village heritage Community Board of Directors.

Respectfully submitted



**From:** [REDACTED]  
**Sent:** Wednesday, March 19, 2025 9:46 AM  
**To:** Serag Eldin, Yomna  
**Subject:** UHOPA-25-001  
**Attachments:** [REDACTED]

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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

Attached is a submission by Ancaster Village Heritage Community (AVHC) in response to the March 4, 2025 notice seeking comments for application UHOPA-25-001.

If there is any need for follow up I can be reached at [REDACTED], or at this email.

[REDACTED] will request to speak at the Statutory Public Meeting on May 23.

Thank you

[REDACTED]

**From:** [REDACTED]  
**Sent:** Tuesday, March 11, 2025 3:47 PM  
**To:** Serag Eldin, Yomna  
**Subject:** UHOPA-25-001

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

Can you please forward a copy of the Official Plan Amendment for the above file to me at the address above?

I can be reached at [REDACTED] if need be

Thank you

[REDACTED]  
[REDACTED]

**Nikolic, Tara**

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**From:** [REDACTED]  
[REDACTED] Friday, March 14, 2025 10:07 PM  
**To:** Serag Eldin, Yomna  
**Subject:** UHOPA-25-001

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

External Email: Use caution with links and attachments

Hello,

I'm writing on behalf of the 5 voters living in our home. We are and always have been, opposed to the construction proposed at Wilson and Rousseau. We wrote a letter previously and now we find ourselves having to write yet again which is annoying. It is a bad idea to put a structure of that calibre on this busy corner where the traffic is already backed up during rush times in the morning and after work. In our household we already have to leave extra early to get to bus stops and to drive cars to work as we know that there are time delays for all vehicles in this area. This establishment would bring family members, PSW's, workers and the residents themselves to an already dangerously busy area. We worry about the day that anyone needs an ambulance to McMaster. Good luck. The infrastructure can't take a massive build at this corner. It's in the reports. It just takes common sense to realize that this corner cannot support the proposed structure. This is a Heritage Town. There is a reason everybody else has had to stick to the 3-story height limit. Why make an exception? And frankly even 3 stories of a build this large leaves us wondering who is silly enough to okay this?

Sincerely,

[REDACTED]

**Nikolic, Tara**

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**From:** [REDACTED]  
[REDACTED] Wednesday, March 12, 2025 10:27 AM  
**To:** Serag Eldin, Yomna  
**Subject:** File UHOPA-25-001

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

External Email: Use caution with links and attachments

Hello there.

I am writing to oppose the building of the 8 storey structure proposed in the file number mentioned above. Ancaster is a proud village with historical significance and it is buildings like this that will destroy its character and bring a massive strain on the infrastructure. This monstrosity is certainly not even attempting to 'fit' in with the beautiful stone buildings we love on Wilson Street and the traffic it will generate plus the strain on the sewers and other infrastructure cannot be supported. It breaks my heart to look at this proposal - where is the Philip Marr House? This house has stood proudly on Wilson Street for over 180 years and needs to be protected. It cannot be moved without risk of serious structural damage and should remain front and center, incorporated into whatever design is finally presented that meets with the historical nature of Ancaster.

I ask that the City of Hamilton decline this proposal and send the owner back to the drawing table. Please fulfill your role in protecting our heritage and keep Ancaster beautiful for generations to come.

Yours sincerely

[REDACTED]

**Nikolic, Tara**

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**From:** [REDACTED]  
**To:** Serag Eldin, Yomna  
**Subject:** File UHOPA-25-001

March 20, 2025 10:04 PM

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

External Email: Use caution with links and attachments

Hello,

I wanted to comment on the application to develop the property on Wilson St and Academy in Ancaster, file UHOPA-25-001.

My biggest concern is the traffic a development of this size would bring. The area can barely handle the traffic as it is now—and there is no where to add lanes or roads. Ancaster is not on a grid of roads like Hamilton or Burlington. There are already daily standstills along Wilson street at rush hour times which back up all through town. There have been traffic studies of the intersection of Wilson St and Rousseaux St. showing how taxed this area already is—I am not sure why something like this can even be considered. Any time there is an issue on the 403 or the link, the situation is even worse, which is a regular occurrence. I live and work in Ancaster and drive on Wilson St daily (my work is located on Wilson St East). I don't know how someone would even be able to pull out of such a large development at this site during certain times of the day—they just wouldn't be able to, or when someone lets them into traffic, it backs things up even further. Please do not ignore the problem this already is for area residents and workers. It would be such poor planning!

Where would the businesses, customers, and residents of such a large building park? There is already very limited parking in Ancaster, and in that particular block there is no street parking available. Please do not assume the neighbourhood behind this property is a good parking alternative—it is not! There are no sidewalks and the streets are narrow.

There is of course the ridiculous difference in height and size compared to the surrounding area, as well as the heritage concerns of the building on site. It would be nice to preserve this heritage, and build something smaller that is more in keeping with the surrounding area that the existing roads and infrastructure can handle. This proposal does none of these things and should be quickly denied.

I wonder about flooding and where water would go when it rains? Old Ancaster Rd has already had flooding problems from new development, might this bring that back?

A smaller building that respects the 3 story by-law limit of the town with a few shops on the bottom would be fine, and a good design might add growth and vitality to the area. But not this monstrosity. I see it adding to existing problems, and detracting from the enjoyment of living in Ancaster.

Thank you for your consideration of my thoughts! Here's hoping that common sense will prevail.

Kind regards,

[REDACTED]

**Nikolic, Tara**

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**From:** [REDACTED]  
**Sent:** Friday, March 14, 2025 2:49 PM  
**To:** Serag Eldin, Yomna  
**Subject:** Ancaster Village Core

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

To whom it may concern,

Re: file # UHOPA-25-001

As a [REDACTED] resident of Ancaster, I am writing to **strongly** oppose an 8 storey building in the central core of Ancaster. I also oppose moving Marr Philippo house to the back corner of the lot, out of sight and out of mind.

While I am a full believer of densification and building within city boundaries (and not into farmland), the historic core of Ancaster is NOT the place for such densification and a building 8 stories tall. Not only will this building be an eyesore in the village, but the village already has issues with traffic and parking, and was not built with the infrastructure necessary to adequately sustain such densification.

I was saddened and shocked when Brandon House was allowed to be demolished. How short sighted and irresponsible to allow destruction of the few heritage buildings that remain. In these days, profit wins over all else, and this proposed building is a prime example. Certainly within the city boundaries there must be more suitable places for such densification, which can be supported by the proper infrastructure and traffic flows.

There are few community-friendly spaces like the Ancaster core where residents truly feel like they are in a community, and where they enjoy spending time (and their resources). Destroying the few remaining places to appease developers would be a grave mistake that cannot be pulled back. Such a large building would be so out of place with the current landscape that the entire core would lose its charm, which can only have negative implications to the businesses there.

As such, I would strongly oppose such a large development.

Sincerely,

[REDACTED]

**Nikolic, Tara**

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**From:** [REDACTED]  
[REDACTED] Friday, March 14, 2025 2:47 PM  
**To:** Serag Eldin, Yomna  
**Cc:** [REDACTED]  
**Subject:** Ancaster Village Core

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

To whom it may concern,

Re: file # UHOPA-25-001

As a [REDACTED] of Ancaster, I am writing to **strongly** oppose an 8 storey building in the central core of Ancaster. I also oppose moving Marr Philippo house to the back corner of the lot, out of sight and out of mind.

While I am a full believer of densification and building within city boundaries (and not into farmland), the historic core of Ancaster is NOT the place for such densification and a building 8 stories tall. Not only will this building be an eyesore in the village, but the village already has issues with traffic and parking, and was not built with the infrastructure necessary to adequately sustain such densification.

I was saddened and shocked when Brandon House was allowed to be demolished. How short sighted and irresponsible to allow destruction of the few heritage buildings that remain. In these days, profit wins over all else, and this proposed building is a prime example. Certainly within the city boundaries there must be more suitable places for such densification, which can be supported by the proper infrastructure and traffic flows.

There are few community-friendly spaces like the Ancaster core where residents truly feel like they are in a community, and where they enjoy spending time (and their resources). Destroying the few remaining places to appease developers would be a grave mistake that cannot be pulled back. Such a large building would be so out of place with the current landscape that the entire core would lose its charm, which can only have negative implications to the businesses there.

As such, I would strongly oppose such a large development.

Sincerely,

[REDACTED]

**Nikolic, Tara**

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**From:** [REDACTED]  
**Sent:** Sunday, March 16, 2025 1:10 PM  
**To:** Serag Eldin, Yomna  
**Subject:** File UHOPA-25-001

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

External Email: Use caution with links and attachments

Hi,

This as a life long multi-generation resident of Ancaster, this email is to express my objection to the proposed plan for the 8 storey development in the heart of Ancaster Village Core. This building is completely out of line with the heritage appearance and needs of the community who live in this area. It will be an eye sore and destroy the historic nature of our downtown core. Also, the removal or destruction of the Marr House is also a destruction of the history that is vital to our town. I am sure I am not the only concerned citizen writing to express concern and disapproval of this project. I ask that you please reconsider the approval of this proposed development and consult with the Ancaster Village Heritage Committee for future development of this site. Please keep Ancaster's Heritage and community needs at the forefront of your planning decisions.

Sincerely,

[REDACTED]  
[REDACTED]

**Nikolic, Tara**

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**From:** [REDACTED]  
**To:** Serag Eldin, Yomna  
**Subject:** File UHOPA-25-001

External Email: Use caution with links and attachments

As an Ancaster resident, I am strongly against the proposed multi storey building proposed for Wilson St. Our town has grown too much already and we simply do not have the infrastructure to support this eyesore. Wilson St is an absolute zoo all day long now, and would only get worse with this massive building. Please do not ruin our town any more than what has already been done.

Thank you.

Sent from my iPhone

**Nikolic, Tara**

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**From:** [REDACTED]  
**To:** Serag Eldin, Yomna  
**Subject:** File UHOPA-25-001 (Wilson st) - concerns

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

Hello,

I am writing to convey my utmost concern regarding the development on Wilson St, Ancaster where the Philip Marro house is located, file UHOPA-25-001.

It has already been established by Ancaster residents that this development does not fit the area and this was accepted by the city. Now the proposal has started again for some reason even though the democratic process took place already.

The re-submitted proposed height is unacceptable given the location in the former town of Ancaster, a heritage building is already occupying that space and should remain so as it has for the last 175 yrs. We have already lost the former near by Brandon house to developer disregard. Also, the traffic and congestion in this area is already untenable.

This size proposed building does not need to be here. Something smaller, respecting the height restrictions and the heritage building would be welcome. But this is just greed, doing this in this area, for greeds sake. It will affect the whole town and not in a positive way. Since when did the residents of a place have absolutely no say. We said no already, why is this back on the table. It's sad and horrible on so many levels that this is being re-hashed.

Please consider this email an opposition to this proposal.

Thank you for your time

Ancaster resident,  
[REDACTED]

**From:** [REDACTED]  
**Sent:** Wednesday, March 12, 2025 8:10 AM  
**To:** Serag Eldin, Yomna  
**Subject:** file UHOPA-25-001

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

The scale and finishes on the proposed development are totally out of reason for inclusion in the Village Core of Ancaster. The upper finishes are uber modern and not in keeping with the Town Centre. 8 stories is simply too overpowering to blend in. Intensification is one thing but this design and size is over kill.

**Nikolic, Tara**

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**From:** [REDACTED]  
**To:** Serag Eldin, Yomna  
**Subject:** UHOPA-25-001

External Email: Use caution with links and attachments

Dear Yomna;

I am surprised that after all the times this application for an eight story building has been rejected that the developers refuse to accept no for an answer.

Other builders in the area haven't been granted a site specific policy. The eight stories doesn't fit into the heritage village of Ancaster and will look down into the yards of owners who have lived in Ancaster for years.

I ask anyone to drive down Wilson Street passing Academy Street and view the stalemate of traffic at rush hour when residents make their way to and from work. Academy Street is a narrow street and can't handle more traffic. Parking is also a problem in the area.

I don't have the knowledges of increased water flow and sewage in the area but would be surprised if they aren't an issue.

Rules should be respected by all builders. There should be no exceptions.

Sincerely;

[REDACTED]

Sent from my iPad

**Nikolic, Tara**

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**From:** [REDACTED]  
**Sent:** Wednesday, March 12, 2025 2:55 PM  
**To:** Serag Eldin, Yomna  
**Cc:** [REDACTED]  
**Subject:** UHOPA-25-001

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

Good afternoon [REDACTED],

My family and I are residents of Old Ancaster in the [REDACTED] neighbourhood ([REDACTED]), and we are writing to you in regards to proposed project UHOPA-25-001.

As residents who support the existing businesses on Wilson Street in Old Ancaster, and who drive along Wilson Street to get to work, etc., we cannot imagine how much worse the traffic would get if this 8-storey development were to be built. If you drive along Wilson Street, you will understand how the existing parking and lanes are insufficient to meet current population demand. The traffic light at Wilson Street and Rousseaux Street is already clogged, during non-rush hour traffic; not to mention at rush hour! The roads absolutely cannot accommodate such increased population growth.

Second, the design rendering of the proposed mix-use building is not within keeping of historic Old Ancaster. Given that this is a Heritage community, it is shocking to see this local developer not include Marr Philippo House as front and centre in the design. With respect to keeping Old Ancaster the beautiful town that it is, which is what attracts people to pay high real estate prices here, we should work to keep its historic charm. Marr Philippo House should be a focal point, and perhaps refurbished on the exterior, if anything. The design rendering shows a historic facade, juxtaposed beneath a ridiculous modern "top" with floor to ceiling windows and vertical wooden planes. It is not representative of what continues to be the appeal of this Heritage community for many, many years.

As a resident of Ancaster, someone who has invested significant money in this community, I am extremely concerned about (1) what the logistics of this building and (2) the aesthetic of this building will do to bring property values down.

Please share my comments with those who need to know, including in the Staff Report for the May 23 Public Meeting.

Regards,

[REDACTED]

**Nikolic, Tara**

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**From:** [REDACTED]  
[REDACTED] Wednesday, March 12, 2025 11:29 PM  
**To:** Seraq Eldin, Yomna  
**Cc:** [REDACTED]  
**Subject:** Re: UHOPA-25-001, Wilson St Ancaster Inc

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

Dear Yomna Serageldin,

As winter draws to an end, pothole season is beginning. Even on light touch roads, the unmistakable voids of asphalt are clearly visible.

What's less clear is the impact that a multi-story, massive, unwanted investment infrastructure project will have on the historical village centre of Ancaster.

Even if we were to somehow forget that we've already, clearly, stated this project is not wanted, why spend more resources at city Hall reassessing this already rejected - and unchanged - proposal? This project will ruin the history, present and future of a beautiful village.

Hamilton has enjoyed an increase in tourism from the GTA and beyond for our natural beauty and historical village cores. People come from far and wide to enjoy that untouched beauty.

With the tourism also comes tourism spending, breathing life into an already vibrant and flourishing village core.

The proposed project would during construction create an absolute mess on the streets and bring mayhem to the already grid-lock traffic Wilson Street.

But once construction is completed, the real problems will arise.

There already are zero doctors in Ancaster accepting new patients. Those potential new residents would need to travel out of Ancaster to have their health addressed. That would increase the number of vehicles on the road.

Other services would become strained too.

The village core will become overcrowded, leading to health deterioration and decreased quality of life for existing residents. And local businesses who are now flourishing will suffer from Ancaster residents avoiding the village core to not get stuck in traffic. There is already enough competition from the big box stores to push out small entrepreneurs, why exacerbate that by deterring current loyal customers from frequenting businesses?

Where would all these children be educated? Already our education resources are maxed out in Ancaster, causing some families to seek education out of town. More traffic and more disruption. Where will these children play? With all the traffic on Wilson Street already, such a large concentration of children in such a tiny spot would put at great risk a fatal accident that would leave the village scarred for generations.

With the lack of resources, what sense of community would these potential residents have? Children educated outside Ancaster, doctors outside Ancaster, jobs outside Ancaster - the answer is clear, they would have little to no sense of community.

Ancaster already scrambles to preserve our history. As proven by the tragic demolition of Brandon House on the corner of Rousseaux and Wilson, outside developers have only one interest in Ancaster and that is the exploitation of our land

for their profits. We lose our history and culture every time what makes this area unique is surgically removed, one demolition at a time. We will never have that piece of history again.

In the spirit of the Dish with One Spoon Wampum Belt Covenant as well as the Between the Lakes Purchase, the two treaties that cover the lands of Ancaster, our community will protect the lands of Ancaster in the spirit of peace, friendship and respect. We only ask for that friendship, peace, and respect to be given back.

This building is not wanted by the community. We ask for respect in honoring the villages desires and wishes.

We are a strong community and we know what is best for our community. We ask you to reject the development in it's entirety and choose the right side of history. Stop the amputation of Ancaster's rich history. We are one of Canada's oldest villages, a national treasure in the fabric of Canada. Stop the exploitation of the masses for the benefit of a developer. A fair and equitable evaluation would put the wants and needs of the community before the greed of a developer.

Sin cera and with great concern,

[REDACTED]

**Nikolic, Tara**

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**From:** [REDACTED]  
**Sent:** Wednesday, March 19, 2025 12:40 PM  
**To:** Serag Eldin, Yomna  
**Subject:** Application UHOPA-25-001

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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

We are [REDACTED]. We live at [REDACTED]

We support the views of [REDACTED].

Kindly redact our personal information.

Thank you.

[REDACTED]

**Nikolic, Tara**

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**From:** [REDACTED]  
**Sent:** Wednesday, March 12, 2025 8:10 PM  
**To:** Serag Eldin, Yomna  
**Subject:** UHOPA-25-001

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

Good day. This letter is to show my concern over this proposal which seems no different from the last attempt to develop this property. The development would have a negative impact on the character, environment and infrastructure.

Other developments in Ancaster which stayed within 4 stories have done a nice job of fitting in and adding to the character of this historical core. The sudden leap to 8 stories right next to historical buildings such as the coach house right next door would severely alter or ruin the "old village" character.

The height of the building will impact the environment by leading to earlier sundown times, by altering wind patterns and by creating noise and car exhaust pollution. Residents along Lorne Avenue are on the east face of the hill below this proposal. An 8 storey structure will throw these houses into shade earlier than normal. Westerly winds will have to accelerate around the building creating wind tunnels along Academy and Lorne. Since Wilson was closed to truck traffic many years ago the neighbourhood has been peaceful and quiet. A parking lot at the top of Lorne Ave. will create noise and exhaust pollution uncharacteristic to the area.

I do not believe the street capacity or sewer and water capacity in the area is up to a challenge like this. Congestion, backed up sewers and fluctuating water pressure will be inevitable results.

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[REDACTED]

**Nikolic, Tara**

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**From:** [REDACTED]  
**Sent:** Monday, March 17, 2025 6:31 PM  
**To:** Serag Eldin, Yomna  
**Subject:** UHOPA-25-001

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

External Email: Use caution with links and attachments

I am Ancaster resident and I am against the proposed Wilson street development UHOPA-25-001. The proposed 8-storey development does not take into consideration already existing traffic problems in Ancaster and will create more problems during construction and after it. The city of Hamilton should consider the quality of life of existing residents that are completely locked down every single afternoon for the past two years. This is absolutely irresponsible.

Thank you  
[REDACTED]

THE CITY HAS DEEMED THE 2025 APPLICATION COMPLETE. YOUR COMMENTS ARE SOUGHT BY THE PLANNING DEPARTMENT. An email to yomna.serageldin@hamilton.ca quoting file UHOPA-25-001 is all it takes. Comments will be published in the Staff Report for the May 23 Public Meeting. Deadline is March 21.  
Sent from my iPhone

**Nikolic, Tara**

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**From:** [REDACTED]  
**Sent:** Wednesday, March 12, 2025 2:40 PM  
**To:** Serag Eldin, Yomna  
**Subject:** Ancaster Residential plans

External Email: Use caution with links and attachments

To whom this concern,

I disagree with the planning and development of the residential building. Reference : UHOPA-25-001. Ancaster is a heritage village and this massive infrastructure is not conducive to the existing traffic challenges in the area as well as maintaining the "heritage" feel of our small community.

Please support our community by not not allowing this residential building to be constructed as it has already once been voted down by our community.

Regards,  
[REDACTED]  
[REDACTED]  
[REDACTED]

**From:** [REDACTED]  
**Sent:** Wednesday, March 12, 2025 12:09 PM  
**To:** Serag Eldin, Yomna  
**Subject:** downtown Ancaster UHOPA 25 001

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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

hello

I am writing about the proposed development in downtown Ancaster. I am totally opposed to this project.

This development does not fit in with the historical setting of Ancaster.

I object strongly that the Marr Filippo House would be moved off Wilson Street. If it would even survive a move.

The Marr Filippo house is part of our history and should not be moved off Wilson Street. Again if it would even survive a move in it's deteriorating state.

The development is too tall and not in keeping with the historical community design.

The traffic is another issue. that development would be bringing many residents and their vehicles that will tax an already burdened streets.

Please reconsider this development.

[REDACTED]

**Nikolic, Tara**

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**From:** [REDACTED]  
**Sent:** Thursday, March 13, 2025 12:19 PM  
**To:** Serag Eldin, Yomna  
**Subject:** Application File: UHOPA-25-001

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

Good Day, Yomna Serag Eldin  
Senior Planner, City of Hamilton

I am requesting a copy of the proposed Official Plan Amendment, including supporting information regarding Application File Number UHOPA-25-001 - As per correspondence instruction that I received in the mail from the City of Hamilton.

I am an affected resident in the area of 392,398,400,402, 406 & 412 Wilson Street East, Ancaster, Ontario.

Thank You



**Nikolic, Tara**

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**From:** [REDACTED]  
**Sent:** Sunday, March 16, 2025 5:28 PM  
**To:** Serag Eldin, Yomna  
**Cc:** [REDACTED]  
**Subject:** UHOPA-25-001 (Eight- storey building is a pending-Calamity)

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Ms. Serageldin;

I have lived in Ancaster for [REDACTED]-years and this is easily the dumbest idea that I have ever seen to be under consideration for approval.

Mohawk Road can't handle the increased traffic.

Rousseaux Street can't handle the increased traffic.

Wilson Street can't handle the increased traffic.

Side streets can't handle the inevitable overflow in car-parking.

The skyline is not appropriate for anything over 3-storeys high. That is a Bylaw, and there is good reason for it.

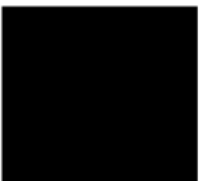
Property values are bound to decrease with the increased congestion in our village-core.

Who could possibly be in favour of this '**Trumpian-monstrosity**' in the core of our sweet little village. (Only the greedy-developer could possibly see any 'benefit' in approving this calamity-in-waiting.)

Do the right thing.....and reject this attack on the poor citizens of Ancaster.

Don't we have enough bad things coming at us already?

Please be sure to share my comments with the 'Brain-trust' that might actually be considering approval of such a hare-brained idea as this, and please be sure to include same in the Staff Report for the May 23 Public Meeting.



**Nikolic, Tara**

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**From:** [REDACTED]  
**Sent:** Thursday, March 13, 2025 4:54 PM  
**To:** Serag Eldin, Yomna  
**Subject:** APPLICATION UHOP 25 001 March 2025  
**Attachments:** APPLICATION UHOP 25 001 March 2025.docx

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

As residents of Ancaster, we wish to register our concerns at the above resurrected application.

[REDACTED]

**Nikolic, Tara**

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**From:** [REDACTED]  
**Sent:** Monday, March 17, 2025 5:49 PM  
**To:** Serag Eldin, Yomna  
**Subject:** file UHOPA-25-001

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

**External Email:** Use caution with links and attachments  
file UHOPA-25-001

Hello,

We are writing to oppose the proposed building of structure: file UHOPA-25-001. We are long time Ancaster residents, who have seen and experienced the growth of our town, and have serious concerns about the impact of this large scale project on our main thorough way. With highway 403 being our only other reliable access off of the escarpment, we are already feeling the pinch of operating at a deficit of travel infrastructure. Almost daily traffic accidents on the highway can mean an incredible backlog of traffic on Wilson Street, impacting our businesses, safety and productivity.

This building proposal has previously been opposed by several Ancaster residents who have similar concerns, as well as concerns regarding the loss of heritage sites. Surely any traffic studies would show the implausibility of such an undertaking on our main street.

Please add us to the list of Ancaster residents who are opposed to this development on Wilson Street,

[REDACTED]

**Nikolic, Tara**

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**From:** [REDACTED]  
[REDACTED]  
**To:** Serag Eldin, Yomna  
**Subject:** File # UHOPA-25-001

**Follow Up Flag:** Follow up  
**Flag Status:** Completed

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

Dear Yomna,

I am writing to express my concern and opposition to the proposed development for Wilson and Academy in Ancaster.

A large-scale condo development in a small neighbourhood in Ancaster (what is essentially the heart of our town) would dramatically alter the community's character and disrupt its residential atmosphere. The influx of high-density housing will strain local infrastructure, including roads, schools, and public services, which are not equipped to handle such a significant increase in population and especially traffic. Additionally, the development will negatively impact the quality of life for those currently living and accessing these areas. Preserving the small-town feel of Ancaster should be prioritized over urban expansion that prioritizes profit over community well-being.

We sincerely hope that the City will do everything they can to ensure this development does not go through.

Regards,

[REDACTED]

**Nikolic, Tara**

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**From:** [REDACTED]  
**Sent:** Friday, March 21, 2025 12:57 PM  
**To:** Serag Eldin, Yomna  
**Subject:** File UHOPA-25-001

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Hi there,

I'm writing to you regarding the new condo building slated for Wilson Street East in Ancaster Village: UHOPA-25-001.

I was very surprised to see that this building has been approved. Not only does this type of building not fit the area historically and design-wise, as a resident of Wilson Street East myself, I can tell you that this structure will create even more traffic bottlenecks on Wilson Street. This street already has many traffic issues due to its unique design and I'm quite certain that a new building of this size will not make things better, only worse.

I'm not against building in our little town, however a building of this size is just not sustainable with the current road infrastructure.

I hope you will reconsider this decision.

[REDACTED]

**Nikolic, Tara**

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**From:** [REDACTED]  
**Sent:** Friday, March 21, 2025 12:57 PM  
**To:** Serag Eldin, Yomna  
**Subject:** File UHOPA-25-001

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Hi there,

I'm writing to you regarding the new condo building slated for Wilson Street East in Ancaster Village: UHOPA-25-001.

I was very surprised to see that this building has been approved. Not only does this type of building not fit the area historically and design-wise, as a resident of Wilson Street East myself, I can tell you that this structure will create even more traffic bottlenecks on Wilson Street. This street already has many traffic issues due to its unique design and I'm quite certain that a new building of this size will not make things better, only worse.

I'm not against building in our little town, however a building of this size is just not sustainable with the current road infrastructure.

I hope you will reconsider this decision.

[REDACTED]

**Nikolic, Tara**

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**From:** [REDACTED]  
[REDACTED] Wednesday, March 12, 2025 10:42 AM  
**To:** Serag Eldin, Yomna  
**Subject:** Proposed Development on Wilson st Ancaster UHOPA-25-001

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

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

Hello,

We are an Ancaster family a short walk from this proposed seven story proposed building .

Our home is situated ( like many others ) off Rousseau and traffic is a complete nightmare now . We relocated here for its small town "quaint feel" , this proposed structure will cause more havoc on our roads ( Wilson /Rousseau intersection particularly) and snarl traffic even more . Our infrastructure just can not accommodate seven story buildings .

We do NOT want this .  
UHOPA-25-001



**Nikolic, Tara**

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**From:** [REDACTED]  
**Sent:** Thursday, March 13, 2025 3:05 PM  
**To:** Serag Eldin, Yomna  
**Subject:** UHOPPA-25-001

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

External Email: Use caution with links and attachments

To whom it may concern:

This is in reference to the re application of the building at the former Brandon House location. Please City of Hamilton don't make the mistake of approving something so contrary to the location. The sheer amount of traffic volume will be catastrophic along with the use of other utilities., sewers etc

The artist rendering of an 8 story building at that location does not match the village scape whatsoever. Very similar to what happened at 63 Main St Dundas across from Dundas Town Hall and in close vicinity of the R Folkes building(the oldest in Dundas) and the Odd Fellow Lodge. It does not fit, is a mistake on our urban scape and the same will be what's proposed at the Brandon House site.

Developers need to do better!

Thank you.

[REDACTED]

**Nikolic, Tara**

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**From:** [REDACTED]  
[REDACTED] Wednesday, March 19, 2025 7:35 AM  
**To:** yomna.serageldin@hamilton.ca.  
**Cc:** [REDACTED]  
**Subject:** Application File UHOPA-25-001

**Follow Up Flag:** Follow up  
**Flag Status:** Flagged

External Email: Use caution with links and attachments

We are writing to express our great displeasure in this application for a building which, we understand, has been turned down once before and has now been resubmitted with no changes to the initial application.

As [REDACTED] + years of living in Ancaster we know there will be changes to the small town we moved to as newlyweds. We understand change is necessary. But some changes are not for the better. I have served on many committees in Ancaster over the years and was present when the applicants presented their proposal to the then Councillor. Immediately it had a negative reception. Mainly because it is too big and goes against many of the by laws of Ancaster (esp height).

This was a trend we saw with developers showing up looking for approval on a building that didn't meet the rules but thought they could break them and build what they wanted.

Another big concern was the plans for the Phillip Marr house, the historic building on the building lot. This should not be moved. Their idea of tucking it back in a back lot makes no sense and no doubt the building would not survive such a move.

Included in our negative reaction to this application is our concern with traffic. We live on [REDACTED] which has seen a dramatic increase in traffic over the years making it sometimes near impossible to get out of our driveway. I have also worked on Wilson st and seen what happens when there is an incident on the 403 which requires traffic to be rerouted through Ancaster. By adding a building of this size to Wilson st how will this change traffic in Ancaster??

That said, we are fully in agreement that something must be done to this property as it is a giant eyesore to the streetscape. Surely the developers, knowing how no one is in favour of something of this size, can change their plans to make people happy...and they can still make money! I find the arrogance of this new application completely distasteful.

Yours truly

[REDACTED]