

From: Suzanne Cooper
Sent: Friday, March 13, 2026 3:28 PM
To: clerk@hamilton.ca
Cc: Cassar, Craig
Subject: Application to increase height , Ancaster Wilson Street

External Email: Use caution with links and attachments.

I have just seen the picture of the building proposed by UrbanSolutions Planning and Land Development Consultant for the vacant property on Wilson Street.

I think this proposal is an eyesore which does not belong in the Village of Ancaster. I find it very hard to believe that anyone could think this type of concrete “block” would be a welcome development. Surely there must be some way this project could be made to “fit in” with the current ambience of our town.

I know more housing is needed (particularly affordable housing) but this is not the way to go.

Suzanne Cooper

Concerned Ancaster Resident

From: Seth Floyd

Sent: Wednesday, March 18, 2026 10:42 AM

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

Cc: Cassar, Craig

Subject: Planning Committee March 24th 2026 - Wilson Street East and Lorne Avenue

External Email: Use caution with links and attachments.

Hello,

I am writing today with regards to the amendment for 392, 398, 400, 406 and 412 Wilson Street East and 15 Lorne Avenue.

Staff recommended this for approval, I am here to write in agreement.

The previous zoning was low density residential. In current times, this type of development is not beneficial in the majority of circumstances. Mixed use and medium density are both much better to address the needs of today. As well, the amendment to eight storeys is an essential element to the amendment; we need to build up, not out, when we can.

The only part I would note in opposition / recommend amendment is the number of parking spaces. There are 118 residential units and 270 proposed parking spaces. This is 2 per household plus an additional 36. This seems excessive, especially considering this is on a bus route with an existing bus stop, further planned transit, and is in an area which is favourable to pedestrians, including many trails. Encouraging further car use and dependence seems counterintuitive. In addition, 22% of the units are intended to be one bedroom and therefore would likely only need maximum 1 car in some cases, if any. Therefore, ideally the parking spots would be reduced slightly. Furthermore, it would be best if the plan for parking would be partially underground, multi-tiered (parkade), and/or covered parking whereby some of the structure is above the parking area. Land use for exclusively parking spots at a single level (low density) would be irresponsible and simply contribute to sprawl.

Please consider amendment and/or careful planning when it comes to parking for this application. Otherwise, this application should be heavily supported.

Best regards,

Seth

Hamilton, Ontario

From: Paul and Sylvia Wentworth
Sent: Wednesday, March 18, 2026 3:59 PM
To: clerk@hamilton.ca
Subject: proposed development to 8 storeys in ancaster.

External Email: Use caution with links and attachments.

To the legislative coordinator, planning committee,

We are against the proposal to increase the maximum height in the Ancaster wilson street secondary plan to permit an 8 storey mixed use building.

This proposal would change the whole nature of Ancaster and create appalling traffic congestion on Wilson street which is already extremely busy.

Paul&Sylvia Wentworth.

From: Marion Urquhart
Sent: Thursday, March 19, 2026 2:33 PM
To: Baldassarra, Alaina <Alaina.Baldassarra@hamilton.ca>
Subject: We Oppose

External Email: Use caution with links and attachments.

Please be advised that we oppose 8-STOREY building (392, 398, 400, 406 and 412 Wilson Street East and Academy) proposal within our downtown Village core.

Please forward an email receipt

for prof this was received.

Thank you

Marion Urquhart

From: **Brian Karschti**

Date: Thu, Mar 19, 2026 at 1:44 PM

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

To: <jennifer.catarino@hamilton.ca>

Cc: <alaina.baldassarra@hamilton.ca>, Bianca Salem

Good morning Jennifer,

My name is Brian Karschti and I am a resident and local Realtor in Ancaster. I would like to formally object to this insane proposal located at 392, 398, 400, 406 and 412 Wilson Street East in the downtown Village core of Ancaster. My objections are as follows:

- Downtown has a 3-storey limit, so an 8-storey building will look out of place
- The downtown core cannot handle this kind of infrastructure
 - Additional parking
 - Additional traffic
 - Additional noise
- The traffic studies were conducted during Covid when traffic was at a record low
- Given the amount of condo units, there will not be enough parking spaces meaning residents will inevitably park on the road creating even more congestion
- Morning and nighttime traffic will be at a standstill.
- When condo residents realize the traffic congestion on Wilson Street when turning left or right, they will use Academy Drive which will increase traffic and decrease safety within the neighbourhood
- This project will require a minimum of 36–48 months for construction, considering the ground remediation, utility updates and general construction...Wilson Street cannot be closed for any period, as this will further add to resident frustration
- Long-term effects.
 - Decreased property values for immediate residents
 - As a local Realtor
 - When selling, homes near construction sites receive discounted offers due to the inconvenience
 - When purchasing, we offer much less due to the inconvenience.
 - Decreased property values for overall Ancaster residents.
 - When tourists no longer want to shop downtown for the "village charm," businesses will suffer

- When the village core is gone, buyers will no longer see Ancaster for what it is now and overall housing prices will suffer
- This project will open the floodgates for other developers seeking approvals on other large buildings of eight stories or less, which will inevitably destroy the Village charm that is Ancaster

Please consider this email carefully. A proper location for this proposal would be across the street from the Ancaster Walmart. Easier highway access and less intrusion into the downtown village core.

*****Please confirm receipt this email*****

Thanks in advance!

From: Patrick DeNardis
Sent: Thursday, March 19, 2026 2:54 PM
To: Catarino, Jennifer
Cc: Baldassarra, Alaina ; clerk@hamilton.ca
Subject: 8 Story Willson street development

External Email: Use caution with links and attachments.

Jennifer and Alaina:

Please accept this email as an objection to the 8 story development at 392, 398, 400, 406 and 412 Wilson Street.

Ancaster, as we all know, is a historic area and once it's changed and redeveloped, we can not get back what will be lost. The developer's plan to hide a historic building, knowing and preying that collapse will be their reward. Who are we kidding here, why remove rather than incorporate? Further more, the abuse of our plan of 3.5 story plan is deplorable. They bought the wrong property banking on change. The OLT is basically a rubber stamp to get things built but they were denied this project, yet they came right back with the same plan. A plan that doesn't conform with the heritage of the area. It stands out and is quite frankly an eyesore waiting to be built. If denied again, they will just come back a third time. NO means NO!!

This development is a slap in the face of the residence of Ancaster, it is blatant disregard of our restrictions (Voted on by local residence) and abuse of history all in the name of profits. When asked why 8 stories, the response was... it has to be to make financial sense. That tells me this is all about money and not in the best interest of Ancaster as they state. Our roads are congested, the building process is going to make an insane situation that will resinate through the town. This will also open a window for more of this type of development and Ancaster will be lost. Ancaster is of fire, crying out for help and the response seems to be....here is bucket of fire for you. Why don't we have the right to preserve our town, preserve our heritage and preserve our way of life?

Hamilton has never had planning as its strong point but I beg you here to take a look at what's right and object this development. I can say for me, this is my criteria for my next provincial and municipal vote.

Please acknowledge the receipt of this email,

Thank you

Patrick DeNardis

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

From: Karen Reid

Sent: Thursday, March 19, 2026 3:07 PM

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

Subject: New Building in Ancaster

External Email: Use caution with links and attachments.

Good Afternoon,

I am writing to strongly oppose the construction of the 8 storey building that is going to be built in Ancaster (392, 398, 400, 406 and 412 Wilson Street East). The amount of backed up traffic on Wilson Street and Rousseau Street in Ancaster is already atrocious. Our community is already suffering from the congestion in our town. To add this building is absolutely insane and unfair to those who live in Ancaster and the surrounding areas who may travel through Ancaster.

I strongly urge you to reconsider proceeding with this project.

Karen Reid

From: Marilyn Daniels

Sent: Thursday, March 19, 2026 2:39 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.

As an Ancaster resident I would like to make known my objection to the development proposed for 392, 398, 400, 406 and 412 Wilson Street East, in Ancaster.

Downtown currently has a village-like, historical charm and 3-storey limit - an 8-storey building with its current proposed features will look out of place and destroy the village charm.

The downtown core cannot handle the size of building. It will create additional parking issues and cause an unacceptable increase in traffic congestion and noise.

I fully support development of this site if it is half the proposed size and keeps with the overall historical feel of Ancaster. Development of the scale being proposed is better considered outside of the downtown village core.

Thank you for considering this email.

Marilyn Daniels

From: Laurie Anne
Sent: Saturday, February 14, 2026 9:42 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Cc: Ward 12 Office <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

From: Wayne Cook

Sent: Thursday, March 19, 2026 3:28 PM

To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>

Subject: My OBJECTION to the proposed 8-STOREY building (392, 398, 400, 406 and 412 Wilson Street East and Academy, Ancaster

External Email: Use caution with links and attachments.

Hello Jennifer,

I somehow feel as if I am arguing with someone about the earth being flat. If someone actually believes that, then most valid arguments against will be in vain.

In summary the building is TOO BIG. It does not fit in with the look of the village core at all, it is the WRONG SCALE.

The traffic through the core at certain times is horrible at best. This will only add to the congestion and pollution.

This building is not a good fit with the heritage of the core, other buildings in this area have been built at a correct height and with the appropriate stonework, this building should follow suit.

Or is only the only goal the City of Hamilton has is to create more municipal tax at the expense of good urban planning and respect for the past?

It makes me sad that I have to write this letter; this concept should never ever have made it this far.

Respectfully Yours

Wayne Cook

Could you please send me an email receipt for this letter.

From: Wayne Cook

Sent: Thursday, March 19, 2026 3:34 PM

To: clerk@hamilton.ca

Subject: My OBJECTION to the proposed 8-STOREY building (392, 398, 400, 406 and 412 Wilson Street East and Academy)

External Email: Use caution with links and attachments.

It makes me sad that I have to write this letter; this concept should never ever have made it this far.

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This building is not a good fit with the heritage of the core, other buildings in this area have been built at a correct height and with the appropriate stonework, this building should follow suit.

Or is only the only goal the City of Hamilton has is to create more municipal tax at the expense of good urban planning and respect for the past?

Thank you for taking the time to read this.

Respectfully Yours

Wayne Cook

Could you please send me an email receipt for this letter.

From: Lori Dale RGD CDP

Sent: Thursday, March 19, 2026 3:21 PM

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

Subject: Opposition to UHOPA-25-001: Proposed Development at 392–412 Wilson Street East & 15 Lorne Avenue

External Email: Use caution with links and attachments.

Dear Jennifer and Councillors,

I am writing as a resident of Ancaster to express **my firm opposition** to the proposed development at **392–412 Wilson Street East & 15 Lorne Avenue (UHOPA-25-001)**. The introduction of an **eight-storey building** in the heart of our historic village core would significantly and permanently undermine the character, safety, infrastructure capacity, and long-term livability of our community.

Ancaster's old town area identity rests on its **village-scale streets, heritage architecture, and walkable neighbourhoods**. The surrounding roads—Wilson Street East, Rousseaux Street, and Academy Street—are narrow, constrained corridors that were never designed to support the traffic or servicing demands of a mid-rise, 118-unit apartment/condo tower. These are streets, with only one sidewalk, if any, where pedestrians, cyclists, families, and seniors move daily through an already congested and extremely delicate heritage environment.

Existing traffic congestion is already a challenge on our streets, and recent closures, including the Wilson/Rousseaux Old Mill T intersection, have not improved flow or safety. A development of this scale would dramatically escalate:

- Cut-through traffic in residential areas
- Delivery vehicle volumes
- Ride-share and service truck activity
- Vehicle-pedestrian conflict points

These concerns are not hypothetical—they will directly affect the daily lives of residents, including children walking to bus stops and families navigating streets already operating beyond their functional capacity. I know studies have been done, but real people living day-to-day here are all voicing real concerns. Not hypothetical evaluations.

A critical issue is the **absence of a meaningful, cumulative traffic assessment**. While isolated traffic studies exist, it remains unclear whether anyone has performed a **comprehensive,**

combined evaluation of both this proposal and the nearby redevelopment at 442–462 Wilson Street East (Brandon House). Compounding this, I understand the most recent traffic assessment was conducted during the *COVID-19 pandemic*—an anomalous period with artificially low traffic levels. Relying on outdated or incomplete data will inevitably understate the impacts.

Parking and infrastructure constraints present further risks. On-street parking is already limited, and the new building would generate significant overflow parking demands for guests, caregivers, tradespeople, and day-to-day services. Yes, it will have on-site parking spaces, but that will not address the existing overflow. Street parking on the side streets like Lodor, Academy, Church, etc., is already an issue for shoppers in the area and for people visiting the parks, splash pad, tennis courts, library, etc. We are constantly experiencing traffic issues and broken streets due to parked cars and heavy traffic on our side streets.

Routine activities like school drop-off will become increasingly hazardous. My daughter's bus pickup is currently at the proposed entrance for this monstrosity. Moreover, although the developer may be responsible for stormwater upgrades, these improvements could require extended closures of Wilson Street and surrounding streets—potentially for one to two years—further disrupting residents in an already narrow two-lane corridor.

Sustainability, Heritage, and Environmental Impacts

The proposal is fundamentally misaligned with sustainability principles and heritage-district planning standards.

An eight-storey building in this sensitive location would result in:

1. **Significant traffic congestion**, increasing emissions and idling.
2. **Pedestrian safety concerns** in a walk-oriented heritage neighbourhood.
3. **Permanent loss of heritage character** due to incompatible height and massing.
4. **Higher energy consumption** is associated with mid-rise structures.
5. **Wind tunnel and shadowing effects**, altering microclimate and pedestrian comfort.
6. **Emergency-access limitations** due to narrow one-lane and two-lane roads.
7. **Public transit capacity shortfalls**, with no feasible expansion in the village core.
8. **Overburdened parking supply** with no relief options.
9. **Noise pollution** from construction and long-term traffic increases.

10. **Years of disruptive construction impacts** on constrained roads.
11. **Excess pressure on emergency and municipal services.**
12. **Insufficient space for waste storage and collection.**
13. **Loss of remaining mature trees or natural features.**
14. **Reduced natural light and privacy** for the neighbouring homes. The planner from Urban Solutions at the town meeting couldn't even admit he would be ok with this being built next door to his home.
15. **Degradation of community livability and walkability.**
16. **Violation of all past heritage-district height, scale, and massing guidelines.**
17. **Increased pressure on local schools**, already challenged by growth.

Collectively, these impacts demonstrate that this proposed mid-rise structure is not merely a poor fit—it is structurally incompatible with the physical, environmental, and heritage realities of the old Ancaster Village. Quite frankly, nobody wants it! Houses are already popping up for sale. There ARE HOMES HERE for people to purchase that aren't selling. These condos are not needed here!

Community Impact and Long-Term Consequences

Families like mine chose the Maywood area because of its historic charm, human-scale built form, and village atmosphere. People buy homes here because of it. My children walk, bike, and play in this neighbourhood; additional traffic, noise, and congestion will make these streets more hazardous and significantly diminish the safety.

A three-storey development—consistent with the existing character and existing buildings—would be far more appropriate and respectful of this heritage-rich area. There are numerous parts of Ancaster with the infrastructure, road capacity, and modernization necessary to support intensification. This **is not one of them**. This is not the corner. Especially, combined with the other project proposed for the corner of Wilson Street and Rousseaux Street.

No eight-storey structure currently exists in Ancaster Village's core, or even in Ancaster, because the planning context, heritage fabric, and infrastructure limitations clearly do not support one.

Approving an eight-storey apartment building at 392–412 Wilson Street East & 15 Lorne Avenue would permanently alter the identity of Ancaster and impose lasting burdens on residents and the town. There are no clear benefits to the community from this monstrosity, and the planners are on

record stating as much, but they did maintain that the building has to be that large to maintain the margins that benefit their lenders. Nice.

That's not building for the sake of the community. For the people. For a cherished area.

I get that this will bring in tax revenue, but it can do so in a better spot.

For the reasons outlined above, I hope that Council will **oppose UHOPA-25-001** and require a development scale that aligns with the established character, infrastructure capacity, and sustainability principles of our historic village.

Thank you for your time and consideration.

Sincerely,
Lori and Brian Dale

From: Sam Vandermark

Sent: Friday, March 20, 2026 7:14 AM

To: clerk@hamilton.ca

Subject: Objection to proposed development: Wilson Street East, Ancaster (392, 398, 400, 406, 412)

External Email: Use caution with links and attachments.

To the Committee,

I am an Ancaster resident of over 6 years, and I am writing to object to the proposed 8-story mixed use development on Wilson Street East.

As a young family, we chose Ancaster as a base for its village charm and quaint streetscape. This development sadly does not fit the historical aesthetic that being one of Ontario's oldest towns provides, and is a structural insult to the 3-story limit previously imposed on the village. I have yet to speak to a resident in support of this project, suggesting its approval thus far is only in the interest of the developers and committee members supporting it, not the long-term future preservation of Ancaster's unique identity.

The proposal leverages traffic studies performed during COVID when commuter traffic was at an all-time low, and has not extensively considered nor sufficiently mitigated the huge impact to surrounding residents in terms of noise, pollution, parking issues, property values decreasing and overall congestion.

Ancaster is somewhere people visit to experience a true village feeling - this development single-handedly destroys that image and will no longer be somewhere families want to bring their children and spend their time/money. This will affect local businesses and residents alike.

Please heavily consider the precedent being set with this proposed development and the inevitable destruction of the identity of Ancaster.

Thanks for your attention,

Samantha Vandermark

From: Lynne Bulger

Sent: Thursday, March 19, 2026 6:51 PM

To: clerk@hamilton.ca

Subject: Proposed over-height building on Wilson St. Ancaster

External Email: Use caution with links and attachments.

I am opposed to this proposal. Ancaster is a historic village and the core of the village should be protected by our elected representatives from greedy developers.

Why should this developer be allowed to build an over-height building, destroying the esthetics of the historic village core? Other builders have respected the 3 story limit, what connections does this builder have that enables his plans to override the will of the local community?

A large, tall construction such as this will destroy the ambiance of the downtown core, create gridlock traffic problems along Wilson St., and debase the efforts of local residents to nurture a historic venue to attract tourists.

Any building on this site should adhere to current standards as all others have, and respect the Ancaster voters.

Lynne Bulger

From: Lee Cormie

Sent: Thursday, March 19, 2026 8:57 PM

To: clerk@hamilton.ca

Subject: 392-412 Wilson St East Ancaster

External Email: Use caution with links and attachments.

We object strenuously to this development on Wilson St E. An obscene violation of every building bylaw for old Ancaster!

Lee and Wendy Cormie

Please acknowledge receipt of this

Sent from my iPad

From: Robyn Covre

Sent: Thursday, March 19, 2026 6:00 PM

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

Cc: Robyn Covre

Subject: Formal Objection – Proposed Development on Wilson Street East, Ancaster

External Email: Use caution with links and attachments.

Good afternoon,

My name is Robyn, and I am a resident of Ancaster for over 30 years. I am writing to formally express my strong objection to the proposed development at 392, 398, 400, 406, and 412 Wilson Street East in the downtown Village core.

As someone who has lived in this community for decades, I care deeply about preserving the character, safety, and livability of our village. I have several concerns regarding this proposal:

- Out-of-place scale and design

A multi-storey condominium development does not align with the existing charm and character of downtown Ancaster, which is known for its low-rise, village feel.

- Infrastructure limitations

The downtown core is not equipped to handle:

- Increased traffic congestion
- Additional parking demands
- Increased noise levels
- Traffic and safety concerns

Traffic in this area is already a significant issue, particularly during peak hours. Adding a development of this size will:

- Increase congestion on Wilson Street
- Create unsafe turning conditions

- Push overflow traffic into surrounding residential streets such as Academy Drive, reducing neighbourhood safety
- Parking overflow

Based on the number of units proposed, it is likely that insufficient parking will lead to street congestion, making an already busy area even more difficult to navigate.

- Construction impact

A project of this scale will require years of construction (estimated 36–48 months), bringing:

- Ongoing disruption to residents and local businesses
- Noise, dust, and limited access in the core
- Additional strain on an already busy roadway that cannot easily be closed or rerouted
- Long-term impact on the community
 - Potential decrease in property values for nearby homes
 - Reduced appeal of the village core due to congestion and overdevelopment
 - Loss of the unique “village charm” that attracts both residents and visitors

I respectfully ask that you carefully consider the long-term implications of this proposal. There are more appropriate locations for higher-density development that would not compromise the integrity of the historic village core—such as areas with better access to major roads and existing infrastructure.

Thank you for taking the time to review my concerns. I would appreciate confirmation that this email has been received and considered as part of the public record.

Sincerely,

Robyn Covre

Ancaster Resident (30+ years)

From: Shauna Cone

Sent: Thursday, March 19, 2026 6:24 PM

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

Subject: Objection to Ancaster 8-Storey Building

External Email: Use caution with links and attachments.

Good evening,

I am a resident of Ancaster, and I am objecting to the eight-storey building planned for 392, 398 400, 406, 412 Wilson Street East. Downtown Ancaster has a three-storey limit, so having an eight-storey building exceeds the limit for the downtown Ancaster area. Downtown Ancaster has many historic buildings, and the eyesore of new architecture would be out of place and unwelcome in the old Ancaster area. Wilson Street already has congestion problems in downtown Ancaster, and building this condo would only make the problem worse.

Already every day commuters speed down streets like Academy street to avoid the Wilson Street traffic, which is dangerous to the residents and children in that neighborhood and around our public library. With an eight-story condo, there would be nowhere for these residents to park their vehicles, as there is a parking shortage on Wilson currently.

With the addition of another condo, more families will bring children into Ancaster, which our schools do not have room for. The schools in Ancaster are already at maximum capacity, and the addition of more and more children would only worsen the problem.

Please take this and other Ancaster residents' objections into consideration, as we live in Ancaster and love the area and don't want this problem.

Cheers,

Shauna Cone

Please confirm this with an email receipt that it was received

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

From: Marianne Morton

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

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

Cc: Marianne Morton

Subject: Objection to 8 story building at Wilson Street East and Academy

External Email: Use caution with links and attachments.

I am writing to register my objection to the 8-STOREY building (392, 398, 400, 406 and 412 Wilson Street East and Academy) proposal within our downtown Village core.

Marianne Morton

From: sharon hall

Sent: Thursday, March 19, 2026 11:08 PM

To:

Subject: Opposing 392, 398, 400, 406 and 412 Wilson Street build

External Email: Use caution with links and attachments.

I understand there is a proposal for an 8-STOREY building at 392, 398, 400, 406 and 412 Wilson Street East and Academy within our downtown Village core.

This is a terrible plan given that there traffic in this entire area is already far past the capacity of the roads.

The building will look very out of place in this location and will detract from the village atmosphere. We do need more housing but this area does not have the infrastructure to support this.

Please provide me with a receipt of this email.

Thank you,

Sharon Hall

From: Katherine Smith

Sent: Friday, March 20, 2026 1:31 AM

To: Catarino, Jennifer ; alana.baldassarra@hamilton.ca; clerk@hamilton.ca

Subject: Say no to building on Wilson St.

External Email: Use caution with links and attachments.

I strongly object to the proposed 8-storey building at 392, 398, 400, 406 and 412 Wilson St.

Our downtown village in Ancaster was not designed for such buildings. Furthermore the traffic along Wilson St. Is horrendous as it is. There is no way of expanding the current 2 lanes. Wilson St cannot handle any more traffic during the construction or for the long term. Can you imagine the chaos if there is an accident on the 403 where traffic is being diverted to Wilson St!. Have some common sense and oppose this construction.

Katherine Smith

From: Old Soldier

Sent: Friday, March 20, 2026 1:36 AM

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

Subject: INSANE 8-Storey Building Proposal in Ancaster

External Email: Use caution with links and attachments.

To Whom it May Concern:

As somebody who grew up in Ancaster, and still loves the town greatly, I am incensed by the ridiculous idea that an 8-storey building belongs in the village centre. There is no way in hell a building that large belongs in what should be preserved as a heritage village. It will stand out like a dog's bollocks. and further add to the damage that has already been done to what was in my day, a beautiful little farming village.

Ancaster has been allowed to grow like a weed, all out of proportion to what should have been allowed there. Please do not further damage my hometown

May I please have an email receipt as proof that my email actually arrived?

Yours truly,

David Buck

From: Andrew Hvizd
Sent: Friday, March 20, 2026 8:38 AM
To: Catarino, Jennifer
Cc: Baldassarra, Alaina ; clerk@hamilton.ca
Subject: Objection | 8-Storey Building Ancaster

External Email: Use caution with links and attachments.

Hello Jennifer,

My name is Andy Hvizd and I am a resident of Ancaster. I would like to formally object to the proposed build located at 392, 398, 400, 406 and 412 Wilson Street East in the downtown Village core of Ancaster.

I am sure you are aware of the Brandon House disaster, just at the corner of Wilson and Rosseau. While nothing has been built to date, the builders continue to push this potential project forward as well. The demolition of that property certainly caused concern in the community with people questioning the morality and ethics of the city and those public officials who represent our community. For that demolition to occur on their watch certainly raised eye brows and question whose payroll folks may be on.

Now with the proposed project at 392, 398, 400, 406 and 412 Wilson Street East is once again an extreme overbuild and misunderstanding of what the community needs and wants. If a project like this gets the "greenlight," the whispers and assumptions regarding ethics, morality and personal interests of those in city and public office will only grow louder.

I know my email will be one of many objecting to this proposed build. Please ensure the community is heard.

*****Please confirm receipt of this email*****

Be Well,

Andy Hvizd

From: Roy De Matos

Sent: Thursday, March 19, 2026 6:20 PM

To: clerk@hamilton.ca

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

External Email: Use caution with links and attachments.

Good evening,

I am writing to formally record my objection to the proposed 8 storey building on Wilson Street in Ancaster. A building of the size is not suitable for this location in Ancaster and will cause years of chaos for local residents and deter visitors to the downtown core decreasing small business. Congestion is already a major problem in Ancaster and this proposed building will only exacerbate congestion.

Please confirm receipt of this email.

Sincerely,

Roy De Matos

From: Janelle Lanza

Sent: Thursday, March 19, 2026 5:55 PM

To: Baldassarra, Alaina ; clerk@hamilton.ca

Subject: Proposal Objection - Wilson St. E. Ancaster

External Email: Use caution with links and attachments.

Good afternoon Alaina,

My name is Janelle Lanza and I am a resident in Ancaster. I would like to formally object to the proposal at 392, 398, 400, 406 and 412 Wilson St. E in the downtown village core of Ancaster. This building will look out of place as it will tower over the 3 story maximum buildings there. Also, the downtown core cannot handle this infrastructure. It has already become much more congested and difficult to travel through in the 14 + years I have been living in Ancaster. This addition will make things even worse and make Ancaster less desirable to live in and visit. I moved from Burlington for the charm of Ancaster and this monstrosity in our quaint village should not be allowed. Wilson Street West, near the Walmart is a much better suited location for what is being proposed.

Please confirm receipt of this email.

Thank you,

Janelle Lanza

From: Genevieve

Sent: March 20, 2026 10:49 AM

To: clerk@hamilton.ca

Subject: Urban solutions planning

External Email: Use caution with links and attachments.

Mr. Clerk, Legislative Coordinator, Planning Committee,

I have received the Public Notice regarding 392,398,400,406 and 412 Wilson St. East and 15 Lorne Ave. Ancaster.

I have been a long time resident of Ancaster. I do not object to progress in Ancaster but an 8 storey mixed use Building is way too big for our area.

Five or six storey mixed use building would be big enough. Who wants to look out their backyard or the front of Their Street to see that enormous building. It will change Ancaster and our core .

It may affect the sunlight to some backyards and the extra parking for our Small Street will be a nightmare.

Our small street only has a few houses on each side and that is why we picked this area.

Why after all these years , should we be inconvenienced with this monstrosity.

Our backyards will be useless with the noise, dust and other facets of all this construction.

I do object to an 8 storey mixed use building for this area.

Hope I will be heard.

Thank you,

Genevieve Anson

Sent from my iPad

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

From: Andrea Spitale

Sent: Friday, March 20, 2026 11:41 AM

To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>

Subject: 398-412 Wilson Street East, Ancaster OBJECTION TO PROPOSED 8 STOREY CONDOMINIUM DEVELOPMENT

External Email: Use caution with links and attachments.

Subject: Objection to Proposed 8-Storey Condominium Development on Wilson Street

To Whom It May Concern,

I am writing to formally object to the proposed 8-storey condominium development on Wilson Street.

I reside directly adjacent to the proposed site. As a result, this development will have a significant and personal impact on my property, my quality of life, and the surrounding neighbourhood.

First and foremost, I am deeply concerned about the potential structural impact of this project. The scale of excavation required to accommodate underground parking raises serious concerns about possible damage to the foundation of my home. This type of large-scale construction, so close to existing residential properties, presents real and lasting risks that cannot be overlooked.

In addition, the height and mass of the proposed building will obstruct natural light and views, and will overwhelm the character of our neighbourhood. An 8-storey structure is not in keeping with the existing streetscape and will impose a disproportionate presence on nearby homes, including my own.

There are also clear concerns regarding property value. The proximity, scale, and disruption caused by both construction and the completed development have the potential to negatively affect the future resale value of my home.

The construction phase itself, expected to last up to two years, will significantly disrupt daily life. Increased traffic, road closures, noise, and detours into surrounding residential streets—including Lorne Avenue—will place unnecessary strain on our quiet neighbourhood and create safety concerns for residents.

Beyond the immediate impact on my property, the broader community will also be negatively affected. Wilson Street is already a busy corridor, and the additional traffic generated by this development will only exacerbate congestion, reduce safety, and place further pressure on existing infrastructure.

For all of these reasons, I strongly urge you to reconsider or reject this proposal. Developments of this scale must be appropriate for their surroundings and must not come at the expense of existing homeowners and community well-being.

Thank you for your time and consideration.

Sincerely,

Andrea Spitale

From: Chris Asimoudis

Sent: March 20, 2026 1:20 PM

To: clerk@hamilton.ca

Subject: Public input letter regarding PED26063 Official Plan Amendment for Lands Located at 392-412 Wilson Street, Ancaster

External Email: Use caution with links and attachments.

Letter for upcoming public meeting regarding PED26063 Official Plan Amendment for Lands Located at 392-412 Wilson Street, Ancaster:

There are a number of frustrating aspects to this proposal, but I will limit my concerns to a few that I feel are most important...starting with the fact that this new proposal ignores the exact same primary concerns as the previously rejected proposal. Ancaster residents should not have to continually live with a heightened level of anxiety (no pun intended) over an outrageously inappropriate 8 story monstrosity that keeps coming back to haunt them?

An issue of scale:

The sheer scale of this building cannot be fully appreciated - this is partly because very little visual reference has been provided from the developers to help people see what they're in for. I'm more convinced that this lack of visual reference is intentional. The one mock up photo showing a north east view looking south west is completely inaccurate and misleading. It does not match the architect drawings and down-plays the massive difference in proportions with the surrounding buildings. If this truly was a worthy endeavour, surely the developer would proudly show us wonderful artist renderings to help concerned residents visualize what is being proposed, but it's obvious no splashy renderings can ever show this proposal in any positive light, without seriously compromising accuracy. The strategy seems to be, quit literally, less is more.

An issue of style:

The style of this structure - which, according to some city staff, is suppose to fit Ancaster's old village charm, is completely and totally false and downright insulting. it's misinformation that has no basis in reality. Try placing an 8 story modernist behemoth in the heart of Niagara-on-the-Lake and see the reaction. All the amendments to this plan are cosmetic attempts to mask a hideous design that will dwarf everything around it. This design does not belong anywhere near historic Ancaster Village.

A precedence setting issue:

This post modernist structure has absolutely no historic or visual appeal whatsoever and will set a precedent for other developers to ignore residents concerns and build similar, destructive developments.

An issue of integrity:

The developers are simply taking advantage of a beautiful setting, only to ruin it with this proposal. Their continued attempts to ram this development through shows total disregard for Ancaster's history, its setting, its residents and its future.

Regards,

Chris Asimoudis R.G.D.

From: John Olmsted

Sent: March 20, 2026 1:22 PM

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

Subject: 8-STOREY building at 392, 398, 400, 406 and 412 Wilson Street East and Academy

External Email: Use caution with links and attachments.

To whom it may concern.

As a lifelong resident (six generations) in Ancaster I object to the 8-STOREY building at 392, 398, 400, 406 and 412 Wilson Street East and Academy development for the following reasons:

- It will cause an increase in our already very high taxes due to infrastructure costs to supply power, water and sewage services to an unwanted development. It will overwhelm the existing services causing major upgrades at a very high cost that is not borne by the developer.
- It will destroy the heritage face of downtown Ancaster by overwhelming nearby structures like the stone Union Hotel at the corner of Academy and Wilson Streets and the stone Needle Emporium on Wilson.
- It removes the historic stone Marr-Philipo house from Wilson street (they have already torn down two historic buildings - the Brown residence and the Clark residence both adjacent to the Marr-Philippo house). I suspect the Marr-Philippo house will not survive the move, or will meet with a mysterious end prior to the 'move'.
- Construction will destroy any quality of life left on Academy Street due to traffic diversion from Wilson Street!
- This and the proposed development at the corner of Wilson and Rousseaux Street will cause traffic to overwhelm the Wilson/Rousseaux corner causing a permanent increase in diversion traffic down the Academy and Lodor residential streets! This will be a safety hazard to the children on these streets!
- This development is strictly for the profit of the developers with no thought given to the long term ramifications to the quality of life within the Maywood community, and the fact that few, if any, residents support it.
- it violates the area's zoning guidelines in all respects.

I do not understand how the greed of developers can try to force a development that is neither needed or wanted instead of obeying zoning guidelines that are to protect the existing neighborhood.

Please take these objections into consideration.

Thank you for your attention to this matter.

John Olmsted

From: Kathryn Hennessey

Sent: March 20, 2026 1:28 PM

To: clerk@hamilton.ca

Subject: Proposal objection: Wilson St E Ancaster (392,398,400,406,412) File Number: UHOPA-25-001

External Email: Use caution with links and attachments.

Good morning,

My name is Kathryn Hennessey and I am a resident in Ancaster. I would like to formally object to this proposal located at 392, 398, 400, 406 and 412 Wilson Street East in the downtown Village core of Ancaster. My objections are as follows:

- Downtown has a 3-storey limit, so an 8-storey building will look out of place
- The downtown core cannot handle this kind of infrastructure
 - Additional parking
 - Additional traffic
 - Additional noise
- The traffic studies were conducted during Covid when traffic was at a record low
- Given the amount of condo units, there will not be enough parking spaces meaning residents will inevitably park on the road creating even more congestion
- Morning and nighttime traffic will be at a standstill
- When condo residents realize the traffic congestion on Wilson Street when turning left or right, they will use Academy Drive which will increase traffic and decrease safety within the neighbourhood
- This project will require a minimum of 36–48 months for construction, considering the ground remediation, utility updates and general construction...Wilson Street cannot be closed for any period, as this will further add to resident frustration
- Long-term effects:
 - Decreased property values for immediate residents
 - Decreased property values for overall Ancaster residents.
 - When tourists no longer want to shop downtown for the “village charm,” businesses will suffer

- When the village core is gone, buyers will no longer see Ancaster for what it is now and overall housing prices will suffer
- This project will open the floodgates for other developers seeking approvals on other large buildings of eight stories or less, which will inevitably destroy the Village charm that is Ancaster

Please consider this email carefully.

Please confirm receipt this email

Thanks!

--

Kathryn Hennessey, BSc (Hons)

From: Leslie Brown

Sent: March 20, 2026 1:29 PM

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

Subject: 8-STOREY building (392, 398, 400, 406 and 412 Wilson Street East and Academy)

External Email: Use caution with links and attachments.

Please don't allow this to be built, it would totally destroy the beauty of Ancaster. There are so many beautiful buildings disappearing and it has to stop.

Leslie Brown ~^..^~

From: Maya Bartels
Sent: March 20, 2026 2:27 PM
To: clerk@hamilton.ca
Subject: 392-412 Wilson

External Email: Use caution with links and attachments.

Good afternoon

I am writing as a resident of the Ancaster area to formally express my strong objection to the proposed Official Plan Amendment (File UHOPA-25-001) regarding the lands at 392-412 Wilson Street East and 15 Lorne Avenue.

While I support the need for residential intensification within the city, I believe the current proposal for an **8-storey building** is an inappropriate overdevelopment of this specific site for the following reasons:

- 1. Compatibility and Scale:** The proposed 8-storey height is significantly out of character with the Ancaster Wilson Street Secondary Plan, which designates this area for a maximum of 3 storeys. This height would overwhelm the historical "Village" character of the core and set a damaging precedent for future developments.
- 2. Heritage Impact:** The site involves the relocation of the Marr-Phillippo House, a designated heritage resource. Such a massive modern structure would diminish the cultural heritage landscape that defines Ancaster's unique identity.
- 3. Traffic and Infrastructure:** Wilson Street East is already heavily congested. Adding 118 residential units and significant commercial space will further strain local infrastructure and increase safety concerns at the Academy Street intersection.
- 4. Privacy and Overlook:** The height of the building will create significant privacy issues for the existing low-density residential homes on Lorne Avenue and Academy Street.

I urge the Planning Committee to reject this amendment and require the developer to bring the proposal in line with the existing 3-storey height limits that reflect the community's vision for the Village.

Please keep me informed of any further meetings or decisions regarding this application.

Sincerely,

Maya Bartels

Please confirm receipt email

From: Tony Stillo
Sent: Sunday, March 22, 2026 2:19:53 PM
To: clerk@hamilton.ca ; Ward 12 Office
Cc: Diane Stillo ; Daniel Stillo
Subject: 392-412 Wilson St E

Opposition to Proposed 8-Story Mixed-Use Development: 392-412 Wilson Street East & 15 Lorne Avenue

To the Planning Committee,

I am writing to formally submit my opposition to the proposed 8-story mixed-use development at 392-412 Wilson Street East & 15 Lorne Avenue in Ancaster. While I recognize that densification is a necessary goal for Hamilton's growth, the current proposal is fundamentally incompatible with the Village of Ancaster for three primary reasons:

- 1. Preservation of Village Character:** Ancaster is defined by its low-to-mid-rise streetscapes and historic stone architecture. An 8-story massing would create a "canyon effect" that dwarfs our heritage assets and destroys the human-scale charm of the village core. This height fails to provide a sensitive transition to the surrounding community.
- 2. Infrastructure and Traffic Constraints:** Our current road networks and sewage infrastructure are ill-equipped for this level of high-density injection. This proposal demands "8-story capabilities from a foundation built for 2 stories" and would represent a "system shock" to our local infrastructure.
- 3. Setting a Dangerous Precedent:** Approving this height effectively ignores the Ancaster Wilson Street Secondary Plan. If these height limits are breached, it signals that our community-vetted guidelines are mere "suggestions," setting a dangerous precedent for future high-rise sprawl that will permanently erase the village's identity.

The Century Perspective

One hundred years from now, our descendants will not remember the short-term housing targets met by a single oversized structure. However, they will have to live with the permanent alteration of our landscape. The best decision for Ancaster's future is to prioritize "Gentle Density"—opting for mid-rise structures that meet housing needs while protecting the unique soul of our village. I urge the committee to uphold the Secondary Plan and reject this 8-story proposal.

Sincerely,

Tony Stillo

From: Nonni Iler

Sent: Friday, March 20, 2026 8:21:01 PM

To: Catarino, Jennifer ; alaina.baldassara@hamilton.ca ; clerk@hamilton.ca

Subject: 412 Wilson Street East, Ancaster

External Email: Use caution with links and attachments.

To Whom It May Concern,

Although I agree with densification instead of urban sprawl, the proposal for developing an 8 storey building at the corner of Wilson and Rousseaux in Ancaster is a TRAFFIC NIGHTMARE!

This corner is already congested on the best of days.

When there is an accident on the 403, there is only one way to get down the escarpment, unless a drive to Copetown and through Dundas on a 45 minute detour appeals to those residents trying to get the university, downtown or getting to Burlington and beyond.

When the 403 is closed, the traffic is backed-up all the way past the highway 52 overpass!

Not only that, but for at least a decade, WAZE has been diverting me through the Academy neighbourhood to avoid the intersection where this proposed monstrosity will be built.

The Academy neighbourhood is just that...A NEIGHBOURHOOD! No sidewalks, with fairly narrow streets that are not designed for through traffic.

I would be so nervous raising children in this poor neighbourhood, since frustrated drivers are already zipping through those streets!

We need to know that quick access to a hospital is available and that detours won't be made the norm due to even more congestion.

The SAFETY of our citizens should be the first concern here... Safety for the surrounding neighbourhoods, safety for drivers and safety for people in the town who may need to rush to a hospital and not be having to circumvent that corner by going towards the airport or towards Copetown and Dundas to get down the escarpment.

Please speak to the local fire stations and EMS drivers about what they expect to experience as more and more buildings go up along Wilson Street.

As far as the aesthetics go, the destruction of the beautiful and inviting Brandon House and the lovely, treed setting is a disgrace that will not be forgotten by Ancaster.

Nothing will replace that gorgeous landmark.

This is beside the point though and hardly important at this time because safety and access is paramount.

Please rethink the proposal for 412 Wilson Street East.

Sincerely,

Nonni Iler

From: Mary Jo Glassco-Sinclair

Sent: Sunday, March 22, 2026 10:36:50 AM

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

Subject: Ancaster development - Wilson street east

External Email: Use caution with links and attachments.

I am writing to oppose the 5 storey development for 392-412. It will ruin the charm of Ancaster and cause so much disruption for traffic and therefore cause lower home prices. I am so disappointed that it has even gotten this far in the process given it is against the 3 storey rule for Ancaster that allows Ancaster to keep its charm.

Ancaster traffic is getting ridiculous and getting to the point of gridlock and this proposal will amplify this issue. Before trying to pack in more homes, please consider improving the infrastructure.

Please send an email receipt for proof that my email was received.

Regards,

Mary Jo

From: Deborah Mikalauskas
Sent: Sunday, March 22, 2026 2:05:28 PM
To: clerk@hamilton.ca
Subject: Ancaster redevelopment

External Email: Use caution with links and attachments.

To whom it may concern:

I would like to voice my opposition to the huge development proposed for the area between 392 and 412 Wilson St. in Ancaster.

I have lived in Ancaster for 32 years and increased population has made it incredibly difficult to travel within the town. The added residents and cars of the new build will make travel in the heart of the village impossible! What has been proposed does not fit into the 3 story elevation limit that has always kept the integrity of the village design.

Please acknowledge that you have received my dissent and will pass it on to the appropriate office.

Thanks for your time.

Debbie Mikalauskas

From: Jena Pate

Sent: Saturday, March 21, 2026 1:26:42 PM

To: clerk@hamilton.ca

Subject: Building Project in Ancaster Core

External Email: Use caution with links and attachments.

To Whom it May Concern,

I am writing to express my serious concern regarding the proposed building project in downtown Ancaster. I find it difficult to understand how any traffic study could reasonably conclude that adding this development would have a positive or manageable impact on the already congested core. During peak hours—or whenever there are issues on the 403—Wilson Street becomes extremely congested, creating significant hazards for vehicles exiting local businesses, children getting off school buses, and pedestrians navigating the area.

In addition to the traffic concerns, I struggle to see how this building aligns with the character of the historic core. Its height and scale would far exceed that of the surrounding structures and would dominate the landscape in a way that is inconsistent with the area's heritage.

One of the ongoing challenges of living in the old part of Ancaster is the constant need to advocate for the preservation of the qualities that make this community so desirable. While this building may have a place in Ancaster, situating it in the heart of the town—on a two-lane road and among historic buildings—makes little sense.

I respectfully ask that you consider preventing this project from moving forward in its current form and prioritize the needs and character of the community.

Sincerely,

Jennifer Pate

From: Matthew Rosenbloom

Sent: March 23, 2026 1:44 AM

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

Subject: 8 floor building proposal - Ancaster

External Email: Use caution with links and attachments.

Hi Jenifer and Alaina,

It has come to our attention that a tall building has been proposed in Ancaster. We would like to join the motion to deny such a monstrosity. It will diminish the old town feel of Ancaster and will not match the beautiful architecture out town has.

Could you please provide receipt of this email.

Please let us know if anything can be done from our end to block this project.

Regards,

Matthew Rosenbloom

From: Janice currie

Sent: March 23, 2026 8:37 AM

To: clerk@hamilton.ca

Cc: Ward 12 Office <ward12@hamilton.ca>

Subject: 392-412 Wilson St East Ancaster

External Email: Use caution with links and attachments.

I wish to state my objection to the proposed 8 story structure at 392-412 Wilson Street East, Ancaster.

In the current proposed footprint, it would vastly overwhelm and be incompatible with the surrounding area. I believe that 'compatibility' is a factor which the planning department should be required to consider.

- My understanding is that a necessary traffic study was conducted sometime during Covid, when traffic would have been significantly reduced. Such a study should be repeated during current traffic conditions.
- the current real estate, and especially the current condominium market, would suggest that the units may be very difficult to sell. Are any of the units going to be affordable?
- is it likely that the retail areas will be rentable/sellable? A structure of this size is going to command a large price? Which retailers are likely going to be able to afford to do business here?
- is there sufficient infrastructure to accommodate the proposed units?

Please decline this application in its current form.

Janice Currie

From: howie keown

Sent: March 23, 2026 8:12 AM

To: clerk@hamilton.ca

Subject: Condos on Wilson St in Ancaster

External Email: Use caution with links and attachments.

Wilson St. Traffic in Ancaster is saturated. Wilson St. Hill coming out of Hamilton is saturated. Does this city not realize that our infrastructure does NOT have limitless capacity?? A 7 storey condo? Totally irresponsible for any council to even consider this. With respect. Howie Keown. Resident.

From: Eric Cone

Sent: March 23, 2026 7:36 AM

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

Subject: Development Objection: 8-Story Building at 392, 398 400, 406, 412 Wilson Street East

External Email: Use caution with links and attachments.

Good morning,

I am writing today to object to the eight-story building planned for 392, 398 400, 406, 412 Wilson Street East.

As a resident of the Spring Valley neighbourhood, I feel that this development is out of character with the rest of the downtown core and the exceedance of the current three-story limit with an eight-story building is well in excess of what is suitable for this area.

Downtown Ancaster has many historic buildings, and the eyesore of new architecture would be out of place and unwelcome in the old Ancaster area. Wilson Street already has congestion problems in downtown Ancaster, and building this condo would only make the problem worse.

Already every day commuters speed down streets like Academy street to avoid the Wilson Street traffic, which is dangerous to the residents and children in that neighborhood and around our public library. With an eight-story condo, there would be nowhere for these residents to park their vehicles, as there is a parking shortage on Wilson currently.

With the addition of another condo, more families will bring children into Ancaster, which our schools do not have room for. The schools in Ancaster are already at maximum capacity, and the addition of more and more children would only worsen the problem.

Please take this, and other Ancaster residents' objections, into consideration as we live in Ancaster and love the area and don't want this in our Town.

Thank you for your time,

Eric Cone

From: Lysie Alkema

Sent: March 22, 2026 10:35 PM

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

Subject: Objection to Building Proposal in Ancaster

External Email: Use caution with links and attachments.

Hello,

I'm writing today to express my objection and concern in regards to the multi storey building proposal at Academy & Wilson Street East in Ancaster. As a long-time resident in Ancaster, I am extremely concerned about how a development such as this large multi-storey building will impact the charm, traffic flow and overall aesthetic on Wilson Street. The impact of extra traffic will make travelling on Wilson Street difficult for commuters/residents and unappealing for pedestrians/cyclists. A building like what is being proposed does not fit what is currently on Wilson Street and will negatively impact the small businesses in that area.

Please consider the negative impacts this type of development will make in this location. This is not a suitable location for this type of project.

Please confirm receipt of this email.

Thank you,

Lysie Alkema

From: Rebecca Ripco

Sent: March 22, 2026 9:07 PM

To: clerk@hamilton.ca

Subject: Oppose New Development Downtown Ancaster

External Email: Use caution with links and attachments.

Hi there,

I am writing as an Ancaster resident for the past 7 years, as well as a member of various community groups and frequenter of the downtown area. I understand the topic of a new high rise building is on the agenda for Mar. 24. I am voicing my opposition to the proposed high rise building in downtown Ancaster. It is not needed and will detract from the heritage downtown area. Traffic is already heavy and adding several new residents with their own vehicles will be disruptive. Keep Ancaster the quaint town it is and what residents know it as.

Thank you,

Rebecca Ripco

From: Carol Donahoe

Sent: March 22, 2026 10:47 PM

To: clerk@hamilton.ca

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

External Email: Use caution with links and attachments.

Good Morning,

My name is Carol Donahoe, and I am a resident of Ancaster. Between my family and myself, we have been residents there for over 50 years.

I would like to object to the proposal for the properties at 392,398, 400, 406 and 412 Wilson Street East in the downtown core of Ancaster.

My objections are as follows,

-Downtown has a 3 storey limit, so an 8 storey building is not within the regulations and will look totally inappropriate.

-The downtown core cannot handle this kind of infrastructure.

-Additional traffic- The traffic is very often already a disaster. Since there is basically one way through Ancaster, and the intersection of Rousseau and Wilson is already a major concern, how is all of this extra traffic going to be managed?

-Additional noise- This is not acceptable for the businesses and the residents.

-The traffic studies were conducted during Covid when traffic was at a record low. Perhaps another study should be completed when there is an accident on the 403 and all traffic is diverted through the centre of town?

-Given the number of proposed condo units, there will not be enough parking spaces therefore causing more congestion as residents and visitors will need to park somewhere.

This is already a problem at certain times of the day and when there are special events.

-The length of time required for construction will affect the quality of life of the surrounding residents as well as affect the businesses in the area.

- Businesses in the area rely on easy access for their clients so cannot afford to have traffic disruptions during the lengthy construction process or due to the future increased volume of traffic.

Ancaster is totally losing the small town quality of life that it was known for and was totally appreciated by the residents. Please do not allow the construction of this building as it has been proposed. It is totally unacceptable.

Thank you,

Carol Donahoe

Please send an email to confirm receiving this email. Thank you

From: Bonnie Buchko
Sent: March 23, 2026 8:13 AM
To: clerk@hamilton.ca
Subject: UHOPA-25-001

External Email: Use caution with links and attachments.

To: Legislative Coordinator, Planning Committee

From: Bonnie Buchko, Resident

I do **not** support the proposal to amend the Ancaster Wilson street secondary plan to permit eight storey structures based on the following primary concerns,

- **Traffic congestion and associated safety and environmental impacts**
- **Historical significance of the village**

I **propose** a plan that **does not permit any building to exceed the height of the Ancaster Mill.**

It is my desire that the developers and local government work together using factual information and consideration of long-term impacts to come to a mutually agreeable plan that supports business and residents.

Bonnie Buchko

From: Gail Moffatt

Sent: March 22, 2026 3:11 PM

To: clerk@hamilton.ca

Subject: Development in Ancaster

External Email: Use caution with links and attachments.

I wish to add my name to the many residents of Ancaster who are opposed to ANY construction in the Village of Ancaster that exceeds 3 stories in height.

Ancaster Village still retains a lovely and historic atmosphere but this must be honoured and protected. It should never be compromised by eager developers who do not appreciate historic architecture This is a plea to ALL city councillors to vote against the proposal for Academy Street and Wilson Street.

Elizabeth Gail Moffatt

From: Richard Chorney

Sent: March 22, 2026 4:36 PM

To: clerk@hamilton.ca

Subject: File No: UHOPA-25-001 Wilson St & Academy - Ancaster

External Email: Use caution with links and attachments.

Attention: Legislative Coordinator, Planning Committee

Thank you for the opportunity to voice our concerns regarding the proposed 8 storey condo development at Wilson and Academy Street, Ancaster. We are writing to register our objection to this application.

The proposal put forth by the developer is nothing less than a 'monster building' that significantly exceeds the scale / proportion of the single detached family homes located in the immediate area.

Allowing this proposal to exceed the regulated three-storey height for the 'Ancaster Core Village' will start a race (a race to the bottom) by other developers for more outrageous redevelopment and will ultimately lead to the obliteration of any village character (charm and heritage).

The proposed driveway entrance to the 270 underground and surface parking spaces (residential/ commercial) is located on Academy Street. Taking into account for residents exiting / returning daily for work and commercial traffic entering and exiting for businesses, there will be hundreds of daily vehicle movements through this one opening.

Our property is directly across the street from the proposed entrance and my driveway entrance/exit is only a few feet from that. I imagine how much more difficult it will be for me to exit and enter out of my own driveway – sort of the equivalent to facing on coming traffic from a Tim Hortons drive through. Thank you, but no thank you!

I read somewhere that the traffic study done by the developers was carried out during Covid when traffic movement was greatly reduced. This snap shot view is not accurate to the norm of today. If at the very least, for due diligence – do another publicly funded (independent from the developers) study – a more comprehensive study taking into account a longer stretch of Wilson Street during 6AM – 8PM time frames.

We are certain that Council members have heard the technical arguments against building this monster complex. We ask that those arguments [Traffic issues; Parking issues;

Congestion issues; Environment (Wall effect) issues; Reduced quality of life; Destruction of Village character] not be forgotten or dismissed.

Thank you.

Jan Bondy & Richard Chorney

From: Stephanie Cristina Gomes Wynne

Sent: March 22, 2026 7:19 PM

To: clerk@hamilton.ca

Subject: Opposition to Proposed Development 398–412 Wilson Street East and 15 Lorne Avenue

External Email: Use caution with links and attachments.

To the City of Hamilton,

As a resident and homeowner in Ancaster, I am writing to express my strong opposition to the proposed development for 398–412 Wilson Street East and 15 Lorne Avenue.

Traffic along Wilson Street in Ancaster is already extremely busy and hectic. As a parent who walks their child to school around this area, I am very concerned with my child's safety when outside near this road due to the extreme traffic which leads to very frustrated drivers.

The proposed development of a 8-storey high building will only exasurbate an already dire traffic situation in Ancaster.

Please come take a drive along Wilson Street during rush hour to get a sense of what resident's have to experience everyday.

This new development is also architecturally misplaced and does not compliment the historical nature of downtown Ancaster.

As many Ancaster residents have voiced, we would support a lower capacity, lower density structure that is designed to compliment downtown Ancaster.

I would be happy to express my views in person or over the phone so please feel free to contact me.

Stephanie Gomes Wynne

From: Karen Lane-Groen

Sent: March 22, 2026 6:26 PM

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

Subject: Proposed Development of 392-412 Wilson St East and 15 Lorne Ave, Ancaster

External Email: Use caution with links and attachments.

Hello,

I am writing to share my concerns with the proposed development at 392, 398, 400, 406, and 412 Wilson St East and 15 Lorne Ave in Ancaster. Beyond the obvious--traffic concerns, the defiance of the Town of Ancaster's 3 story by-law, the incompatible and non-conforming nature of the building for the neighbourhood, and stress to limited infrastructure—I **am equally concerned with the precedent this will set for other future developments along Wilson St through the town.**

If this is allowed, there will be nothing stopping the same to occur on any property(s) that may become or are already available to developers. **Adding a building of this size in one spot is enough to diminish the shared experience of living in this town, but more than one would make this town unliveable.** Please note:

- There are **already** times when a 5 minute drive down Wilson St becomes a 45 minute drive (anytime there is an accident on the area highways).
- The historic value of this town has already been threatened with the demolishing of the Brandon House (a property that will be affected by this precedent and almost next door to this development).
- This building would engulf an older, narrower portion of Wilson St and completely overshadow the surrounding buildings. It would be a nuisance for the neighbourhood behind it around Academy St, and be completely out of character for the town. This development will contribute to the ruin of the history of Ancaster.
- How are the water, sewer, and parking demands a building of this size going to be met? There has already been flooding of homes on Old Ancaster Rd nearby. The infrastructure can barely handle the current state of these concerns this area, it

makes no sense to add more stress where there is no room for the growth to be managed.

The spread and height of this development is preposterous. Something HALF of the size and height may be an acceptable precedent, given the need for housing and the City's goals for infill development, while still keeping Ancaster a liveable town to reside in.

I live in Ancaster near Ancaster High, and work at 2 businesses, both on Wilson St East. I drive this road daily, at multiple times through the day. Please don't allow this, or anything similar in size.

Thank you for considering these concerns. I am hopeful that common sense will prevail.

Kind regards,

Karen Lane-Groen

From: Kathleen Wheeler
Sent: March 22, 2026 5:54 PM
To: clerk@hamilton.ca
Subject: Wilson St Ancaster development concerns

External Email: Use caution with links and attachments.

Hello,

Thanks for your work on reviewing this application. I wanted to voice my concerns about traffic at the Rousseau/Wilson intersection. I heard that the developer is using data from 2019/2020 to address traffic concerns and I think this is inappropriate. The area has grown in the last 6 years, and I don't think 2020 was representative of current patterns due to to pandemic lockdowns.

I am in favour of development in general but I just don't see how this particular location would be feasible traffic-wise.

I am also very concerned that this large and tall building will not fit with the atmosphere of the village. It will literally and figuratively cast a shadow on the otherwise quaint small buildings in the area and I think it will completely change the appearance, undermining the value of this area.

Thanks for considering my concerns!

Kathleen Wheeler

From: Shaila Sinke

Sent: March 22, 2026 3:00 PM

To: clerk@hamilton.ca

Cc: Baldassarra, Alaina ; Catarino, Jennifer

Subject: Wilson street Ancaster

External Email: Use caution with links and attachments.

Hello,

I object to the 8-STOREY building (392, 398, 400, 406 and 412 Wilson Street East and Academy) proposal within our downtown Village core.

As a resident of Ancaster, this will negatively impact not only my drive to work but my children's bus ride.

Wilson street already gets very congested!

Not to mention, my husband works on the opposite side of Wilson street and turning left out of his building, is near impossible.

Once built and when no one wants to go downtown, businesses will suffer and home values throughout ALL OF ANCASTER will suffer!

Provide email receipt.

Thank you,

Shaila Sinke

From: Karen Hanna

Sent: March 23, 2026 9:53 AM

To: clerk@hamilton.ca

Subject: 392, 398, 400, 406 and 412 Wilson Street East and 15 Lorne Avenue, Ancaster

External Email: Use caution with links and attachments.

We live a few blocks from the site. We are very concerned about this application, the building is massive and will completely change the village setting that is so appreciated in Ancaster.

I can imagine this being built further from the village core, but not in it.

Many thanks,

The Hanna's

From: Sarah King

Sent: Friday, March 20, 2026 4:15 PM

To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>

Cc: Sarah King

Subject: Edna Whitworth's feedback

External Email: Use caution with links and attachments.

Hi Jennifer,

This is Edna's feedback:

Thank you, I would like to say, I grew up there on Mineral Springs Rd and so did four generations of my family on Mineral Springs Rd, Martin's Rd and the gravel pit road. We all knew the history of the village , like the death at the conservation house, the death of the coachman, being friends with people who lived by the ruins. A lot of things were passed down, we knew a few generations of the Griffith house, Frank Costello was my grandpa's best friend and we went to school with his kids. Frank Costello's parents and grandparents lived there and helped protect the people who were enslaved coming through the underground railroad from the USA and other places and found them safe places to go and live. We grew up with the Berminghams, went to school with their kids, my mom was born there in one of the back houses. If people check into Ancaster history, a lot of things happened on these roads the first convent on Wilson street just down from the fire station, things that happened on Book Rd , etc, lots of history. The wooded area is hunting grounds for Indigenous people, the trees were marked in orange and green paint when we grew up. It has been a small close knit village for hundreds of years. I have a Ancaster plate of one of the churches, celebrating their 175 anniversary from when I went to school. A lot of people know each other, there wasn't much crime at all when we grew up, we hitch hiked, left doors unlocked, etc. The big builds will totally wreck the area on Wilson, and building all these big townhouses etc. on Sulphur Springs and Mineral Springs will take away all the animals food and habitats, let alone all the pine trees, beautiful nature. We need trees to breathe, but the Indigenous people should have a say in that, too. Ancaster means a lot to me.

Please let me know that you received this feedback.

Thanks,

Sarah

From: Marg Pepler

Sent: Saturday, March 21, 2026 10:19 AM

To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>

Subject: OBJECTION - 8-STOREY building (392, 398, 400, 406 and 412 Wilson Street East and Academy)

External Email: Use caution with links and attachments.

As an Ancaster resident and homeowner, I am writing to express my strong objection to having an 8-story building on the main street of our community.

This couldn't be more unsuitable for the downtown area, will impact traffic, noise, esthetics, and make our "historic village" into something it was not designed to be. None of the residents want this!!!!

Please represent the community and say no to this abomination!!

I would appreciate a response, saying you have received my email.

Marg Pepler

From: Lynn Bommarito

Sent: Saturday, March 21, 2026 5:45 PM

To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>

Subject: Proposal

External Email: Use caution with links and attachments.

The purpose of this email is to object on the 8 story building proposal in Ancaster Village. The impact of our infrastructure will strangle the already strangled town !! I moved here for peace and quiet. This monster of a structure will devalue any surrounding homes businesses etc!!! Our taxes are over the limit and this will further destroy value and pride of this city. Please stop this madness. Thank you for listening Lynn Bommarito. Please send my email receipt.

Sent from my iPhone

From: DAVID HOWITT

Sent: Saturday, March 21, 2026 11:16 PM

To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>

Subject: Proposed 8-Storey Building On Wilson St. , Ancaster

External Email: Use caution with links and attachments.

Dear Jennifer, as a longtime Ancaster resident and a longtime realtor, I am strongly against the building of an 8-storey structure on the proposed site on Wilson St. Esthetically, it will cast a huge shadow on the area, it will put a huge strain on the existing infrastructure and most certainly, the heritage building that has to be moved will not survive the process. I have been in Ancaster since I was a teen in the 70's and much has changed and not for the better. Ancaster used to have a village feel to it and an 8-storey will not fit into dynamic. Please put an end to this plan.

Sincerely,

Dave Howitt

>> My wife, Min Sun , and I are pleased to offer this letter of support for the proposed development of the subject property.

>>

>> As a resident of the Village Core and Ancaster for over 40 years I am

>> committed to preserving the unique character of our town. I have seen a number of buildings with vacant store fronts and retail shops replaced by offices. This development will create further housing options for Ancaster and as well will permit residents who wish to downsize from larger homes to remain in Ancaster. Diversity of housing options can only strength our community.

>>

>> The Developers are residents of Ancaster and are passionate in preserving and improving our community.

>> They are experienced builders what a reputation for excellence and innovation. There has not been this level of private investment in the stagnant Village Core for a long time and this type of development should be encouraged.

>> The proposed building appears to be well planned with large 2 and 3 bedrooms and commercial space at street level. Fresh architecture blends with stone to reflect the Village Core heritage along with the preservation of the historic Marr House. This development will serve to strengthen our town by bringing diversity of housing options, commercial offerings and increased tax revenue.

>>

>> I appreciate your consideration of my comments in your deliberations. Please notify us of any decisions on the proposal.

>>

>> Kindest regards,

>>

>> Min Sun

>> Bernd Zabel

From: Katie Rebelo

Sent: March 23, 2026 10:53 AM

To: clerk@hamilton.ca

Subject: Opposition to Proposed Over-Height Building on Wilson St., Ancaster

External Email: Use caution with links and attachments.

To whom it may concern,

I am writing to express my opposition to the proposed over-height development on Wilson Street in Ancaster.

I grew up in Ancaster, graduated from Bishop Tonnos and my family still lives here. The historic village core is not just a feature of the community, it is part of its identity. It reflects years of care from residents and local businesses, and it deserves to be protected.

Allowing a building that exceeds the established three-storey limit undermines that character. Other developments in the area have respected these guidelines, which makes this proposal feel inconsistent with the standards that have been set and followed.

Traffic along Wilson Street is already a significant concern. With primarily single-lane roads running through the core, congestion is a daily reality. A development of this scale will only add pressure to an already strained infrastructure and make accessibility more difficult for residents and visitors alike.

From a community perspective, it is difficult to see how this proposal benefits the people of Ancaster. Instead, it appears to prioritize developer interests over the long-term integrity of the village and the needs of those who live here.

Any development on this site should align with existing guidelines, respect the historic nature of the area, and reflect the expectations of the local community.

Regards,

Katie Rebelo

From: Laura Donahoe

Sent: March 23, 2026 10:38 AM

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 morning

I am a business owner with a unit in Ancaster, and I am writing this letter to strongly object to the proposal to build an extremely large apartment building in the Ancaster core, at 392, 398, 400, 406 and 412 Wilson St. E.

Ancaster prides itself on its heritage, and thus the 3-story limit helps to ensure that the aesthetic of the town is maintained. An 8-story building would be an absolute eye-sore. The traffic on the single-lane Wilson St. has become increasingly busy and the idea that Ancaster could handle traffic from the number of proposed new residents is outrageous. As the traffic studies were done at a time when traffic was very low, it is surely not reflective of the current state. Also, there is no capacity to limit traffic in order to proceed with the construction of this massive building that is proposed.

For our business, our parking lot is relatively small for the building and my clients on occasion have issues finding parking. There is no capacity in the core to provide for the number of proposed residents in this new building.

The proposal to build an 8-story building in downtown Ancaster is completely misguided and would have a significant negative impact on all current residents and business owners in Ancaster. There is no rational reason that Ancaster needs a building with that many residential units in the core of the town, and there is no capacity for it. There are certainly other properties around the greater Hamilton area that could better accommodate a building of this size.

Ancaster is an important part of the history of Hamilton, Ontario and Canada and we must work to maintain the historical integrity of the town instead of selling out to allow developers to cash in with absolutely no benefit to the people of the town, and a major negative impact on all.

Thank you

Laura Donahoe

From: Jen Haverty

Sent: March 23, 2026 11:44 AM

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

Subject: Development objection Wilson Street East Ancaster

External Email: Use caution with links and attachments.

My name is Jennifer Haverty, and I have lived in Ancaster for nearly 22 years. I would like to formally oppose the proposed building plans at 392, 398, 400, 406, and 412 Wilson Street East in the downtown village core of Ancaster.

My objections are as follows:

The downtown area has a three-story limit; eight stories would be obtrusive.

The downtown area cannot handle this kind of infrastructure:

- additional parking,
- more traffic,
- and increased noise.

All traffic studies were conducted during COVID, when traffic was at a record low, so they do not reflect current conditions.

The parking spaces available for these condo units will likely be inadequate, causing residents to park on nearby streets, which increases traffic congestion in the neighbourhood. By approving this project, the government risks setting a precedent that could further erode the charm of our small town. There are many locations within the Meadowlands or closer to Walmart that could better suit this type of development.

Thank you, Jennifer Haverty

From: Kara O'Donnell

Sent: March 23, 2026 12:00 PM

To: clerk@hamilton.ca

Subject: Opposing 8-Storey Development at Academy and Wilson St East

Good morning,

As a small business owner (and resident) of Ancaster at 385 Wilson St East in Ancaster, I am writing to express my opposition to the proposed 8-storey development at Academy and Wilson St.

We provide physiotherapy to children and their families including those with special needs. The parking and traffic situation is already horrendous for patrons and business owners and employees in our building. For example, we consistently witness patrons from Coach and Lantern and other businesses using our building's parking spaces. Patrons of our business have also been accosted by the owners of Blackbird when using *their* spaces as they also contend with parking issues for their patrons (despite their large lot). With no consideration or proposals for improving parking and traffic for current residents and business owners, this development is preposterous and will have a deleterious effect on businesses, particularly those adjacent to this proposed development.

I appreciate your consideration of my plea and the pleas of other business owners and residents of the area.

Warm regards,
Kara O'Donnell