

From: **Honor Hughes**

Date: Thu, Feb 12, 2026 at 7:01 PM

Subject: 398-412 Wilson Street E Development Proposal

To: jennifer.catarino@hamilton.ca <jennifer.catarino@hamilton.ca>

Good Afternoon Jennifer

I'm a resident of Ancaster. I previously opposed this development when it was first pitched a few years ago by Urban Solutions and Spallacci Homes for the following reasons:

- I'm very saddened that the developers did not see fit to design something that worked aesthetically with the heritage village core. I'm opposed to the removal of Marr Philippo House, because I do not think it will survive a move, and is a heritage building, that whilst is in need of remediation, has stood for a century in its current imposing position fronting onto Wilson Street.
- The current plan proposes 8 stories which is considerably higher than the height restriction of 3 storeys in the downtown core, it will make the area dark and and will cast significant shadows on the properties behind. Its design will change the streetscape of the downtown core, making it less charming.
- The traffic study that the developer is working with was done during Covid and does not reflect the amount of traffic currently traversing Wilson Street daily. Ancaster is already regularly tested whenever there is an accident on the Linc or 403 and Ancaster becomes gridlocked in all directions with Wilson Street being the most affected as it is the central road running through the town affecting those coming from the west and those coming from Hamilton/Dundas. All areas of Ancaster are then affected as everyone tries to find an exit strategy.
- The amount of additional cars that will emerge from the underground and overground parking of this building will significantly impact an already busy stretch of Wilson Street. The fear is that these homeowners will then create more traffic behind Wilson Street in the quiet neighbourhood of Maywood that already suffers from traffic cutting through to avoid the congestion of Wilson Street. The road infrastructure simply cannot cope with the existing amount of traffic without adding more cars.
- The concern that this project will impact the area for many years, with the time it will take to remediate the ground and the shutting down of Wilson Street to carry out the essential upgrading of water and sewers for this project to take place will seriously impact businesses in the area and homeowners travelling to and from work. We have already experienced a huge delay on Garner Road recently that impacted Ancaster on a road that doesn't have as many businesses or homes, this will simply be a disaster on Wilson Street.

Overall this building is monstrous in size and design and will seriously affect the overall look of the downtown core of Ancaster where we have wonderful examples of period buildings and newer infill builds that have made more effort to blend in visually to the streetscape and do not loom over existing buildings. It is very sad that it appears its numbers that are driving this project for profit and no thought has been given to creating a visually appealing downtown, like Dundas. With its

behemoth size and number of units, together with the chaos that will ensue before and during building for the whole of Ancaster, it just is not a fit.

Hope my thoughts, together with many other Ancaster residents, will be taken into consideration.

Regards

Honor Hughes