

**From:** Laurie Anne  
**Sent:** Saturday, February 14, 2026 9:42 PM  
**To:** Catarino, Jennifer <[Jennifer.Catarino@hamilton.ca](mailto:Jennifer.Catarino@hamilton.ca)>  
**Cc:** Ward 12 Office <[ward12@hamilton.ca](mailto:ward12@hamilton.ca)>  
**Subject:** 398-412 Wilson Street Development

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

Jennifer, and whomever else will actually read this:

I am writing to formally express my deep concern and frustration regarding the proposed construction of the eyesore that is the eight-storey building in our historic village of Ancaster.

Do you live in Ancaster? Are you aware of the current congestion issues that exist? Are you familiar with the history of heritage charm being destroyed, paved over, or re built? You don't need to literally answer those questions but if you answered No, I encourage you to visit during rush hours, at noon, at 7pm, and any point on the weekend. Please also research archives of our village vs what it looks like now. If you answered Yes, then you should be on our side and shred the application for this development lol. Anyway, the fact that our municipal government seems to overlook resident concerns and caves to developers because of the development fees that go into the city's pocket is upsetting. I would rather pay increased property taxes to pad the budgets/accounts that these fees paid by developers get deposited into. I love my village and community but unfortunately it is getting to the point where we, and many others, are considering relocating out of this city entirely because of the poor planning and development decisions already made by council and development committees. What happens with this application and approval will determine many residents next move. Literally.

Our community has long been valued for its heritage character, modest scale, and close-knit atmosphere. Introducing a development of this size would fundamentally alter the village's identity and visual landscape. Such a structure would be entirely out of proportion with existing buildings and would overshadow the historic charm that residents and visitors alike cherish.

Beyond aesthetics, there are serious practical concerns that appear to have been overlooked. Our infrastructure is already strained. Roads are narrow and frequently congested, parking is limited, and essential services and providers are operating near capacity. Adding a high-density building to an already overpopulated area will inevitably intensify these problems and place further pressure on systems that are not designed to support this level of expansion.

Growth and development can be positive when they are thoughtfully planned and aligned with the character and capacity of a community. However, this proposal seems inconsistent with both. It risks compromising the livability of our village and disregards the concerns of residents who must contend daily with the realities of overcrowding and insufficient infrastructure. Traffic on Wilson Street and Rosseaux are absolutely horrendous at the moment - at any time of day!!!!

I respectfully urge the decision-makers to reconsider this proposal and to prioritise development that is appropriate in scale, sensitive to the historic environment, and supported by adequate infrastructure planning. The long-term wellbeing of our village should not be sacrificed for a project that does not fit its context. This is strictly greed by developers - no one wants this here.

I hope you will give serious consideration to the voices of the residents who care deeply about preserving the integrity and sustainability of our community.

I won't hold my breath, but I hope the city realises the consequences of allowing this project to be approved.....

Laurie and Colin M