

From: Nicole McArthur

Sent: Thursday, March 19, 2026 9:00 PM

To: Catarino, Jennifer ; Baldassarra, Alaina ; clerk@hamilton.ca

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

External Email: Use caution with links and attachments.

Good evening,

I am writing to express my concern about the proposed condo building scheduled for Wilson Street East, Ancaster (392, 398, 400, 406, 412). I am an Ancaster resident.

While I am sure you have many opinions of long term residents, which are very warranted, we know this generation is opposed to change. I respectfully hope to share my opinion as a newcomer to this town that I have grown to love over the last few years.

While I understand the need for thoughtful growth, I believe this proposal raises several important issues that warrant careful consideration:

- **Compatibility with existing character:** The proposed eight-storey structure significantly exceeds the established three-storey scale of the downtown core and would not align with the architectural character and village feel that define Ancaster.
- **Infrastructure and traffic impact:** The current road network and infrastructure are already constrained. Increased density will likely lead to additional congestion, particularly during peak morning and evening hours. I urge you to drive down Wilson when there is an accident or congestion during rush hour on the 403. Wilson bears the burden of overflow for getting down the mountain through Main. There is already significant holdup, without an accident or traffic, on both sides as cars are all turning into the daycares. Adding more traffic and more people turning in and out along this route will exponentially impact this. There is also concern that nearby residential streets, such as Academy Drive, may experience spillover traffic, impacting neighbourhood safety, as we seek alternate routes.
- **Parking pressures:** Based on the number of proposed units, it is unlikely that on-site parking will fully meet demand. This may result in increased on-street parking and further strain on already limited space. Guest parking will likely spill into the neighbouring plaza impacting businesses who will be turning away guests as parking becomes too cumbersome. Privatizing this lot as other lots have become

paid will only further penalize both residents and businesses. I for one have a hard enough time getting parking in that plaza and have shifted my Tims and Nail salon visits elsewhere where there is better access. This lot will absolutely suffer one way or another impacting businesses

- Traffic study limitations: The traffic studies referenced were conducted during the COVID-19 period, when traffic volumes were unusually low. As such, they may not accurately reflect current or future conditions.
- Construction disruption: A project of this scale could require 36–48 months of construction, including remediation and infrastructure upgrades. Prolonged disruption—particularly if it impacts Wilson Street—would significantly affect residents, accessibility, and local businesses. Per above, we as consumers will go elsewhere as it will become such a hassle
- Impact on local businesses and community character: The downtown Village core relies heavily on its accessibility and charm to attract visitors. Extended construction and increased congestion may deter foot traffic, negatively affecting small businesses and the overall vitality of the area.
- Long-term community implications: Developments of this scale may set a precedent for similar proposals, gradually altering the character of the Village core in ways that could impact property values and the broader perception of Ancaster as a unique and desirable community.

I moved to Ancaster from Georgetown where we saw a similar sized and styled building erected in the downtown core. The bright lights create visual pollution at night time for local residents, as there is nothing shielding the construction lights. The constant flow of construction vehicles halts traffic. And the structure itself is not concurrent with the existing facade or feel of the town it distracts and damages the image of the town. Georgetown was once a hotspot for filming bringing business to the town, for production companies seeking a charming downtown feel. This has been demolished along with the centuries long charm of the core.

As a property owner I am also extremely concerned for property values both short and long term we moved to Ancaster with hopes of preserving the small town feel we love — not to find ourselves in the same situation as we did in Georgetown watching the demise of our beloved town

Given these considerations, it may be worthwhile to explore alternative locations better suited to higher-density development, such as areas with closer proximity to major transportation routes and infrastructure or in the Hamilton downtown core

Thank you for taking the time to review these concerns. I would appreciate confirmation of receipt of this email.

Nicole McArthur-Newton