

From: **Brian Karschti**

Date: Thu, Mar 19, 2026 at 1:44 PM

Subject: Proposal Objection - Wilson Street East, Ancaster (392, 398, 400, 406, 412)

To: <jennifer.catarino@hamilton.ca>

Cc: <alaina.baldassarra@hamilton.ca>, Bianca Salem

Good morning Jennifer,

My name is Brian Karschti and I am a resident and local Realtor in Ancaster. I would like to formally object to this insane proposal located at 392, 398, 400, 406 and 412 Wilson Street East in the downtown Village core of Ancaster. My objections are as follows:

- Downtown has a 3-storey limit, so an 8-storey building will look out of place
- The downtown core cannot handle this kind of infrastructure
 - Additional parking
 - Additional traffic
 - Additional noise
- The traffic studies were conducted during Covid when traffic was at a record low
- Given the amount of condo units, there will not be enough parking spaces meaning residents will inevitably park on the road creating even more congestion
- Morning and nighttime traffic will be at a standstill.
- When condo residents realize the traffic congestion on Wilson Street when turning left or right, they will use Academy Drive which will increase traffic and decrease safety within the neighbourhood
- This project will require a minimum of 36–48 months for construction, considering the ground remediation, utility updates and general construction...Wilson Street cannot be closed for any period, as this will further add to resident frustration
- Long-term effects.
 - Decreased property values for immediate residents
 - As a local Realtor
 - When selling, homes near construction sites receive discounted offers due to the inconvenience
 - When purchasing, we offer much less due to the inconvenience.
 - Decreased property values for overall Ancaster residents.
 - When tourists no longer want to shop downtown for the "village charm," businesses will suffer

- When the village core is gone, buyers will no longer see Ancaster for what it is now and overall housing prices will suffer
- This project will open the floodgates for other developers seeking approvals on other large buildings of eight stories or less, which will inevitably destroy the Village charm that is Ancaster

Please consider this email carefully. A proper location for this proposal would be across the street from the Ancaster Walmart. Easier highway access and less intrusion into the downtown village core.

*****Please confirm receipt this email*****

Thanks in advance!