

**From:** Paul Shields

**Sent:** March 24, 2026 9:01 AM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca); Catarino, Jennifer ; Baldassarra, Alaina

**Cc:** Karen Shields

**Subject:** Attention City of Hamilton, Here is my OBJECTION to the insane 8-STOREY building (392, 398, 400, 406 and 412 Wilson Street East and Academy) proposal within our downtown Village core. As a concerned resident, this proposal..... imagine the constructio...

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

**From:** Trudy MCGovern

**Sent:** March 26, 2026 1:27 PM

**To:** Baldassarra, Alaina ; Catarino, Jennifer ; [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Subject:** 318-412 Wilson Street

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

As a resident of the heart of Ancaster, I am emailing to voice opposition to this proposed development.

We are currently already dealing with insane congestion during rush hour and congestion in general in that area. The size of this development can not be supported by the infrastructure in Ancaster. The impact would be devastating.

In addition to this, the proposed development does not at all align with the aesthetics of the town. It is a large ugly drab grey building that is not at all in line with the character of the town.

Understand there is a push for increased housing but it can not be at all cost. Every resident in Ancaster is paying exorbitant amount on taxes (relative to other cities). We take pride in the community and with us paying taxes we have the expectation that the character of the town is not affected and that the infrastructure is not worsened.

I hope you heed the word of every resident in Ancaster and not just look at the \$. If you are going to build make it singles or town house to minimize the number of added residents that impact the infrastructure.

Sincerely,

tm

Trudy McGovern

Director – Origination, Eastern Canada

Richardson International Limited

**From:** Cynthia Watson

**Sent:** March 23, 2026 5:30 PM

**To:** Catarino, Jennifer ; Baldassarra, Alaina ; [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Subject:** 392, 398, 400, 406 and 412 Wilson Street East and Academy

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

Hello,

I live in Ancaster and I object to the large buildings proposed for Wilson St. Our side streets cannot handle the stress. We already have people who don't give right of way so then other cars drive on the sidewalk. We have over 50 children, all young, living in the area of Lodor, Academy, Church, Brookdale, Clarendon and Hill Crest streets. It is unsafe now and more traffic and congestion that the streets are not equipped to handle will further make the area highly pedestrian neighborhood unsafe to walk in.

Second, these buildings do not fit into the neighborhood, an area that is the third oldest police township in Ontario. The building of these complexes is ruining the heritage feel of the area.

Third, the city and then OLT, while talking about growing the tree canopy, is in fact destroying it by letting developers rip out the existing trees and foliage.

Please. Do not allow further destruction and congestion of an area already totally stressed in these areas.

Cynthia Watson

**From:** Tara Lawr  
**Sent:** March 24, 2026 2:13 PM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca); Ward 12 Office  
**Subject:** 392-412 Wilson St. E

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

Dear Members of Council,

I am writing as a long-time Ancaster resident to formally express my **opposition** to UHOPA-25-001, the proposal for an eight-storey residential building at 392–412 Wilson Street East and 15 Lorne Avenue. This proposal raises substantial concerns regarding compatibility, safety, infrastructure capacity, and the long-term health of Ancaster’s historic village core.

The Old Ancaster Village is defined by its modest building heights, heritage streetscape, and walkable, residential character. Introducing an eight-storey structure at this location would represent a fundamental departure from those defining features. The proposed scale and massing are not merely an incremental intensification; they are transformative in a way that is inconsistent with the surrounding built form and long-standing planning principles for this area.

### **Transportation and Road Capacity**

The local road network — including Wilson Street East, Rousseaux Street, Academy Street, and surrounding connector roads — was never designed to handle the volume, frequency, or type of traffic generated by a 118-unit mid-rise development. These streets are narrow, often lack sidewalks, and already function at or beyond comfortable capacity for vehicles, pedestrians, cyclists, and school-aged children.

Traffic congestion is already pronounced in this area, particularly following recent intersection changes near the Old Mill. A development of this magnitude will introduce increased delivery vehicles, ride-share activity, service trucks, and cut-through commuter traffic into nearby residential streets. These impacts are not theoretical. Residents experience them daily, and they will intensify substantially if this proposal proceeds.

I am especially concerned that recent traffic analyses relied on data collected during pandemic conditions, when traffic volumes were significantly suppressed. In addition, there appears to be no transparent, cumulative assessment of this project combined with the proposed redevelopment at 442–462 Wilson Street East (Brandon House).

Evaluating these developments in isolation understates their true impact and does not reflect real-world conditions.

### **Parking Pressures and Everyday Impacts**

Parking is already strained throughout the village core. While the proposal includes on-site parking, it does not account for visitor, trades, caregiver, or overflow demand. Nearby streets such as Academy, Church, and Lodor are already heavily used by shoppers, park users, families accessing the library and recreational amenities, and residents themselves.

Overflow parking routinely impedes traffic flow, emergency access, and visibility. Additional demand will worsen these conditions and increase safety risks — particularly during peak periods such as school drop-off and bus pick-up. The proposed site access point directly overlaps with an existing school bus stop used by my child, underscoring how immediate and personal these safety concerns are for many families.

### **Construction and Infrastructure Disruption**

Even if stormwater and servicing upgrades are developer-funded, the installation and construction phases will likely require extended lane reductions or closures along Wilson Street and adjacent roads. In a constrained two-lane corridor, this level of disruption could last for years, significantly impacting residents, businesses, emergency response times, and daily mobility.

### **Heritage, Environmental, and Livability Considerations**

An eight-storey building at this location raises a wide range of additional concerns, including:

- Loss of heritage consistency due to incompatible height and massing
- Reduced pedestrian comfort from wind and shadow impacts
- Increased vehicle idling and emissions in a walk-oriented district
- Ongoing noise impacts during and after construction
- Pressure on emergency services accessing narrow streets
- Limited capacity for transit expansion within the village core
- Reduction in privacy and sunlight for adjacent homes
- Potential loss of mature trees and established landscape features
- Added strain on schools and community services already experiencing growth pressures

Collectively, these impacts would permanently alter how this neighbourhood functions and feels. They would erode the very qualities that draw families to Ancaster Village — human-scale design, safety, walkability, and a sense of place rooted in history.

### **Appropriate Alternatives Exist**

Growth and intensification are not the issue. Scale and location are. A low-rise development — in the range of three storeys, consistent with nearby buildings — could provide additional housing while respecting the limitations and character of the area. Ancaster has other locations with wider roads, modern infrastructure, and transit access that are better suited to higher-density development. This site is not one of them, particularly when considered alongside nearby redevelopment proposals.

No precedent exists for an eight-storey structure in the village core, and for good reason. Past planning decisions reflect an understanding that height, massing, and infrastructure must remain in balance. Departing from that framework here would set a lasting and damaging precedent.

### **Conclusion**

Approving UHOPA-25-001 in its current form would impose long-term burdens on residents while offering little demonstrable benefit to the surrounding community. Development that primarily serves to meet financial thresholds, rather than the local context and the public good, is not appropriate for a heritage village setting.

I respectfully urge Council to reject this proposal or require a significantly reduced scale that aligns with Ancaster Village's established character, infrastructure capacity, and long-term sustainability.

Thank you for your time and thoughtful consideration of these concerns.

Sincerely,  
Tim and Tara Lawr

**From:** cate banfield

**Sent:** March 23, 2026 9:45 PM

**To:** Youngblut, Ashley ; Baldassarra, Alaina ; [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Cc:** Catarino, Jennifer

**Subject:** Ancaster - wilson street development

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

Hello

I'm writing as a very concerned resident of Ancaster about the proposed new development on Wilson street.

After seeing multiple posts on Facebook I actually could not tell if this story was real or not - as surely a 8 story building of this size, scale and horrendous design would never be considered in historic Ancaster. It seems it actually might be in discussion??

As a resident of Ancaster I'm writing to share my extreme concern about this building. For anyone who has been to Ancaster it is very clear this building has no place in our historic downtown and the proposed construction must be stopped. How can this even be a consideration?



Figure 18: View 2 - Proposed

I would welcome a call to discuss further

Cate Banfield

From: sharon mikula

Sent: March 23, 2026 8:26 PM

To: [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

Subject: Ancaster

You don't often get email from. Learn why this is important at

External Email: Use caution with links and attachments.

Hello. Please please take another look at what is going on in Ancaster.

The traffic is unbearable now. This town cannot handle more traffic. The look of this building would be an eyesore.

Sharon Mikula

**From:** Kristina Westbrook

**Sent:** Tuesday, March 24, 2026 9:32 PM

**To:** Catarino, Jennifer <[Jennifer.Catarino@hamilton.ca](mailto:Jennifer.Catarino@hamilton.ca)>

**Subject:** Ancaster development

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

Dear Jennifer,

I've been a resident of Ancaster for almost 30 years.

Ancaster Village has sadly changed over the years since we had no choice but to amalgamate with Hamilton, thankfully though it still has some of its small town charm left.

As a long time resident, I oppose the new planned condo development in the core of Ancaster village. This is not only visually unappealing for the village, it will also cause more congestion to the already over congested roads in Ancaster because of building.

Please don't destroy Ancaster like the city of Hamilton did to Waterdown. (Yuck)

Again, I strong oppose the building of this hideous proposed condo/apartment building in the core of Ancaster Village.

Thank you,

K. Westbrook

**From:** Allyson Short

**Subject:** Ancaster

**Date:** February 12, 2026 at 10:36:20 AM EST

**To:** [alaina.baldassarra@hamilton.ca](mailto:alaina.baldassarra@hamilton.ca)

I am writing to express my serious concerns regarding the proposed 8 storey condominium development at Wilson Street and Academy in Ancaster.

As a lifelong resident of Ancaster, I am deeply troubled by this proposal. One of the most special qualities of our community is its small-town charm, character, and walkable village feel. Friends and visitors often comment on how beautiful and quaint Ancaster is. A development of this scale would significantly alter the character of our town and move it further away from what makes it so unique.

In addition to the impact on aesthetics and community identity, I am extremely concerned about infrastructure and traffic. Over the years, we have already seen congestion increase dramatically. Traffic has become a daily frustration, and it is difficult to imagine how the existing roadways and services could support a development of this size without creating further strain. It does not appear that the current infrastructure is equipped to handle an 8 storey building at this location.

I respectfully request an update on where this proposal currently stands in the approval process. I would also appreciate information on what steps residents can take to voice concerns and participate meaningfully in the decision making process.

I look forward to your response.

Allyson Short

**From:** Danielle Molon

**Sent:** March 25, 2026 8:27 PM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Cc:** Ward 12 Office

**Subject:** Development at Wilson street and academy in Ancaster

Hello,

I would like to write and write about my opposition to the development proposal at 392-412 Wilson St E & 15 Lorne Ave (Wilson St & Academy).

The local traffic problems alone are enough to have me oppose this building. I travel to a daycare on Wilson street from fiddlers green every week day and it takes at least triple the time it should due to traffic. There is no way around this traffic either as alternate routes are equally busy with people trying to do the same. The same goes for my pickup. I have to make a left hand turn into the daycare on Wilson street and can be waiting up to 10 minutes for a break in traffic so that I can make my turn. During construction, the increase in traffic will be detrimental to my travel times to and from work. My son can only be at daycare for 9 hours (daycare rules) and I need to work an 8 hour day. With having to drop off my other children at school and travel time, this will be almost impossible for me.

When garner street was closed for reconstruction, Wilson street was impossible to travel on. I often missed appointments at Life Labs due to being late waiting in traffic on Wilson street to get there. I cannot imagine what traffic will be like during the construction of the building and then afterwards with an influx of residents into the small downtown and only two lanes

I understand there may be a need for additional housing, but on a road at capacity, that serves as a major corridor up and down the mountain is not the place to put this oversized building.

In addition, the town character will be destroyed. The height, size and overall look of the building do not fit the aesthetic of the downtown.

I hope you will all of this into consideration at the meeting.

Sincerely,

Danielle Molon

**From:** Nanda Cozzi  
**Sent:** March 26, 2026 9:22 PM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**Subject:** File Number: UHOPA-25-001

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

**Address:** 392, 398, 400, 406 and 412 Wilson Street East and 15 Lorne Avenue,  
Ancaster (Ward 12)

Hello planning committee,

I am writing to express my strong opposition to the construction of a building taller than 4 levels on Wilson Street in Ancaster!

What are you thinking?

I urge you to stop this nonsense, this totally unacceptable and ridiculous idea to ruin the beauty of a town like Ancaster.

Please come to your senses and STOP this horrible proposal.

Nanda Cozzi

**From:** Paige Kaleci

**Sent:** March 25, 2026 2:12 PM

**To:** Baldassarra, Alaina ; Catarino, Jennifer ; [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Subject:** Objection - 392-412 Wilson St E & 15 Lorne Ave

Good afternoon,

This email is regarding the Wilson St E Development. I am a resident of old Ancaster and am highly against this development. My husband and I already do not leave our home until at least 6PM due to the traffic that backs up all of Wilson Street. This has proven to be incredibly inconvenient to us and makes the rest of our town and inaccessible. My husband and I cannot even access our local grocery store without sitting in traffic on Wilson Street. This arguably hinders our local businesses as well.

If inconvenience due to a lack of proper infrastructure does not raise alarms for you then hopefully my next point will as it regards safety.

I have seen Firetrucks and ambulance struggle to reach emergencies that happen in our town and in the surrounding areas due to the gridlock mentioned above. How can be comfortably living in a town that is completely overpopulated and beginning to post safety risks for its residence?

I hope the numerous objections from the residence of Ancaster is sincerely considered in this matter.

Paige Kaleci

**From:** rgsoldaat rgsoldaat

**Sent:** March 25, 2026 5:46 PM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca); Baldassarra, Alaina ; Catarino, Jennifer

**Cc:** Ward 12 Office ; Soldaat, Ron & Grace

**Subject:** Objection - Proposed 392, 398, 400, 406 and 412 Wilson Street East & 15 Lorne Avenue, Ancaster 8-storey mixed use building

We wish to express our strong objection to the proposed 392, 398, 400, 406 and 412 Wilson Street East & 15 Lorne Avenue, Ancaster 8-storey mixed use building containing 118 residential units and 1,475 sq.m. of commercial space at street level.

This building greatly exceeds the former Town of Ancaster zoning By-law No. 87-57 which restricts development in the Village Core to a maximum height of 2.5 storeys or approximately 9.5 to 10.5 metres. Other developers have continued to generally respect this By-law even after Ancaster was amalgamated with the City of Hamilton in 2001.

We are life long residents of Ancaster and are not opposed to the Ontario government's mandate for housing intensification that prioritizes infill development over urban sprawl. In fact about 2.5 years ago we moved into our newly built Maywood townhouse at 15 Church Street, Ancaster which is a short walk to the proposed 8-storey monstrosity. The 6 unit Maywood Towns development by Veloce Luxury Homes is an excellent example of responsible housing intensification that respected the 2.5 storey building height and complements the existing surrounding community.

The proposed 8-storey building if approved will overwhelm an already over capacity 2 lane Wilson Street. It will also be a huge disruption and increase traffic on Lorne Avenue which is currently a short dead end street as well as on Academy, Lodor and Church streets. An 8-storey build will tower above existing buildings and homes including blocking our view.

We support a well planned project for these vacant lands on Wilson Street that is still profitable for the developers, but it must be designed and sized based on traffic and other infrastructure limitations as well as respect a height restriction that we are agreeable to increasing to 3.0 stories / 12.5 metres maximum.

Kind regards,

Ron & Grace Soldaat

**From:** Dianne Bender

**Sent:** March 24, 2026 9:28 AM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Subject:** Objection to 8 storey building proposal in downtown Ancaster

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

AS a resident of the area, I strongly object to this proposal.

We need to keep the charm of the area & protect our historical buildings. There is no need for such tall buildings in this area...move the to the outskirts, or not at all.

Please acknowledge receipt of this email.

D.Bender

**From:** klmshields

**Sent:** March 24, 2026 8:36 AM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca); Catarino, Jennifer ; Baldassarra, Alaina

**Subject:** OBJECTION to 8-Storey Monster proposal f

Attention City of Hamilton,

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

As a concerned resident, this proposal..... imagine the construction mess..... will 100% affect businesses will suffer and home values throughout ALL OF ANCASTER will than suffer! This is just One factor of MANY!

I have attached my email below. You do not need to go into full detail like I did but simply object. It takes 5 seconds to send this email and can drastically change the outcome of our incredible Village.

Email contacts below, I have made this stupid simple to complete;

[jennifer.catarino@hamilton.ca](mailto:jennifer.catarino@hamilton.ca)

[alaina.baldassarra@hamilton.ca](mailto:alaina.baldassarra@hamilton.ca)

[clerk@hamilton.ca](mailto:clerk@hamilton.ca)

NOTE -please confirm & send an email receipt that my email was received.

Regards,

***Karen***

A concerned Ancaster Resident

**From:** Annette Vedelago

**Sent:** March 26, 2026 12:44 PM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Subject:** Objection to 392, 398, 400, 406 and 412 Wilson Street East and 15 Lorne Avenue, Ancaster File Number: UHOPA-25-001

Dear City of Hamilton Planning Committee:

**Re: Development Proposal at 392 – 412 Wilson St. E. & 15 Lorne Ave. (Wilson & Academy)**

I object this proposal for the following reasons:

1. The proposed development would cause years of traffic congestion in Ancaster's village core due to both a resultant infrastructure upgrade and current heavy traffic along Wilson Street. The planner for Urban Solutions admitted that existing infrastructure in Ancaster would not support this development and thus Wilson St., our main thoroughfare, would need to be dug up. Also, the traffic study supporting this development was completed in 2021 – at a time of reduced traffic due to Covid restrictions. Traffic has greatly increased since that time, pointing to the disingenuousness of including a dated traffic study to the submission by Urban Solutions. Please consider the repercussions for residents.

2. Ancaster residents beyond 240 m of the site were not adequately notified of this development or public meetings. This development affects not only those in close proximity, but indeed ALL of Ancaster. It is not sufficient to just communicate with property owners located within a small radius. Local businesses on Wilson Street, anyone trying to access medical offices, anyone trying to access Rousseaux Street or driving to and from Dundas, will be affected. On this note, I would like to commend Councillor Craig Cassar for at least attempting to use social media for notification. However, more formal, wider notification is certainly warranted for this project.

3. Ancaster residents have lost agency. The Wilson Street Secondary Plan was written in 2014 and was included in the Hamilton Official Plan. In that plan, buildings were limited to 3 stories along Wilson Street and were to fit in with the surrounding historical buildings. The village core was intended to be attractive to both residents and visitors.

Note how the Ancaster Memorial Arts Centre and the Barracks Inn both enhance the village core and comply with the objectives of the secondary plan for Wilson Street.

Instead, this development is 8 stories, dwarfing the adjacent buildings. It simply does not fit in with the rest of the village core. It will not age well. Reflect on the 1960's projects in New York city and more locally, Jackson Square built in the 1970's. Who would say now that they are enjoyable areas to visit? If this development goes ahead, Ancaster residents would have to live with the aftermath for decades and decades to come. There is no going back.

Please consider rejecting this proposal.

Annette Vedelago

**\*\* PLEASE DO REMOVE MY PERSONAL INFORMATION FROM THE PUBLIC RECORD OR ANY SUBMISSION TO THE APPLICANT OR THE OLT\*\***

From: Hailey Cone

Sent: March 25, 2026 10:42 AM

To: Baldassarra, Alaina <[Alaina.Baldassarra@hamilton.ca](mailto:Alaina.Baldassarra@hamilton.ca)>; [clerk@hamilton.ca](mailto:clerk@hamilton.ca);  
Catarino, Jennifer <[Jennifer.Catarino@hamilton.ca](mailto:Jennifer.Catarino@hamilton.ca)>

Subject: Objection to New 8 Storey Ancaster Development

External Email: Use caution with links and attachments.

Good morning,

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. The old Ancaster area has many historic buildings and the new construction would be an eyesore. Wilson Street already has congestion problems in downtown Ancaster, and building this condo would only make the problem worse, due to the lack of parking and large volume of traffic which gets diverted through residential areas near the Ancaster public library. People here drive with reckless speed and it is dangerous to residents living there.

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,

Hailey Cone

Please confirm this with an email receipt that it was received

**From:** Mark Collings

**Sent:** March 26, 2026 7:13 PM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Subject:** OBJECTION: Development Application for 392-412 Wilson St E & 15 Lorne Ave

Dear City of Hamilton Planning Department,  
(Cc: Councillor Craig Cassar - [craig.cassar@hamilton.ca](mailto:craig.cassar@hamilton.ca))

I am writing to formally express my OPPOSITION to the proposed 8-storey mixed-use development located at 392-412 Wilson Street East and 15 Lorne Avenue in Ancaster.

While I support responsible growth and intensification in the city, this specific proposal is inappropriate for the following reasons:

- **Height and Density:** An 8-storey building is incompatible with the existing low-rise, historic character of the Ancaster Village Core. It far exceeds the 2.5 to 3-storey guidelines for this area.
- **Heritage Impact:** The proposal threatens the integrity of the surrounding historic village, including the nearby Marr-Phillipo House.
- **Traffic and Infrastructure:** Wilson Street is already congested. Adding 169 residential units at this intersection will cause significant traffic, noise, and safety issues.
- **Shadow and Privacy:** The height of the building will cause excessive shadowing and reduce the quality of life for residents in neighbouring properties.

I believe this proposal represents overdevelopment of the lot and does not align with the Ancaster Wilson Street Secondary Plan.

I urge the Planning Committee and City Council to reject this application and demand a proposal that better fits the scale of the surrounding community.

Sincerely,

Mark Collings

**From:** Amy Telford

**Sent:** Monday, March 23, 2026 1:43 PM

**To:** Catarino, Jennifer <[Jennifer.Catarino@hamilton.ca](mailto:Jennifer.Catarino@hamilton.ca)>

**Subject:** Opposition to Proposed 8-Storey Development on Wilson Street, Ancaster

Dear Planning Committee and City of Hamilton Council,

I am writing to formally express my strong opposition to the proposed 8-storey development on Wilson Street in Ancaster.

Wilson Street is part of Ancaster's historic village core, characterized by low-rise buildings, heritage properties, small businesses, and a traditional streetscape. The current built form on this street is predominantly 2–3 storeys, with the tallest buildings being approximately 3 storeys. An 8-storey building would be completely out of character with the existing streetscape and would negatively impact the historic village atmosphere that makes Ancaster unique.

This proposal raises several serious planning concerns:

1. **Height and Streetscape Character**

An 8-storey building does not fit within the existing character of Wilson Street and would set a precedent for future overdevelopment in the historic core.

2. **Heritage Impact**

Wilson Street is a historic area, and a building of this height and scale would overshadow and visually dominate nearby heritage buildings and the village streetscape.

3. **Shadowing and Privacy**

A building of this height will create significant shadow impacts on nearby homes and properties and will overlook residential backyards, resulting in a loss of privacy.

4. **Traffic and Parking**

Wilson Street is already heavily congested, and additional traffic from a mid-rise building will increase congestion, reduce safety, and negatively affect local businesses and residents.

5. **Infrastructure and Construction Disruption**

The required underground pipe replacement, roadwork, and construction — expected to last approximately two years — will significantly disrupt traffic, local businesses, residents, and emergency access in the area.

## 6. Precedent Setting

Approving an 8-storey building where the current built form is 2–3 storeys sets a dangerous precedent for future high-rise development in Ancaster's historic core.

I am not opposed to development or revitalization. However, development must be appropriate in scale and character for the area. A building in the range of 3–4 storeys would be far more consistent with the existing streetscape and historic character of Wilson Street.

I respectfully request that the City of Hamilton and Planning Committee deny the proposed 8-storey height and require a development that fits the scale, character, and heritage context of Ancaster's historic village core.

Thank you for your time and consideration.

Sincerely,  
Amy Telford

**From:** CHRIS ASIMOUDIS

**Sent:** March 23, 2026 3:53 PM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Subject:** Re: Proposed Amendment to Height Restrictions For Lands at 392-412 Wilson St., Ancaster (Ward 12)

Re: Proposed Amendment to Maximum Height Restrictions for Land Located at 392, 398, 400, 406 and 412 Wilson Street East and 15 Lorne Ave, Ancaster (Ward 12). File No: UHOPA-25-001

Once again, I am against the proposed changes allowing for an eight storey mixed use building to be erected in the historic village core of Ancaster. The massive size and scale of this building is out of sync with both the surrounding buildings and the geographical characteristics of the area. It is not set back on a large spacious plot of land but will loom close to the roads and other historic structures adjacent to it. Not only the size, but the style of this building is not aesthetically appropriate for a small village core.

Also, an advertised street view picture with the proposed building pasted into it (in the Spectator ad for the height amendment) is deceptively inaccurate and gives a false impression to the public. It has a poorly contrived version of the building that is not a true rendering from the architectural blueprint plans. As such, it does not reveal the massive towering walled effect that an eight storey building will have on its surroundings. Nor does it reveal how towering the building will appear when approached from the Rousseaux/Wilson Street intersection where there is a steep incline of the road up to the proposed site.

In addition to that, the amount of traffic that the increased population density will cause on an already heavily trafficked area of Wilson Street will be a nightmare. That part of Wilson Street is narrow with village core buildings and historic houses closely lining the road on both sides.

Thank you for considering my concerns.

Jennifer Asimoudis

From: Hughanne Nopper

Sent: March 25, 2026 12:41 PM

To: [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

Subject: Proposed Ancaster Wilson St Condos

External Email: Use caution with links and attachments.

I am vehemently opposed to this development for many reasons. Traffic congestion and the height and size of the building is not in keeping with the streetscape.

Hughanne & Paul Nopper

**From:** Laura Hutchinson  
**Sent:** March 23, 2026 8:21 PM  
**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca)  
**Subject:** Proposed building in Ancaster  
  
File number:UHOPA-25-001

Good evening,

I am writing to voice my concerns about building a 7 story structure on Ancaster's Wilson St. In the heritage area. As a high school geography teacher who has commuted into Ancaster for 28 years, I can tell you that the main artery of Wilson St. can not accommodate the traffic that the building residents and their families and friends will need to access the building. I moved to Dundas in 2018 and since then the traffic has become untenable often at a stand still all along Wilson.

Moreover, as a heritage enthusiast who has had relatives in Canada since 1880, I am perplexed by the council's decision to erase our heritage homes such as the Brandon House demolition and the flavour of distinct small towns across Ontario. This town started off as an agricultural community and has already lost numerous heritage houses on Wilson St. during the 1960s demolition fervour of the province. Please reconsider a smaller structure which would incorporate the small town culture that Main Street Ancaster originally had.

I live in Dundas and moved there because of the beautiful heritage town and historic houses. Both my parents hail from small towns across Ontario where the Main Street has a distinct historic flavour. It is imperative that we maintain that integrity in our former villages.

I vehemently opposed this proposed structure.

Thank you.

Laura Hutchinson

**From:** Marilyn Stewart

**Sent:** Monday, March 23, 2026 6:51 PM

**To:** Catarino, Jennifer <[Jennifer.Catarino@hamilton.ca](mailto:Jennifer.Catarino@hamilton.ca)>

**Subject:** Proposed development Wilson Street Ancaster.

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

NO

Marilyn Stewart

**From:** PETER SOMMER

**Sent:** March 25, 2026 2:23 PM

**To:** Baldassarra, Alaina ; Catarino, Jennifer ; [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Subject:** Public Safety Concern - Wilson Street Development Proposal

To Whom It May Concern,

I am writing to formally oppose the proposed development at 398–412 Wilson Street East and 15 Lorne Avenue in Ancaster.

While I recognize the importance of thoughtful intensification, this proposal represents a scale and impact that is not compatible with the existing character, infrastructure, or function of the Ancaster Village core.

First, I have significant concerns regarding the traffic analysis submitted in support of this application. The study appears to rely on outdated assumptions and does not adequately reflect current traffic volumes or patterns along Wilson Street. This corridor already experiences congestion and functions as a key east–west route through Ancaster. Without a current and comprehensive traffic assessment, the true impact of this development cannot be properly understood.

More importantly, Wilson Street serves as a critical route for emergency services, including direct access to McMaster Children’s Hospital. Increased congestion, additional turning movements, and potential bottlenecks associated with this development could impede the timely movement of emergency vehicles. Even small delays in ambulance transport can have serious consequences for patient outcomes. This risk must be given substantial weight in the evaluation of this proposal.

In addition, the capacity of existing municipal infrastructure—particularly the wastewater and stormwater systems—must be carefully considered. Older areas of Hamilton, including Ancaster, are known to be more vulnerable to flooding and sewer backup due to system limitations and aging infrastructure. The City has identified numerous flooding “hot spots,” including in Ancaster, where stormwater systems can become overwhelmed.

Recent records also indicate multiple sewage system failures and overflow events within Hamilton in recent years, requiring emergency response and repair. Introducing a high-density development of this scale without clear evidence of sufficient infrastructure capacity risks exacerbating these issues, increasing the likelihood of sewer backups, overflows, and costly system upgrades borne by taxpayers.

Second, the proposed height and massing—approximately 8 storeys—represent a significant departure from the prevailing built form in the area, which is predominantly 2–

3 storeys. This scale of development is not consistent with the intent of the Ancaster Village Secondary Plan, which seeks to maintain the established character, human scale, and heritage context of the community.

The proposed development would introduce a built form that is visually and contextually out of place within the existing streetscape, resulting in a loss of cohesion and compatibility in the Village core.

From a planning policy perspective, approval of this application would not represent good planning as it fails to demonstrate conformity with the applicable Secondary Plan, does not adequately address infrastructure capacity constraints, and raises significant concerns regarding public safety and the efficient movement of emergency services.

In summary, I respectfully request that this proposal be denied in its current form due to:

- Reliance on outdated and insufficient traffic analysis
- Potential impacts on emergency vehicle access and response times
- Risk of increased strain on aging sewer and stormwater infrastructure
- Incompatibility with the established scale and character of Ancaster Village
- Lack of conformity with the Ancaster Village Secondary Plan

Thank you for your consideration.

Sincerely,

Peter Sommer RN BScN MScN

From: Brian and Susan Hamilton

Sent: March 23, 2026 7:39 PM

To: [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

Subject: Re: the proposed development on Wilson St. and Lorne/Academy in Ancaster

Please find below my note to Councilman Craig Cassar regarding our opposition to the proposed development.

Dear Craig,

Allow me to introduce ourselves. We are Brian and Susan Hamilton and we are longtime Ancaster residents residing in the Heights for over 30 years and 40 plus years in town.

We've seen a massive amount of change to the once quaint village since we've lived here. A lot of that change has been for the good but our town is no longer quaint.

We were unable to attend the recent public meeting regarding this proposed development so we wanted to make our feelings known about this possible project.

While we clearly understand the need for additional housing in our town, the sheer size of the proposed development seems way over the top for many reasons.

Namely, its location right in the heart of old town Ancaster and one of the busiest sections of Wilson St. and it's very close proximity to arguably the busiest intersection in town (Wilson and Rousseaux).

Given the recent, and now I think positive changes to Old Ancaster Rd./Montgomery Dr and the Wilson St./Rousseaux, intersection, I know I don't have to tell you or the city traffic dept. of the insane traffic levels through this area of town.

What is being proposed, is massively too much for this specific location. A development...absolutely but maybe half the size similar to the new three and four storey ones further up Wilson on the North side between Dunham and Seminole.

Even ones of that size would still pose a huge and additional stress on the traffic flow on Wilson at this point, across from very busy Glendale Motors. Residents trying to turn in or out of even a three story development during rush hours are going to have it rough and heaven help us if there's an accident on the 403 (which happens quite regularly) sending traffic through town.

We're not anti housing or retail development in the area. We just feel this development should be scaled back massively to allow it to work for everyone affected in an already clogged traffic area.

I look forward to hearing back soon where this proposed project is at.

Regards,

Brian and Susan Hamilton

**From:** Fran Welsh

**Sent:** Tuesday, March 24, 2026 8:24 AM

**To:** Catarino, Jennifer <[Jennifer.Catarino@hamilton.ca](mailto:Jennifer.Catarino@hamilton.ca)>

**Subject:** Wilson St. Meeting today

Hello, I believe the 8 story building gets decided today? I hope you will take (below) into consideration.

Fran Welsh

David Repchuck



**Doug Ford announced today that 4-6- and 8-storey developments would be discouraged by the province in neighbourhoods where the residents object....well done, Ancaster, and especially Ancaster Village Heritage Community, congratulations!**

CBC.C

**[www.cbc.c](http://www.cbc.c)**



**From:** Bonnie Angelini

**Sent:** Wednesday, March 11, 2026 6:38 PM

**To:** Catarino, Jennifer <[Jennifer.Catarino@hamilton.ca](mailto:Jennifer.Catarino@hamilton.ca)>

**Cc:** Ward 12 Office <[ward12@hamilton.ca](mailto:ward12@hamilton.ca)>

**Subject:** Ancaster/Wilson development

I strongly oppose both developments planned for Wilson/Academy and Wilson/Rousseau. I have been a resident of Ancaster for more than 35 years. In that time, I have witnessed some really positive improvements, like the Memorial Arts Centre and a second firehall. There will be a significant increase in vehicular traffic if these two developments on Wilson/Academy and Wilson/Rousseau are approved. As a member of the Ancaster Horticultural Society, I as well as another member, maintain the garden on the north east side of the Rousseau/Wilson intersection. We see firsthand the heavy traffic flow, noise and congestion at any time of the day. Residential developments in this section of Wilson are only going to add to the traffic congestion, especially when the residents of the proposed development at the corner of Rousseau and Wilson must enter and exit their building solely from Rousseau Street. Thank you.

Bonnie Angelini

From: Leslie and Valda Farrington

Sent: Thursday, March 5, 2026 4:24 PM

To: Catarino, Jennifer <[Jennifer.Catarino@hamilton.ca](mailto:Jennifer.Catarino@hamilton.ca)>

Subject: Proposed development at 392/412 Wilson St. East

External Email: Use caution with links and attachments.

> As a resident of Ancaster for 49 years I am writing to express my serious concern for the proposed 8 storey development planned for 392/412 Wilson Street West.

> If this ill conceived and quite frankly, ugly monstrosity is allowed to disfigure the village it will prove without a doubt that the developer and the architect gave zero consideration to the unique character of the town of Ancaster that has been the pride of it's residents for more than 200 years.

> The proposed development makes no attempt to recognize the architectural character of the town, the privacy of the nearby home owners, the negative effect on property values and displays complete ignorance of the dramatic increase the potential of an additional 263 more vehicles (the allotted parking spaces) will impose on an already heavily congested roadway, particularly when the all too often accidents occur on HWY 403 and traffic is diverted through the town.

> I recognize the need for housing but why strangle the village when there is ample fallow land in the area, not being farmed, that could accommodate such a structure with no detriment to the village.

> This proposal reeks of selfish commercial opportunity at the expense of the community.

>

> Les Farrington,

**From:** Melissa Jeffrey

**Sent:** March 31, 2026 10:42 AM

**To:** Baldassarra, Alaina ; Catarino, Jennifer ; [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Subject:**

Good morning, all!

I am writing as a concerned resident of Ancaster. I live near Rousseau school and have been in this community for over ten years. I am very concerned about the proposed 8-story building Urban Solutions wants to build right in the heart of our beautiful downtown. I believe this building will destroy the quaint character of our town, and congest an already barely functioning road system. I also feel the preservation of the stone building should be a priority. (I do not buy the stories about it being beyond repair — if we can repair The Hermitage, we can repair that building!)

I have long admired the way Dundas has allowed development to happen in their town, but has maintained the character and history of their main street, preserving many old buildings and making it a destination for shoppers and diners etc. I think we should think carefully and try to take similar steps here in Ancaster. Once buildings and character are lost they cannot be regained. Please rethink this building and let's not just cave into to a developer who does not care about historic charm or beauty, or the congestion and other long-term impacts on our community this will cause.

Thank you,

Melissa Jeffrey

**From:** M. De Antuñano

**Sent:** Friday, March 27, 2026 1:16 PM

**To:** Baldassarra, Alaina <[Alaina.Baldassarra@hamilton.ca](mailto:Alaina.Baldassarra@hamilton.ca)>

**Subject:** Fwd: 398-412 Wilson Street East

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

Hello Ms.Baldassarra

I currently live in Ancaster and I would like to officially oppose the development proposal located at 398-412 Wilson Street East in Ancaster by Urban Solution and Spallacci Homes.

The structure does not align with the Old and Historical architecture of the area. In addition, Wilson St. is already congested, posing a delay in people getting to work and school. If the city has to build more housing, alternate main street routes need to be built and the 3 floor limit should be respected in the village.

I hope this letter can serve as a voice objecting this project.

Sincerely,

Margarita De Antuñano

**From:** Muna Pirbhai

**Sent:** April 1, 2026 4:37 PM

**To:** [clerk@hamilton.ca](mailto:clerk@hamilton.ca); [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Subject:** Application for An Official Plan of amendment - 392, 398, 400, 406, and 412 Wilson Street East and 15 Lorne Avenue, Ancaster File No : UHOPA -25-01 ( Ward 12 ) File Number

We are over 40 years residents of Ancaster and over the years witnessed development of this lovely town. The population has grown from 15,000 to over 45,000. We have been pleased to see that despite this growth, the central core of the town has maintained its character of one of the most desirable places for families to live.

The Town Planners have managed to restrict Commercial and Multi Residential development to not exceed over 4 stories.

The above Application seeks to amend the maximum height restrictions and allow an eight stories mixed use commercial / residential development right in the core area of the town.

We wish to voice our concerns and request the amendment be rejected for the following reasons

1. It changes centuries old quaint town character of Ancaster
2. It increases the currently permissible height restriction by over 100% and creates a dangerous and an irreversible precedent
- 3)The traffic flow will increase adding to the already slow moving traffic in the nearby quiet residential areas and on Wilson St.
- 4) There are insufficient parking spaces to accommodate the increased flow of visitors to the commercial and residential units
- 5) The applicants are playing a game by going on a fishing expedition by overapplying for a change. Their bluff should be called

Please convey our concerns to the Planning committee.

Thank you.

Muna and Zainab Pirbhai

**From:** Noora Grifi

**Sent:** April 1, 2026 9:27 PM

**To:** Catarino, Jennifer ; Baldassarra, Alaina ; [clerk@hamilton.ca](mailto:clerk@hamilton.ca)

**Cc:** Ward 12 Office ; [sherri.brown@hamilton.c](mailto:sherri.brown@hamilton.c); Hurst, Nancy

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

Hello,

I am writing to formally object to the proposed 8-storey development at 392, 398, 400, 406, and 412 Wilson Street East and Academy within the Ancaster Village core.

As a resident of Ancaster, I have serious concerns about the scale and impact of this proposal on our community. The Village core is defined by its small-town character, low-rise streetscape, and pedestrian-friendly environment. An 8-storey building is not consistent with this established character and would significantly alter the look and feel of the area.

Beyond aesthetics, I am concerned about several practical impacts:

**Precedent Setting:** Approving a development of this height and density risks setting a precedent for future intensification that may further erode the Village's identity.

**Traffic and Infrastructure:** Increased density will place additional strain on already busy roads, parking availability, and local infrastructure that may not be equipped to handle this level of growth; especially at that particular intersection where traffic is already out of control.

**Local Business Impact –** Prolonged construction and changes to the downtown landscape could negatively affect small businesses that rely on accessibility and foot traffic. I have previously sent in complaints regarding damages to my home from another construction project and no one seems to take accountability for the mere fact that many residents would need to seek legal support to navigate this complex process which is very costly, and therefore developments relying on that inability.

I fully understand and support responsible growth; however, development must be appropriate in scale, respectful of existing community character, and aligned with the long-term vision for Ancaster Village.

I respectfully request that the City reconsider or significantly revise this proposal to better reflect the character and capacity of the area.

Please confirm receipt of this email for my records.

Thank you for your time and consideration.

Noora Grifi