

From: Christine Nash

Sent: Friday, March 20, 2026 5:35:00 PM

To: clerk@hamilton.ca

Cc: Baldassarra, Alaina ; Catarino, Jennifer

Subject: Proposal Objection - 392, 398, 400, 406, 412 Wilson Street Development

External Email: Use caution with links and attachments.

Good afternoon;

My name is Christine Nash and I am a resident of Ancaster. I would like to formally object to this absolute mammoth development proposal at the above location/s, which reside at the core of Ancaster Village. I have many reasons for objecting this:

- **We currently have a 3-storey limit...**this was put in place after thoughtful discussion/feedback between Hamilton city development, councillor/s and Ancaster residents. Allowing this to move forward is a slap in the face for residents living here who have given their time in providing feedback. The limit was put in place for a reason and should be abided by.
- **The proposed 8 storey building will look ridiculously out of place,** regardless of how it is designed.
- **The downtown core can NOT handle this type of added infrastructure...**currently Wilson street is already at a standstill starting as far back as Seminole Road and all the way down past Tiffany Falls. You cannot tell me that adding an 8 storey building with the number of condos/parking spots will not add to traffic congestion.
- **The traffic report was done during COVID** - how is that reflective of today? Firstly, there was little to no traffic out and about during that time due to restrictions. Secondly, the number of people/families who have moved into Ancaster since COVID is tremendous. The study is grossly outdated and should not be considered an accurate reflection of current state.
- **Parking will be a further nightmare.** Getting out of the parking lots is already near to impossible. Adjusting traffic lights will not ease congestion when cars are already bumper to bumper for 1-2 km in either direction. Developers state this project will attract more people downtown. Incorrect - this development will reduce frequency to the core, not increase it. Who wants to sit in standstill traffic on their time off, when they already do this coming and going from work?
- **Side streets will get further flooded** - motorists will attempt to bypass the immense congestion.

- Allowing this to move forward will open the floodgates for other developers to submit large, mass scale development projects. Ancaster and its heritage/small community feel will be destroyed...many families who grew up here or moved here to raise their families did so because of its unique character. You will be ripping this away.

Finally, I want to be clear that I am not one who objects to development. Most Ancaster residents I know aren't. You need development to keep moving forward/supporting the growth of towns/cities. But it needs to be integrated in a way that "fits" structurally within the surrounding layout/infrastructure and respects the community's character. A development like this should be built on a much larger open space surrounding it, where traffic is not confined and flow can handle the influx of cars (ie. past Walmart, wide roads/2 lanes, near to hwy access, etc).

As taxpayers, we should have a voice in how our communities evolve - it is incredibly disheartening to have to go through this process once again, to show our objections once again.

I respectfully ask that this proposal NOT move forward in its current form. Consideration should only be to a project whose scope and design fits within the scale and character of Ancaster.

Thank you,

Christine.

PLEASE CONFIRM RECEIPT OF THIS MESSAGE.