

From: Monica McCrory

Sent: March 20, 2026 12:13 PM

To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>; Baldassarra, Alaina <Alaina.Baldassarra@hamilton.ca>; clerk@hamilton.ca; Ward 12 Office <ward12@hamilton.ca>

Subject: Objection to Proposed 8-Storey Development – Wilson Street East (Ancaster Village Core)

External Email: Use caution with links and attachments.

Dear Members of Council and Planning Staff,

I am writing as a resident of Ancaster to formally express my strong objection to the proposed 8-storey development at 392, 398, 400, 406, and 412 Wilson Street East and Academy Street.

Ancaster is one of the older European-founded communities in Ontario, with a long history and a distinct small-town character. Our Village core is defined by its low-scale buildings, heritage assets, and cohesive streetscape. This proposal is significantly out of scale with the area and risks permanently altering the character of our downtown.

Of particular concern is the heritage building on the property. The proposal to relocate this structure could compromise its structural integrity and diminish its historical value. Preserving heritage buildings in their original context is critical to maintaining the unique identity of our community.

Another major concern is traffic and infrastructure. Over the past 20 years, Ancaster has experienced significant residential growth, and our existing road network and supporting infrastructure are already struggling to keep pace. The traffic study conducted during COVID does not accurately reflect current day-to-day traffic conditions in the core of Ancaster. I live in the Spring Valley neighborhood, and traffic is often backed up along Wilson Street from the corner of Rousseau and Wilson down to our neighborhood, approximately 3.5 km. During rush hour, with the increased traffic along Wilson Street and the 403, air quality in our town has likely been impacted. Approving large-scale

developments without corresponding improvements to transportation infrastructure will only worsen these conditions for residents, local businesses, emergency services, and visitors.

While I understand the need to address housing growth, intensification must be appropriate and sensitive to context. An 8-storey building is excessive for this location. A more moderate development—such as 3 to 4 storeys—would better align with the established character of the Village core while still contributing to housing needs, without adding disproportionate strain to our infrastructure.

Approving a development of this scale sets a concerning precedent and risks undermining the qualities that make Ancaster a desirable place to live, work, and visit. I respectfully urge the City to reject this proposal in its current form and require a revised plan that reflects the scale, heritage, traffic, and infrastructure realities of our community.

Please confirm receipt of this email.

Thanks for your time,

Monica McCrory