

Summary of Public Comments Received

Public Comment Summary	Staff Response
<p>Concern about the height, massing, and density of the proposed development being out of character with the Ancaster Village Core.</p>	<p>The proposal has been reviewed against the applicable Provincial Planning Statement (2024), Urban Hamilton Official Plan, and Ancaster Wilson Street Secondary Plan policies, including policies related to urban design elements within the Ancaster Village Core. The Village Core is included as part of the Ancaster Community Node where the policies encourage intensification to be located. Based on this review, the proposal complies with the Urban Hamilton Official Plan and Ancaster Wilson Street Secondary Plan. The full policy review can be found in Appendix “E” to Report PED26063.</p>
<p>Concern regarding the potential relocation or demolition of the heritage-designated Marr-Philippo House.</p>	<p>The applicant has proposed relocation of the Marr-Philippo house within the subject lands. In 2021, the applicant submitted a Heritage Permit Application (HP2021-033) for the proposed relocation of the rubble stone structure from its current location to the northeast corner of the subject site known as 15 Lorne Avenue. The applicant submitted a Cultural Heritage Impact Assessment, prepared by GBCA Architects Inc. and dated June 4, 2021, in support of the proposed development as part of the Heritage Permit process. At the October 13, 2021, meeting of Council, Council approved HP2021-033 with conditions (Report PED21196).</p> <p>As part of the Heritage Permit approved for the Mar-Philippo house the applicant submitted a structural review letter which indicated that the building could be moved after the initial repairs to the building occurred as identified in the 2024 Cultural Heritage Impact Addendum.</p>
<p>Concern that increased traffic and lack of road capacity will result in congestion and safety issues.</p>	<p>A Transportation Impact Study prepared by NextEng Consulting Group Inc. dated December 19, 2024 and an updated Transportation Impact Study dated March 4, 2026, was submitted and reviewed by Transportation Planning staff. The study concludes that the road network can accommodate the projected</p>

Public Comment Summary	Staff Response
	<p>traffic, with some improvements recommended. As part of OLT-22-00388 Minutes of Settlement Item 20 references requirements at the Site Plan Control stage which identified the need for traffic calming measures and identifying the applicant's contribution to costs. Staff will require detailed design information to be provided as part of a future Site Plan Control application.</p>
<p>Comment that the development will place strain on existing infrastructure and services.</p>	<p>A Holding 'H' Provision within the current Mixed Use Medium Density - Pedestrian Focus (C5a, 860 H154) Zone in City of Hamilton Zoning By-law No. 05-200 applies to the site, which requires the applicant to demonstrate adequate sanitary flows and water capacity.</p>
<p>Concern about the loss of community character due to the scale and modern appearance of the proposed buildings.</p>	<p>The proposal has been reviewed against the applicable Provincial Planning Statement (2024), Urban Hamilton Official Plan, and Ancaster Wilson Street Secondary Plan policies, including policies related to urban design elements within the Ancaster Village Core. The Village Core is included as part of the Ancaster Community Node where the policies encourage intensification to be located. As a result, the node is characterized by transit options along Wilson Street East, access to recreation trails and public uses such as the Ancaster Public Library. Based on this review, the proposal complies with the Urban Hamilton Official Plan and Ancaster Wilson Street Secondary Plan.</p> <p>Urban Design and Cultural Heritage policies that speak to the character of the Ancaster Village Core Area in the Ancaster Wilson Street Secondary Plan will be used to guide development during the detailed design stage. Materials, massing, and architectural details will be confirmed through the Site Plan Control process.</p> <p>The full policy review can be found in Appendix "E" to Report PED26063.</p>

Public Comment Summary	Staff Response
<p>Objection to the submission of a similar proposal after the Ontario Land Tribunal (OLT) previously dismissed it.</p>	<p>At the time of the Ontario Land Tribunal settlement, it was determined that an Urban Hamilton Official Plan Amendment was not required because of the Ontario Government removing policies from the Official Plan as part of the Urban Hamilton Official Plan Amendment No. 167 approval. After the original decision, the province reversed their previous decision on Official Plan Amendment 167 triggering the need for an Official Plan Amendment.</p> <p>The Official Plan Amendment Application is a new application, entitled to a full planning review. Staff are required to consider the application on its merits under the current planning policy.</p>
<p>The development appears profit-driven and does not align with the needs or vision of the Ancaster community.</p>	<p>The proposal has been reviewed against the applicable Provincial Planning Statement (2024), Urban Hamilton Official Plan, and Ancaster Wilson Street Secondary Plan policies. Staff assess conformity with policy objectives, including intensification within community nodes and corridors, housing diversity, and design compatibility. The purpose for locating intensification within a node and corridor is to make efficient use of existing and planned public services and infrastructure to accommodate the density.</p> <p>The full policy review can be found in Appendix “E” to Report PED26063.</p>
<p>Concern that the proposed development removes greenspace and lacks public or recreational space.</p>	<p>The Landscape Plan has been reviewed by staff and denotes that the proposal provides for the appropriate amount of landscaping required by the City of Hamilton Zoning By-law No. 05-200.</p>
<p>Question about the appropriateness of applying the Mixed Use – Medium Density designation to a site with prominent heritage features.</p>	<p>The subject lands are identified as “Community Node” on Schedule E – Urban Structure and designated “Mixed Use Medium Density – Pedestrian Focus” on Schedule E-1 – Urban Land Use Designations in the Urban Hamilton Official Plan. The subject lands are further designated “Low Density Residential 1” and</p>

Public Comment Summary	Staff Response
	<p>“Mixed Use - Medium Density, Pedestrian Focus” on Map B.2.8-1 – Ancaster Wilson Street Secondary Plan Land Use Plan Map.</p> <p>The proposal has been reviewed against the applicable Provincial Planning Statement (2024), Urban Hamilton Official Plan, and Ancaster Wilson Street Secondary Plan policies. Staff assess conformity with policy objectives, including heritage conservation.</p> <p>A full policy analysis of the applicable Urban Hamilton Official Plan policies is provided in Appendix “E” to Report PED26063.</p>
<p>Requests for more transparency in the application process, including public engagement and access to background reports.</p>	<p>All required studies are available upon request and are listed in the staff report. Notices were circulated in accordance with the <i>Planning Act</i>, and multiple opportunities for public input were provided.</p>

From: [REDACTED]
Sent: Tuesday, February 10, 2026 8:57 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Cc: [REDACTED]
Subject: Wilson at Academy - Voice of Concern

Hi Jennifer.

I attended last night's meeting regarding the above mentioned development.

As someone who has lived in this village for 52 years, I am deeply concerned about the proposed eight-storey development and the lasting impact it would have on our community. A building of this height is far out of scale with the established three-storey maximum and would overwhelm the streetscape, permanently altering the small-village character that residents and local businesses depend on. Our roads are already operating at or near capacity, as confirmed by traffic studies, and additional density would only increase congestion and strain on the village core. The proposal to move a heritage home to the back of the property—removing it from public view—is especially troubling, as it diminishes the visible history that connects us to our past. After more than five decades of calling this place home, it is clear that this development does not respect the character, capacity, or heritage of our village.

Regards,

-----Original Message-----

From: [REDACTED]
Sent: Tuesday, February 10, 2026 11:11 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 392-412 Wilson St E & 15 Lorne Ave, Ancaster

External Email: Use caution with links and attachments.

Hi Jennifer,

I would like to express my concerns regarding last evening's meeting regarding this Ancaster site. In my opinion and that of many attendees the 8 story height (exact height would be helpful to know) of this building does not fit the community at all. A two story building would be more suited to the area. It also should be set back from the street. Are you able to advise how far back this is from the property line and does it meet the local requirements. The traffic in this area is already overly congested and this build would only add to that existing problem in the core of Ancaster village and parking would be an even greater problem than it is now. I'm wondering if you are able to advise the next steps that will take place with regards to this site and also including the OLT's involvement here as well. I truly appreciate your presence at this meeting last night so that you could hear that there are many concerns regarding this plan, it simply is not suitable for our village. The plan poses an extremely negative impact on our community and I would like to know how we can stop this from happening.

Thank you so much for your help, I look forward to hearing from you.

Regards [REDACTED]

From: [REDACTED]
Sent: Tuesday, February 10, 2026 5:43 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Re urban solutions building in ancaster

External Email: Use caution with links and attachments.

Hello Jennifer:

I am writing you to share that I have grave concerns regarding the building being developed at the corner of Wilson and Academy. I am concerned about the traffic flow and feel that the data collected from the 2019 and 2020 transportation is inadequate and not representative of the current situation to make decisions upon. As you are aware there has been a huge influx into the Hamilton area including Ancaster since 2020, you only need to consider that you have made decisions to close Old Ancaster road to accommodate some of these changes. If you run the specs on the number of mixed housing that has been built since that transportation study, you must be wholly aware that the previous data would be substantially inaccurate.

This is to say nothing of the fact that the heritage building that was taken down without proper permits likely so that they could then draw on the transportation study data as quickly as possible. That in and of itself speaks to a lacking oversight and significant bias toward those constructing the building.

I will be watching to see that these concerns are addressed prior to the construction of any building.

-----Original Message-----

From: [REDACTED]
Sent: Tuesday, February 10, 2026 9:12 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: I am opposed to the proposed 8 story building on Wilson street in Ancaster Village core

External Email: Use caution with links and attachments.

Hello. I am writing to share my opposition to the proposed building. I have lived in Ancaster for over 25 years and in that time the traffic has continually increased. Our roads cannot manage through the construction of this eye sore or the increased traffic flow it would create once completed.

We live very close to [REDACTED] and stood in opposition to Parkland retirement home. That is the construction that never ends with construction employees parked all over the adjoining neighbour hoods. The traffic there is insanity. The proposed building on Wilson Street in the Ancaster core is absolutely ridiculous.

Please add my name to those who stand opposed.

[REDACTED]
Sent from my iPhone

From: [REDACTED]
Sent: Tuesday, February 10, 2026 9:31 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Proposed development in Ancaster - not in favour

External Email: Use caution with links and attachments.

Hello,

I'm writing to express my concern about proposed development on Wilson St. (across from Glendale Motors) in Ancaster.

As residents of Ancaster for nearly 25 years, we've seen growth and development. Not all of it has been positive. Our infrastructure supports a small town yet developers are pushing for expansion at an unreasonable rate. When does it stop? We are tired of being taxed heavily yet the level of funded services Ancaster receives appears to be declining.

We want our conservation areas protected; our small town to maintain the charm and feel that it is known for; and our farm/agricultural land to be preserved. We have urban space in downtown Hamilton that is unused or vacant. Use those spaces instead of building new within Ancaster and expanding into rural areas. Consider restructuring taxes so that urban tax rates are lower than rural land tax rates. Leverage existing development rather than promoting sprawl and expanding into rural areas.

I look forward to your response.

-----Original Message-----

From: [REDACTED]
Sent: Tuesday, February 10, 2026 9:48 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Ancaster development

External Email: Use caution with links and attachments.

Hi Jennifer,

I need to voice my concern and strongly object to this 8 story development on Wilson St in Ancaster. Please do not let part of Ontario's heritage slip away to developers. It would wreck the town.

Regards,

[REDACTED]

-----Original Message-----

From: [REDACTED]
Sent: Tuesday, February 10, 2026 9:52 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 8 Story Building Proposition (Ancaster)

[REDACTED]

External Email: Use caution with links and attachments.

Hi Ms.,

I hope this email finds you well. Writing to you because of the proposed new 8 story multi use building that's to be built on Wilson street in Ancaster. As an Ancaster resident who has lived here my entire life, I am firmly against this proposal. In recent years, our "town" has seen major development and is already underdeveloped for our growing population. This addition would worsen these already rising concerns. Long term Ancaster residents are greatly concerned with this proposal and we hope you're to understand this as well. I thank you for your time. Please do the right thing.

Best Wishes,
[REDACTED]

From: [REDACTED]
Sent: Tuesday, February 10, 2026 11:36 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Development on Wilson Street Ancaster

External Email: Use caution with links and attachments.

Hello Ms Catarino,

Please allow this letter to serve as my objection to the proposed large scale development on Wilson St in downtown Ancaster. The scale and location will be incredibly inappropriate for the street. Traffic and pedestrian safety are a major concern. Secondary to that, outsized development like this absolutely destroys the charm and character of a historic town like Ancaster. As a 25+ year resident, who has raised a family in Ancaster I encourage you to follow the existing planning allowances and do not permit this oversized development.

Please do the right thing for the Ancaster of today and the future.

I would appreciate a response.

Thank you,
[REDACTED]

From: [REDACTED]
Sent: Wednesday, February 11, 2026 7:02 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Ancaster Development

External Email: Use caution with links and attachments.

I am a long term resident of Ancaster. I grew up here. My parents grew up here. My Grandfather [REDACTED].

My entire family is against the 8 story development proposal in downtown Ancaster as well as the proposal on the site of the Brandon House. The developers do not care about preservation of heritage. Nothing in what they are doing speaks of understanding 'what is right', but rather what is profitable.

They are asking for the moon here and they will likely get all or a part of it. This cannot happen.

100% against these proposals, but I do support development in preserving and maintaining in keeping with what is an acceptable form of fitting in. Developers would not try these tactics in Niagara on the Lake (in the core), so why should Developers here not honor what we have....we are one of the oldest settlements in Ontario. We need to recognize that.

From: [REDACTED]
Sent: Wednesday, February 11, 2026 7:35 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Strong Opposition to bldg Academy & Wilson

[REDACTED]

External Email: Use caution with links and attachments.

Good morning

I am writing to formally express my strong opposition to the proposed development.

I commute daily from Ancaster to Dundas and have observed a significant increase in traffic congestion over the past seven years. What was once a 12-minute drive has now become an average of 20–30 minutes each way, with the return trip during rush hour often taking considerably longer. When there are any incidents or delays on the highway, travel becomes severely disrupted, making it extremely difficult to access the area. In my view, the current infrastructure is already strained and is not equipped to support an additional large-scale commercial development.

If such a project were to be considered, locations closer to major highway exits—such as along Rymal Road or near Jerseyville—would be far better suited to accommodate the traffic demands and infrastructure requirements associated with this type of business.

In addition to traffic concerns, I am deeply troubled by the impact this development would

have on the character of the area. The historic stone architecture, including landmarks such as the Barracks Inn, contributes greatly to the unique charm and heritage of the community. Introducing a structure that does not complement this historic aesthetic would significantly detract from the area's character and natural beauty.

I respectfully urge the City to carefully reconsider approval of this project and to prioritize infrastructure capacity, traffic impact, and preservation of the community's historic character in its decision-making process.

Thank you for your time and consideration.

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Wednesday, February 11, 2026 7:49 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Building in Ancaster

[REDACTED]

External Email: Use caution with links and attachments.

Dear Ms. Catarino,

I am writing as a concerned Ancaster resident regarding the proposed development at Wilson and Academy.

Ancaster is not just another neighbourhood, it is an old town with deep historic roots and a very distinct character. That look and feel is part of what makes this community special. If we want an example of how valuable that can be, we only have to look at Dundas. Dundas has done an incredible job preserving its historic streetscape, and as a result it has become a place where businesses compete for space, films are shot, and there is a strong, visible sense of community. That did not happen by accident, it happened because the scale and style of development respected what was already there.

An eight storey building at this location feels completely out of step with the existing fabric of Downtown Ancaster. Many residents are worried that once this kind of precedent is set, the character of the area will gradually be lost.

Traffic is another serious concern. Getting in and out of Ancaster is already challenging at peak times. Wilson and Rousseaux is frequently congested, and additional density of this scale will only add to that pressure. Increased congestion does not just create inconvenience, it affects how people choose where to live, work, and spend time. Many of us are already seeing traffic become a factor that discourages people from moving to Ancaster or opening businesses here.

I hope these broader community impacts, including preservation of Ancaster's historic identity and the very real transportation challenges, are given careful consideration in the review process.

Thank you for your time and attention.

Sincerely,

[REDACTED]

From: [REDACTED]
Sent: Wednesday, February 11, 2026 8:10 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Proposed Wilson Street Developemnt

External Email: Use caution with links and attachments.

Good morning,

I am writing to express my vehement opposition to the proposed construction of an 8 storey mixed use condo/commercial building on Wilson Street in Ancaster. Not only would this negatively impact the charming streetscape, the impact of increased traffic on this already overburdened corridor would be devastating.

I know that if the City of Hamilton does not grant approval, the developer will appeal to the Ontario Land Tribunal. If you have any contact information for those ultimately making the decision there, it would be appreciated.

Thank you.

[REDACTED]

-----Original Message-----

From: [REDACTED]
Sent: Thursday, February 5, 2026 5:16 PM
To: Baldassarra, Alaina <Alaina.Baldassarra@hamilton.ca>
Subject: Fwd: Proposed development 398-412 Wilson Street East, Ancaster, Ontario

External Email: Use caution with links and attachments.

Hello Alaina

Nancy Hurst, from Ward 12 office has advised me to get in touch with you over my comments on the above proposed development.

> I have a very real concern on the appearance of the facade of the proposed building.
> The proposed existing building will be an eyesore because it absolutely is not in keeping with the general aesthetics of the buildings on Wilson Street (the Village Core).
> Could the building facade not be redesigned to blend in with the existing heritage appearance of Wilson Street East? If we must have it, then let it be pleasing to the eye.

> Thank you,

> [REDACTED]

>

From: [REDACTED]
Sent: Wednesday, February 11, 2026 5:47 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Strong objection Ancaster development: Wilson at Academy

External Email: Use caution with links and attachments.

Dear Ms Catarino,

I am writing to voice my strong opposition to the proposed apartment block planned for the heart of Ancaster's historic village. While responsible and well-planned development is essential for any community, this particular project is deeply unsuited to its intended location and poses a significant threat to the heritage character that residents have consistently fought to preserve.

Ancaster is one of Ontario's oldest communities, with numerous pre-Confederation structures and historically significant streetscapes that define its unique identity. Heritage advocates and city records note that over 180 Ancaster buildings predate 1867, including landmarks such as Harmony Hall (1816), Griffin House (1828), and the Andrew Sloss House (1855). These heritage assets create a cohesive architectural environment that is highly valued by residents and protected through both community action and municipal oversight.

In the past several years, Ancaster has experienced painful losses of historic buildings—such as the demolition of the 1860 Brandon House, which generated widespread public outrage and led City Council to urgently add 40 historic buildings along Wilson Street East to the municipal heritage registry

to prevent further unapproved demolitions. Similarly, the Ancaster Village Heritage Community has documented concerns about developers disregarding the Ancaster Wilson Street Secondary Plan, which requires new development in the village core to conform to heritage architectural styles to maintain the established historical character.

The proposed apartment block blatantly disregards these principles. Its height, massing, and modern aesthetic visually overwhelm the surrounding buildings, many of which date back more than a century. It does not attempt to reflect the vernacular architecture of the village, nor does it respect the scale or rhythm of the existing streetscape. Instead, it introduces a jarring, out-of-context urban form that would permanently disrupt the heritage continuity of the area.

Heritage is not merely about preserving old structures—it is about maintaining a living, coherent sense of place. The design and placement of this building undermine that continuity. The project is poorly suited to a small historic village, and there are many other locations within Hamilton where such a building would be far more appropriate and contextually fitting.

In addition to the profound heritage concerns, this development will significantly increase traffic on the already congested main road. The village core was never designed to support high-density residential traffic, and the increased burden will impact pedestrian safety, parking, and the everyday experience of residents and local businesses.

The residents of Ancaster have repeatedly demonstrated a deep commitment to preserving our community's historic character. This proposal represents a direct contradiction of the principles that the City itself has put in place to protect the village's heritage assets.

I want to be clear: this is not opposition to new housing or development in general. There are many locations across Hamilton far better suited for a high-density apartment block—areas with appropriate infrastructure, streetscapes designed for increased traffic, and neighbourhoods where such a modern design would complement the surroundings rather than overwhelm them.

Allowing this project to proceed in the heart of historic Ancaster would be a lasting disservice to the community. It would erode the very qualities that make this village unique and beloved, and once those are lost, they cannot be recovered.

I respectfully urge you to oppose this development in its current form and ensure that any new project in this sensitive area aligns with heritage guidelines, community expectations, and the long-standing character of Ancaster Village.

Thank you for your attention to this matter and for your continued service to our community.

Kind regards

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Wednesday, February 11, 2026 7:06 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Cc: Ward 12 Office <ward12@hamilton.ca>
Subject: Urban Solutions 398 / 15 Wilson and Lodor

External Email: Use caution with links and attachments.

Good evening

I am writing to express my strong opposition to the proposed development at 398 Wilson Street and 15 Lodor Street (Sergio Manchia).

I appreciate the challenging work that city staff undertake in reviewing complex development applications. My intention is not to question your diligence, but to share serious concerns about this proposal, which conflicts with the 'Wilson Street Secondary Plan'. This Plan exists to preserve the character, scale, and historical integrity of Ancaster, and it is essential that decisions reflect its intent.

While I recognize the importance of thoughtful growth, this proposal raises multiple issues that cannot be overlooked:

Not in Accordance with the Wilson Street Secondary Plan:

The proposed building is significantly taller and denser than the Plan allows. Our Main Street is envisioned for low-scale, context-sensitive development, and placing an eight-storey structure here—when the limit is 2.5 storeys—would be fundamentally inconsistent with the neighbourhood’s character.

Traffic and Access Issues:

I drive this intersection daily and can attest that it is already overburdened. The developer’s traffic study relies on 2019–2020 data, much of it collected during pandemic lockdowns, which does not reflect current traffic conditions. 118 units of housing for multiple people will result in significantly worse congestion and this congestion will create safety risks and negatively impact quality of life for **ALL** members of this town (it is the only main road).

Out of Character with the Neighbourhood:

The scale, density, and design of this building are incompatible with the surrounding area. Ancaster is not a blank slate for high-rise construction—it is a historic community with a distinct and irreplaceable identity. Established in 1793, **Ancaster is the 3rd oldest town in Ontario**, and its long history and heritage deserve careful preservation in all planning decisions. Although it was incorporated as a town in 1974 and later amalgamated into the City of Hamilton in 2001, it remains a distinct and historically significant area. Visual impact studies were done, and it is obvious that this build does not fit with the town’s identity and history, furthermore it did not include the view from the back of the building for the many people living behind.

Stormwater and Infrastructure Deficiencies:

Existing infrastructure cannot accommodate a development of this size. Their proposed mitigation measures cannot fully resolve the fundamental issue: the project is out of scale and not supported by the Secondary Plan.

Contrary to the Niagara Escarpment Plan and UHOP:

The Niagara Escarpment Commission has indicated that the development 2 doors down (OLT-25-000-782) does not comply with the Niagara Escarpment Plan, and therefore also conflicts with the Urban Hamilton Official Plan. - I can't see how this build would be any different

Environmental and Climate Considerations:

The removal of mature heritage trees contradicts the City’s Climate Emergency Plan. Protecting these natural assets should remain a priority.

Does Not Address the Housing Needs of the Community:

This development proposes primarily luxury units, which are largely unaffordable to most residents and do not address the housing crisis. Ancaster needs housing solutions that are

affordable, accessible, and tied to community benefit.

While I understand the challenges associated with reviewing developments under provincial policy constraints, the responsibility placed on city staff in these decisions is substantial. The outcomes will have lasting and irreversible impacts on our community. It is therefore critical that the intent of the Wilson Street Secondary Plan is firmly upheld and that any approvals prioritize responsible, context-appropriate growth over development pressure.

In summary:

This proposal conflicts with planning policies, threatens infrastructure and the environment, and does not meaningfully address community housing needs. I respectfully urge city staff to recommend its denial and request that their development stay within our Secondary Plan.

Thank you very much for your time and for your careful consideration of these concerns.

[REDACTED]

From: [REDACTED]
Sent: Wednesday, February 11, 2026 12:51 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Proposed Development on Wilson St. E, Ancaster

External Email: Use caution with links and attachments.

Hello Ms. Catarino,

I understand you will be in charge of reviewing the application for the proposed 8 storey building on Wilson Street East.

I would like to voice my concerns in opposition to this development and would ask that you give your careful consideration to them.

I have been a resident of Ancaster for 36 years now. I love our little town. I am perplexed

as to why the City of Hamilton wants to remake Ancaster in its own image.

There is such an opportunity to capitalize on Ancaster's heritage, unique little shops and restaurants and conservation areas. We could be the Niagara on the Lake of the Hamilton area.

Why are we even considering such massive buildings which are so incongruent with the spirit of this quaint little town?

Instead of enhancing the beauty of our little town, the City of Hamilton is destroying Ancaster's character, heritage and community with disastrous undertakings such as tearing down the heritage building on the corner of Wilson and Rousseau Streets many years ago (without consulting with our residents), installing another huge building on Wilson beside the Blackbird and a huge senior's residence at Golflinks and Southcote. Who is responsible for allowing these things to happen?

A thoughtful and inclusive planning process would surely conclude that Ancaster is a very special place that needs to be preserved and enhanced, not destroyed by allowing unwanted and incongruent developments.

Thank you for your time and your sincere and serious consideration.

Regards,



From: [REDACTED]
Sent: Thursday, February 12, 2026 2:54 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: WILSON AT ACADEMY -Against development

External Email: Use caution with links and attachments.

To Whom it may concern,

As someone who has lived in this village for 47 years, I am deeply concerned about the proposed eight-storey development and the lasting impact it would have on our community. A building of this height is far out of scale with the established three-storey maximum and would overwhelm the streetscape, permanently altering the small-village character that residents and local businesses depend on. Our roads are already operating at or near capacity, as confirmed by traffic studies, and additional density would only increase congestion and strain on the village core. The proposal to move a heritage home to the back of the property—removing it from public view—is especially troubling, as it diminishes the visible history that connects us to our past. After more than five decades of calling this place home, it is clear that this development

does not respect the character, capacity, or heritage of our village. In closing i am deeply against this new build proposal.

Thank you for your time

[REDACTED]

From: [REDACTED]
Sent: Thursday, February 12, 2026 3:12 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Proposed building on Wilson st (Ancaster)

External Email: Use caution with links and attachments.

Good afternoon ,

My husband and I would like to voice our opinion on the proposed eight story building on Wilson st in Ancaster .

We are in the vicinity [REDACTED] and already find it difficult to exit the only rd (onto Rousseau) now because of heavy traffic , especially at peak times . Furthermore, our children rely on the school bus on Rousseau as well .

Traffic studies completed for this project were excited in 2020 in the peak of lock down pandemic , a totally negligent timeframe to study traffic impact for a building this size .

We are foster parents and agency workers have even mentioned in the past how unsafe it can be to turn off Rousseau to our dead end street in heavy traffic . There have been so many accidents and even more near misses in this area now .

The proposed building mock up is not only an eyesore (resembling more a prison) but it also completely goes against all architectural flow in the down town village of Ancaster .

We moved here several years ago from Oakville seeking a place like "Oakville used to be " this building completely ruins the aesthetics and feel of the village we have grown to love .

We are not protesting the progress of more homes , but feel a three- four story charming building would be more appropriate. We feel that this builder only has their sights on dollars , not even creating affordable housing (as the units will likely start in the 900k range) .

Like many we feel this is a terrible injustice to Ancaster village .

Thanks for the consideration

From: [REDACTED]
Sent: Wednesday, February 11, 2026 10:04 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Ancaster development - traffic concerns

External Email: Use caution with links and attachments.

Hi Jennifer,

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 lockdowns.

The Wilson/Rousseau intersection is already massively backed up during peak hours (e.g. from 3-5pm it's not uncommon for cars going southwest on Wilson to be backed up all the way from the Rousseau intersection to Lower Lions Club Road; I know as I pick up my toddler there every day from daycare). I am in favour of development in general but I just don't see how this particular location would be feasible traffic-wise.

I think our city councillor Craig Cassar may have updated traffic info as his office did some studies in the fall when the lights at the Rousseau/Wilson intersection were changed.

Thanks for considering my concerns!

From: [REDACTED]
Sent: Wednesday, February 11, 2026 10:53 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Wilson and Academy proposed build

[REDACTED]
External Email: Use caution with links and attachments.

Hello Jenfer,

I am writing on behalf of the 5 adults living in my household at [REDACTED]. The developer thinks this build only affects people living within 120 meters of the scene. What rubbish. My family uses this roadway and the shops in town regularly and to think that our voices shouldn't matter is ridiculous. Over the years I've had to leave an extra 20 minutes just to get from Sulphur Springs onto Wilson street to commute to work. I've regularly had to sit through 4-5 lights to pull on to Wilson between 8:15 am- 8:30 am. Then the horror begins as I try to get out of town to Hamilton Mountain. I've become an expert at trying to detour through Academy to avoid the corner of Wilson and Rousseaux. It's not uncommon for me to look to the left on Rousseaux and pass traffic coming into Ancaster that is backed up as far as GARTH street on the Hamilton Mountain!! I'm not kidding. I've noted it many times. When my sons went to McMaster U, they bussed and it was hard. They had to leave much earlier than one cycle just to make sure they would get downtown on time. Busses get caught in the

traffic too.

If every person who is adversely affected by the traffic delays into and out of this corner (Wilson/Rousseaux) were to write you, you would have thousands of letters. It's incredible to me that this proposed build is even being considered given the fact that ambulances, busses, cars, emergency vehicles, PSW's, would have an even more difficult time navigating the single lane roads in and out of this location.

This is a heritage town. We bought here after saving for over 20 years so that we could enjoy that and our taxes are high!! What do we get in return? Developers who don't care about the village and who want to go way beyond the 3 story limit to put a colossal building where everyone else has respected the 3 story limit.

Wilson street is sunny in the morning. This structure would drown that out for the entire length of the build.

You know, I'm not against well thought out development in the right place where the quality of life for the people who live in an area is enhanced. This build is not that.

Please do everything you can to stop it. This is not the place for it. Ancaster can't take this type of build in the village. There's no room for more traffic!

Sincerely,



From: [REDACTED]
Sent: Wednesday, February 11, 2026 12:00 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Concerns about Development in Ancaster

External Email: Use caution with links and attachments.

Hi Jennifer,

I am extremely concerned about the 8-storey building proposed for 398-412 Wilson St E, Ancaster.

This building is inappropriate for this space. The architecture does not match any of the other buildings. Ancaster is a historic town. My relatives started the Gore Gazette in Ancaster. It's a historical town and this monstrosity is going to ruin the beautiful town of Ancaster.

This building is too large for the space and there are too many units. The infrastructure is not in place to support this large building. This building is better suited to a different location, as hideous as it will be anywhere it is located.

The developers like Urban Solutions do not care about anything other than profit. They are going to destroy the downtown for no reason other than to line their pockets. They don't care if the traffic will be a nightmare. They simply care about maximizing their profit.

This development has no place in that location.

Is the City supporting this proposal? The City should be opposing it.

I look forward to hearing from you soon.

Thanks,

[REDACTED]

-----Original Message-----

From: [REDACTED]
Sent: Thursday, February 12, 2026 5:14 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Wilson Street, Ancaster

[REDACTED]

External Email: Use caution with links and attachments.

Hi, Jennifer. I am a life-long resident of Ancaster and am now writing you to oppose ... vehemently oppose ... the proposed development on Wilson Street in Ancaster.

Can someone please tell me why anyone would want to see a monstrosity of that size on the main street of Ancaster? I understand development, but this proposal is way beyond what is permitted and, frankly, has no place in that area of town. It in no way matches the neighborhood! Are we trying to make the town look a mess? Why can't we build something of moderate size with the character of our historic town? Eight stories and such a HUGE building on our Main Street is outrageous!

Downtown Wilson Street is a two-lane street. We are currently not able to handle the traffic on that road, especially when used as an alternate route when accidents snarl the 403. The traffic this building would create would be horrific!

Please ... We need to stop this development!

From: [REDACTED]
Sent: Thursday, February 12, 2026 5:19 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Wilson St Development

External Email: Use caution with links and attachments.

Hello Jennifer,

I currently reside at [REDACTED] in Ancaster and I would like to officially oppose the development proposal located at 398-412 Wilson St. East in Ancaster by Urban Solutions and Spallacci homes.

Sincerely,

[REDACTED]

-----Original Message-----

From: [REDACTED]
Sent: Thursday, February 12, 2026 5:32 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Ancaster Development

External Email: Use caution with links and attachments.

Dear Jennifer,

I currently live at [REDACTED] in Ancaster, having lived and worked in this town my entire life. I am writing to strongly and officially oppose the development proposal located at 398-412 Wilson Street East in Ancaster by Urban Solution and Spallacci Homes.

I would appreciate hearing more from you about what residents of Ancaster can do to oppose and stop this reckless development from going forward. Thank you for your time!

Sincerely,

[REDACTED]

From: [REDACTED]
Sent: Thursday, February 12, 2026 5:42 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Opposition

[REDACTED]

External Email: Use caution with links and attachments.

Good Afternoon Jennifer

I currently live at [REDACTED] 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.

From: [REDACTED]
To: [Catarino, Jennifer](#); [Baldassarra, Alaina](#); [Youngblut, Ashley](#); [Ward 12 Office](#)
Subject: strong opposition to the proposed development at 398 Wilson Street and 15 Lodor Street (Sergio Manchia /Urban Solutions).
Date: Friday, February 13, 2026 10:16:41 AM

External Email: Use caution with links and attachments.

Good morning,

I am writing to express my strong opposition to the proposed development at 398 Wilson Street and 15 Lodor Street (Sergio Manchia /Urban Solutions).

I appreciate the challenging work that city staff undertake in reviewing complex development applications. My intention is not to question your diligence, but to share serious concerns about this proposal, which conflicts with the 'Wilson Street Secondary Plan'. This Plan exists to preserve the character, scale, and historical integrity of Ancaster, and it is essential that decisions reflect its intent.

This proposal conflicts with planning policies, threatens infrastructure and the environment, and does not meaningfully address community housing needs. I respectfully urge city staff to recommend its denial and request that their development stay within our Secondary Plan.

Thank you very much for your time and for your careful consideration.

[REDACTED]

From: [REDACTED]
Sent: Thursday, February 12, 2026 6:18 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 398-412 Wilson St E Ancaster

External Email: Use caution with links and attachments.

Afternoon Jennifer

I currently live at [REDACTED] 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.

From: [REDACTED]
Sent: Thursday, February 12, 2026 7:01 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 398-412 Wilson Street E Development Proposal

External Email: Use caution with links and attachments.

Good Afternoon Jennifer

I'm a resident of Ancaster and currently live at [REDACTED]. 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 Filippo 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 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

[REDACTED]

-----Original Message-----

From: [REDACTED]
Sent: Thursday, February 12, 2026 5:51 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Proposed Development

External Email: Use caution with links and attachments.

Hello Jennifer

I currently live at [REDACTED] in Ancaster and I would like to officially oppose the development proposal located at 398-412 Wilson Street East in Ancaster by Urban Solition and Spalacci Homes.

Thank you

[REDACTED]

From: [REDACTED]
Sent: Thursday, February 12, 2026 6:08 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 398-412 Wilson St.

[REDACTED]

External Email: Use caution with links and attachments.

Hello Jennifer,

I live at [REDACTED], and am a former Heritage Permit Committee Board Member. I oppose the 8+ storey building slated for 398-410 Wilson St.

There have been many hard working citizens and councillors that have preserved the village look and feel. This would be a contradiction to current bylaws in Hamilton and grandfathered bylaws from the Town of Ancaster.

Please ensure that my information is added to any consultation communications regarding this property.

From: [REDACTED]
Sent: Thursday, February 12, 2026 11:00 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: FW: Oppose Urban Solution

External Email: Use caution with links and attachments.

Jennifer Catarino,

I currently live at [REDACTED] 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.

Thank you,

[REDACTED]

From: [REDACTED]
Sent: Thursday, February 12, 2026 8:23 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 398-412 Wilson Street East, Ancaster -oppose

External Email: Use caution with links and attachments.

I currently live at [REDACTED] 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.

From: [REDACTED]
Sent: Thursday, February 12, 2026 7:33 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Development proposal

External Email: Use caution with links and attachments.

Hi Jennifer. As a long time resident of Ancaster, I would like to formally oppose the development proposal located at 398-412 Wilson St East by Urban Solution and Spallacci Homes. In recent years, we have already experienced increased congestion, traffic, and strain on local infrastructure. The addition of a large scale building would only intensify these issues; especially considering it would be placed at a major, busy intersection. The buildings scale and height would also be inconsistent with the surrounding area and alter the character of our town. Due to these reasons, I respectfully urge the council the reconsider this proposal and explore alternative options.

Thank you.

From: [REDACTED]
Sent: Thursday, February 12, 2026 8:17 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 398-412 Wilson Street East

External Email: Use caution with links and attachments.

Hello Jennifer

I currently live at [REDACTED] 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.

Thanks,

From: [REDACTED]
Sent: Thursday, February 12, 2026 8:18 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Opposition to 398-412 Wilson St E development

External Email: Use caution with links and attachments.

Good evening Jennifer,

I have lived my entire life at [REDACTED] in Ancaster. I bought this home from my parents and am raising my small children here. I would like to officially OPPOSE the development proposal located at 398-412 Wilson St E in Ancaster by Urban Solution and Spallacci Homes.

The building is incongruous with the entire historical neighborhood and I cannot imagine the years of construction delays, noise, and traffic disruptions that will come with this building, let alone the years of traffic congestion on our already crowded streets.

The fact that these developers look at a historical building and the rest of the town and think so little of those who live there is alarming and disheartening.

With gratitude for your time,

[REDACTED]

From: [REDACTED]
Sent: Thursday, February 12, 2026 8:00 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Development at 398-412 Wilson St east

External Email: Use caution with links and attachments.

Hello Jennifer,

I currently live at [REDACTED] in Ancaster and I would like to officially oppose the development proposed for 398-412 Wilson Street East by Urban Solutions and Spaccalli Homes.

Thank you,

[REDACTED]

From: [REDACTED]
Sent: Thursday, February 12, 2026 7:17 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Development at 398-412 Wilson St east

External Email: Use caution with links and attachments.

Hello Jennifer,

I currently live at [REDACTED] [REDACTED] Ancaster, ON and I would like to officially oppose the development proposed for 398-412 Wilson Street East by Urban Solutions and Spaccalli Homes.

Thank you,

[REDACTED]

From: [REDACTED]
Sent: February 12, 2026 7:19 PM
To: Jennifer.catarino@hamilton.ca
Cc: Ward 12 Office <ward12@hamilton.ca>
Subject: 398-412 Wilson St

Jennifer,

There have been many communications from Ancaster Village Heritage Community (AVHC) for several years now regarding this development.

My colleague, the late [REDACTED], of AVHC submitted many well researched articles outlining why this project should not proceed. During his research he discovered several City reports which confirmed his conclusions.

Please confirm that this AVHC correspondence remains on file with the City and, if so, will it be included in your review?

Thanks

[REDACTED]

External Email: Use caution with links and attachments.

Hi Jennifer,

I am writing to you today to oppose to the development proposal at 398-412 Wilson Street in Ancaster by Urban Solution and Spallacci Homes.

I am a current resident of Ancaster and live at [REDACTED]

I am hoping you could also shed some light on how this proposal was failed to be reviewed by the city within the required 120 days, ultimately leading to an approval by the OLT.

Looking forward to hearing from you,

[REDACTED]

From: [REDACTED]
Sent: Friday, February 13, 2026 11:23 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject:

[REDACTED]

External Email: Use caution with links and attachments.

I currently live at [REDACTED] 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.

--
[REDACTED]
[REDACTED]

From: [REDACTED]
Sent: Friday, February 13, 2026 12:58 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 398-412 Wilson Street - Proposed Development

External Email: Use caution with links and attachments.

Hi Jennifer,

I currently live at [REDACTED] 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.

[REDACTED]

From: [REDACTED]
Sent: Friday, February 13, 2026 10:17 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>; Baldassarra, Alaina <Alaina.Baldassarra@hamilton.ca>; Youngblut, Ashley <Ashley.Youngblut@hamilton.ca>; Ward 12 Office <ward12@hamilton.ca>
Subject: strong opposition to the proposed development at 398 Wilson Street and 15 Lodor Street (Sergio Manchia /Urban Solutions).

External Email: Use caution with links and attachments.

Good morning,

I am writing to express my strong opposition to the proposed development at 398 Wilson Street and 15 Lodor Street (Sergio Manchia /Urban Solutions).

I appreciate the challenging work that city staff undertake in reviewing complex development applications. My intention is not to question your diligence, but to share serious concerns about this proposal, which conflicts with the 'Wilson Street Secondary Plan'. This Plan exists to preserve the character, scale, and historical integrity of Ancaster, and it is essential that decisions reflect its intent.

This proposal conflicts with planning policies, threatens infrastructure and the environment, and does not meaningfully address community housing needs. I respectfully urge city staff to recommend its denial and request that their development stay within our Secondary Plan.

Thank you very much for your time and for your careful consideration.

[REDACTED]

From: [REDACTED]
Sent: Friday, February 13, 2026 9:14 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Subject: 398-412 Wilson Street East in Ancaster

External Email: Use caution with links and attachments.

Good Afternoon Jennifer

I currently live at [REDACTED] 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.

From: [REDACTED]
Sent: Friday, February 13, 2026 9:22 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Ancaster. Wilson Street Development

External Email: Use caution with links and attachments.

Good morning Ms Catarino,

This letter serves as my formal opposition to the development proposal located at 398-412 Wilson Street East in Ancaster.

This outsized development will impede traffic and pedestrian safety, and will destroy the charm of a historic town.

I would appreciate your confirmation of receipt.

Sincerely,

[REDACTED]

From: [REDACTED]
Sent: Friday, February 13, 2026 8:29 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: grey blob

[REDACTED]

External Email: Use caution with links and attachments.

Hello!

I currently live in Ancaster ([REDACTED]) I would like to vehemently oppose the development proposal for 398-412 Wilson Str East Ancaster by Urban Solution and Spalacci homes. Here are the reasons:

1. First of all the overnight and cowardly demolition of the stone heritage house there was a disgrace and an abominable act.
2. Secondly, a high rise building in its place would be nothing but an eyesore which would destroy the look of beautiful and rustic Ancaster.
3. The traffic in Ancaster has become intolerable with all this building spree with complete lack of infrastructure to accommodate the increase in population of homes and people in the area.

It appears that the city has no vision as to the preservation of heritage and culture. it appears that the city favors greedy developers. Please register our opposition to this "development".

Thank you kindly for your consideration!

[REDACTED]

From: [REDACTED]
Sent: Friday, February 13, 2026 8:26 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Development proposal located at 398-412 Wilson Street East

External Email: Use caution with links and attachments.

To Jennifer Cararino

Hello Jennifer

We currently live at [REDACTED] 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. This megalithic development will destroy the small town feel of Ancaster.

[REDACTED]

From: [REDACTED]
Sent: Friday, February 13, 2026 2:38 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 389 Wilson st.

[REDACTED]

External Email: Use caution with links and attachments.

Good Afternoon Jennifer

I currently live at [REDACTED] 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.

Thanks,

[REDACTED]

From: [REDACTED]
Sent: Friday, February 13, 2026 2:44 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Re: 398 - 412 WILSON STREET EAST, ANCASTER

External Email: Use caution with links and attachments.

Dear Ms. Catarino

Further to the notification for re-zoning of the property located at 398–412 Wilson St. East, we wish to file our objection, to this proposal.

As property owners of [REDACTED] as well as the property located at [REDACTED], we and our tenants, have already found the existing traffic and parking situation to be intolerable.

Adding a development of this magnitude will only worsen the situation and will have significant adverse effects, not only on existing property owners and users, but will make travel in the village core impossible.

As a property owner and having had our offices in the Village Core for in excess of 50 years, we have seen many changes, most of them positive, but a development, such as this, will have more negatives than positives.

We are all in agreement that more housing is necessary, but it must be, not only economically feasible, but ergonomically as well.

This proposal is more of a GREED rather than a NEED situation.

I can speak to this as a realtor/developer that has, I hope, contributed to the Town of Ancaster, in a positive way.

Having developed and built The County Fair Plaza-54 Wilson Street West, in the late 70s(which now houses FORTINOS and other users), as well as The Ancaster Mews, 150 Wilson Street West, condominium building in 1984, as well as Ancaster Square townhomes at 109 Wilson Street West.

I might add that every project/development that we have done in Ancaster, was in fact done, within the boundaries and guidelines of the zoning by-laws, without any changes or alterations to those by-laws.

As previously stated, Ancaster must move forward, but it must be in a controlled manner, which is not only sensitive to the environment, but also to the people that must live and work in the community.

As stated this could be a wonderful development, but NOT, in the Village Core. The size is way too large, too high and not enough thought or planning has gone into the overall impact to the Village.

Respectfully submitted

██████████

From: [REDACTED]
To: [Catarino, Jennifer](#); [Baldassarra, Alaina](#); [Youngblut, Ashley](#); [Ward 12 Office](#)
Subject: Formal Objection to Wilson Street Development Proposal Ancaster
Date: Tuesday, February 17, 2026 8:40:37 AM
Attachments: [image001.png](#)

External Email: Use caution with links and attachments.

Good morning,

I understand that the City staff undertake difficult work reviewing development applications; however, I must be clear: this proposal is unacceptable and fundamentally non-compliant with the Wilson Street Secondary Plan. The level of concern within the community is serious and justified.

Non-Compliance with the Secondary Plan

The proposal directly contradicts the Wilson Street Secondary Plan. An eight-storey building where the Plan permits a maximum of 2.5 storeys is not a minor variance—it is a complete disregard for the intent of the Plan, which exists to protect Ancaster’s scale, character, and historic identity.

Traffic and Safety Impacts

Traffic on Wilson Street is already severely congested. Many days, it is extremely difficult to travel the corridor at all. Adding 118 residential units will significantly worsen congestion and create real safety risks on the only main road through town. In addition, Mohawk Road from the highway to Wilson Street is already heavily congested and dangerous during rush hour. With this development, that route will become effectively impassable and unsafe during peak times. The developer’s traffic study relies on outdated 2019–2020 pandemic-era data and does not reflect current conditions.

Out of Character with a Historic Community

Ancaster, established in 1793 and the third-oldest town in Ontario, is not suitable for high-density construction of this scale. The building’s massing and design are incompatible with the surrounding neighbourhood. While visual impact studies were submitted, they clearly demonstrate the proposal does not fit Ancaster’s identity and fail to address impacts on residents behind the site.

Infrastructure, Environmental, and Policy Conflicts

Existing stormwater and infrastructure systems cannot support a development of this size. The proposal also conflicts with the Niagara Escarpment Plan and the Urban Hamilton Official Plan, as confirmed by the Niagara Escarpment Commission regarding

a nearby development. Tree removal further contradicts the City's Climate Emergency commitments.

Conclusion

This proposal conflicts with planning policy, overwhelms infrastructure, increases traffic danger, harms environmental assets, and erodes Ancaster's character. I strongly urge city staff to recommend denial and require that any development on Wilson Street comply fully with the Wilson Street Secondary Plan.

Sincerely,

[REDACTED]

From: [REDACTED]
Sent: Friday, February 13, 2026 6:28 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 398-412 Wilson Street

[REDACTED]

External Email: Use caution with links and attachments.

Afternoon Jennifer

I currently live at [REDACTED] 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.

Thanks

[REDACTED]

-----Original Message-----

From: [REDACTED]
Sent: Friday, February 13, 2026 2:36 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Opposition to 398-412 Wilson St. Ancaster development

External Email: Use caution with links and attachments.

Hello Jennifer,

I currently live at [REDACTED] 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. I understand that tempered development is important to the vitality of every community. This proposal is excessive and will not only destroy the historical aesthetic of Ancaster but it will adversely exasperate the traffic nightmare at Rousseau & Wilson.

[REDACTED]

Sent from my iPhone

From: [REDACTED]
To: [Catarino, Jennifer](#)
Cc: [Baldassarra, Alaina](#); [Youngblut, Ashley](#)
Subject: Re: 398-412 Wilson Street East, Ancaster -oppose
Date: Tuesday, February 17, 2026 10:27:37 AM
Attachments: [image001.png](#)

External Email: Use caution with links and attachments.

Thanks Jen,

The concerns I share are consistent with what people have been bringing forward. I have no idea how anyone except a builder with only profit in mind would build an 8 story building on an already busy street that is only two way through an area that is know as a 'village'. Due to the present day traffic, side streets are already being used as short cuts disrupting neighbourhoods and impacting safety.

When at the community meeting, a person asked the consultant why 8 stories, at what level does your profitability begin? The builder said 8. He made the entire room laugh because of how that sounded and because it is hard to believe that they would go to all that trouble and that only after seven stories and on the 8th floor they would start to make money.

I also have concerns with how it won't fit in. No matter how pretty it is made to look, the scale does not fit in. The size is overpowering vs what is there now and I feel terribly sorry for the homes that will have this building as their 'view'.

My husband and I just moved to this part of Ancaster, for the reason of the quaintness and beauty. Our forever home. We are within easy walking distance to the downtown. We feel we may have made a big mistake and could be living in years of construction. The consultant said 48 months. I doubt that and I think it's fair to say it will take much longer.

In all the places in Ancaster why build an 8 story building on a two lane road through an historic village? Why on this site? Seems suspicious.

I see a friend frequently in Dundas. There are many large buildings around the downtown area. But not 1 tall building going down the main downtown 2 lane road. Seems to me Dundas really knows what they are doing. We are having buyers remorse not choosing Dundas over Ancaster.

Thanks,

[REDACTED]

-----Original Message-----

[REDACTED]
Sent: Friday, February 13, 2026 3:13 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 398-412 Wilson St Ancaster

External Email: Use caution with links and attachments.

“Hello Jennifer,

I currently live at [REDACTED] in Ancaster Heights 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. My family have lived at our current address for 26 years now. Not long after we moved here they put a traffic light at Montgomery and Wilson because it was very hard to exit our neighbourhood...never mind all the accidents which included several fatalities. It was a start but the traffic continued to be a problem. Then this year they closed the road exiting from the Old Mill. This has led to even more traffic. To put this monstrosity of a building in our heritage town is simply over the top. Please stop this from happening. Please say no.

[REDACTED]
Sent from my iPhone

From: [REDACTED]
Sent: Friday, February 13, 2026 4:25 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Opposition to development at 398-412 WILSON ST.

External Email: Use caution with links and attachments.

Good afternoon Jennifer,

I currently live at [REDACTED] 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.

Sincerely,

[REDACTED]

From: [REDACTED]
Sent: Friday, February 13, 2026 4:03 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject:

[REDACTED]
External Email: Use caution with links and attachments.

Afternoon Jennifer

I currently live at [REDACTED] 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.

Thanks

[REDACTED]

-----Original Message-----

From: [REDACTED]
Sent: Friday, February 13, 2026 11:06 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 398-412 Wilson street

External Email: Use caution with links and attachments.

Hello Jennifer.

My family and I currently live at [REDACTED] Ancaster.

I would like to make my appointment officially opposition to the proposed development by Urban Solutions and Spallacci Homes at 398-412 Wilson Street In Ancaster.

Our town is not built for any structures over 3 stories. Take a drive around Ancaster and you will see that 8 storeys in that core village will not fit. If they want that then have them go out to the other end of Ancaster. Such as out towards the industrial park or near the Rona plaza.

I have lived here my whole life and have seen lots of change but this development is an eye sore and will only make more issues for our town such as: water table changes, water and sanitary issues and most importantly traffic issues. Where will these people park? How will they turn in and out of the building? Plus all the extra cars on the road for all those people. As it is it takes 20 mins for me to get from my house to the intersection of Rousseau and Wilson due to stoppages and traffic. And if there is an accident on the 403 it takes even longer. There is no way our roads can handle this large development.

Also I am concerned that if you let that happen there, other developers that own land on Wilson street (like Valery at 154 Wilson) will want to put 8 stories there.

You need to stick to the 3 storey rule in Ancaster.

Please do the right thing and stop this from happening.

From: [REDACTED]
Sent: Friday, February 13, 2026 11:39 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 398-412 Wilson Street East

External Email: Use caution with links and attachments.

Hello Ms. Cararino Jennifer
I currently live at [REDACTED], 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.

Sincerely,

From: [REDACTED]
Sent: Friday, February 13, 2026 10:22 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Cc: Craig Cassar <donate@craigforward12.ca>
Subject: 392 - 412 Wilson St. E and Lorne Ave. Development Ancaster

External Email: Use caution with links and attachments.

I recently attended the Developer meeting at St Johns Church regarding the proposed eight story development and would like to provide the following comments. I am a resident of Ancaster and live less than two kilometres from the proposed development;

This proposal far exceeds the height and density of the surrounding homes and businesses and will have a significant negative impact on the streetscape and the character of downtown Ancaster.

The development will contribute to increased congestion not only on Wilson Street

but also on the surrounding streets. The Planning Representative indicated that this will be resolved with traffic calming and signal optimization. Since the City has not been able to manage Wilson Street congestion with the existing traffic volume by using available tools, it is clear that adding this density at this location will contribute to more congestion.

A development of lower height and less density will help to mitigate these concerns.

With Thanks

From: [REDACTED]
Sent: Saturday, February 14, 2026 9:42 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Cc: Ward 12 Office <ward12@hamilton.ca>; [REDACTED]
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.....

 Ancaster

From: [REDACTED]
Sent: Saturday, February 14, 2026 8:41 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 398-412 Wilson Street East & 15 Lorne Avenue

External Email: Use caution with links and attachments.

To whom it may concern,

I am writing to express my concerns regarding the proposed 8-storey development at 398–412 Wilson Street East and 15 Lorne Avenue. While I support appropriate and well-planned development in the Ancaster Village Core, the height and scale of this proposal do not fit the established character of the area.

The Village Core has historically been defined by low-rise buildings in the 2–3 storey range, consistent with the intent of the Ancaster Secondary Plan and Urban Design Guidelines. An 8-storey building would create an abrupt height transition, introduce shadowing and privacy impacts, and set a precedent that is not compatible with the surrounding context.

I want to emphasize that I am not opposed to development on this site. A building of reasonable height, designed to respect the scale and rhythm of Wilson Street, could be a positive addition. I also want to note that the archways shown in the original rendering were a strong design feature that better reflected the architectural character many residents value in the Village Core. A revised proposal that maintains this type of design quality, while staying within a more appropriate height range, would be far more suitable for the area.

For these reasons, I respectfully request that Council and Planning Staff require a revised proposal that aligns with the Village Core’s established scale and character.

Thank you for your consideration.

Sincerely,

From: [REDACTED]
Sent: Saturday, February 14, 2026 9:33 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 392-412 Wilson street East

External Email: Use caution with links and attachments.

hello Jennifer,
I am writing to oppose the current development proposal for 393-412 Wilson Street.

Primary concerns:

- Traffic. Assessments must consider current (February 2026) traffic patterns and future load once other vacant medium-density zones lands are developed. Even at current volumes, the City of Hamilton is actively trying to mitigate the overburden at Wilson/Rousseaux, and Wilson/Montgomery intersections.
- Visual Impact. Eight stories is not in keeping with the character of the surrounding area and towers over the street. Photos in the visual impact study are misleading- the 2 storey foreground buildings appear to be half the height of the 8 storey structure.
- Vision and long term economic impact. To grow our impact as a world leader in healthcare and academia, we must compete with world class cities. Historically preserved communities like Ancaster compliment vibrant cities centres.

Two photos attached - one from the report, minimizing the size, and a second photo - even the same on cropped goes a better perspective.

[REDACTED]
[REDACTED]

-----Original Message-----
From: [REDACTED]
Sent: Saturday, February 14, 2026 11:19 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Wilson Street Development

External Email: Use caution with links and attachments.

Hello Jennifer,

I am writing to tell you that as residents of Ancaster Village we are very much against the proposed development. My husband and I grew up in Ancaster as did our parents and we are all in agreement for developing the village, but not with a massive eyesore that we do not have the infrastructure for.

Sincerely,

-----Original Message-----
From: [REDACTED]
Sent: Saturday, February 14, 2026 1:30 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Purposed Development 398-412 Wilson St E, Ancaster

External Email: Use caution with links and attachments.

> Evening,
>
> I am homeowner in Ancaster (address [REDACTED]) and I am writing to voice my opposition to the purposed development at 398-412 Wilson St E, Ancaster ON by Urban Solutions and Spallacci Homes.
>
> The City of Hamilton has a duty to the residents of Ancaster to follow the true spirit of the amalgamation agreement it made with the Town of Ancaster. This grotesque monstrosity is in no way in keeping with the historical architecture of Ancaster's town centre.

-----Original Message-----

From: [REDACTED]
Sent: Saturday, February 14, 2026 9:03 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 398-412 Wilson st east

External Email: Use caution with links and attachments.

I am a resident of Ancaster at [REDACTED] and oppose the new building no at 398-412 Wilson St East

-----Original Message-----

From: [REDACTED]
Sent: Sunday, February 15, 2026 7:20 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 398-412 Wilson st development in Ancaster

External Email: Use caution with links and attachments.

Hi - I wanted to voice my extreme concern that the proposed development will create traffic chaos in Ancaster.

It is far too dense - too many units to be tacked onto Wilson. The traffic on Wilson is only two lanes for a good portion of the road and already congested at rush hour. The traffic chaos during construction will make Ancaster unliveable. The additional density will permanently scar the town.

The only place that could possible handle this building might be Garner road at a major intersection like southcote or fiddlers green if Garber road was 4 lanes.

How can emergency vehicles support a fire in a building without setbacks and a spare turn lane? It's already impossible to get a vehicle through Halson and Wilson.

In addition - ugly and not in keeping with aesthetics of the town. It is far too tall and will change the entire community feel.

If it was setback and only 3 stories tall it would be tricky but doable.

Thanks for reading my comments

-----Original Message-----

From: [REDACTED]
Sent: Sunday, February 15, 2026 6:17 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Ancaster Downtown Development on Wilson Street

External Email: Use caution with links and attachments.

The proposal to develop large multi storey building in downtown Ancaster will irrevocably destroy the heritage character of the downtown and destroy the function and feel of the area. Study after study shows that preserving heritage and developing buildings sympathetic to the heritage attributes increases value of the area and increases commercial activity and the well being and feeling of happiness of residents and visitors. What is happening is the opposite. Developers are being given a free ride by the provincial government who is overriding local municipal expertise. This will not create affordable housing or be built faster. This must stop. It is happening all over Ontario to the permanent detriment of its residents in the excuse of creating new affordable housing. This is a lie.

Concerned citizen

[REDACTED]

From: [REDACTED]
Sent: Sunday, February 15, 2026 7:36 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Cc: Ward 12 Office <ward12@hamilton.ca>; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>
Subject: 398-412 Wilson S. E Ancaster

External Email: Use caution with links and attachments.

Hello Ms. Catarina,

As long time Ancaster residents we are writing to express our deep concern about the 8 storey development proposed for 398-412 Wilson St. E in Ancaster. This development is not at all in keeping with the character and history of the town and also much too big for the area. We are greatly concerned about the traffic impacts as the traffic on Wilson St. is already very slow and backed up almost every day. We also wonder how a building of such magnitude could possibly be built so close to the road without closing a lane of Wilson St at times during construction. Also of concern would be the large construction vehicles coming and going from the site. The traffic in Ancaster has no where else to go. Cars will be forced to cut through on Church St., Lodor, and Academy all of which are quiet residential streets with speed humps. It would be a traffic nightmare.

We strongly urge that the City of Hamilton turn down the application for this property as well as the one proposed for the corner of Wilson St and Rousseau. Ask any current resident of Ancaster and they will tell you that the town does not have the roads or infrastructure to support projects of this size.

-----Original Message-----

From: [REDACTED]
Sent: Sunday, February 15, 2026 5:37 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Wilson at Academy Urban Solutions Development

External Email: Use caution with links and attachments.

Hi Jennifer,

I'm writing as a concerned resident of Ancaster. I understand there are plans to build a large and obstructive development on Wilson St. at Academy St. Not only will this development overwhelm the charm of small town Ancaster and its main thruway, the resulting traffic implications are very concerning. The traffic is already very heavy in that area. As someone who needs to commute to and from McMaster University for work, this will significantly impact a route that is already a congested back up when things go awry on the 403 and Linc. Please share these concerns with the reviewing parties.

Thanks for your consideration,

[REDACTED]

From: [REDACTED]
Sent: Sunday, February 15, 2026 10:08 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Fwd: Spallacci Homes Development in Ancaster

External Email: Use caution with links and attachments.

Hello Jennifer:

I live at [REDACTED], in Ancaster and I would like to officially oppose the current development proposal located at 398-412 Wilson St. E. in Ancaster by Urban Solution and Spallacci Homes.

Their plan shows a very unattractive building being 8 stories high at 100 feet which will tower over the Village of Ancaster and the homes surrounding that area. Not to mention that there will be 118 residential units which means more traffic in this already busy area.

Once the development is decided for the corner of Wilson and Rousseau this will be an even worse situation of cars and people.

Please reconsider your decision around this lot development. I understand that we need more

residential units in our city, but could they at least be attractive and fit in with the current look of the other heritage buildings in Ancaster in scale and appearance.

Thank you,

From: [REDACTED]
Sent: Sunday, February 15, 2026 9:56 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 398-412 Wilson Street East & 15 Lorne Avenue

External Email: Use caution with links and attachments.

I am against the proposed development at **398-412 Wilson Street East & 15 Lorne Avenue**. It will simply overwhelm our beautiful village. It is too big and too modern. The thought of the historic Marr Phillip House being removed is simply heartbreaking. The increase in traffic will be a nightmare.

Take care,

[REDACTED]

-----Original Message-----

From: [REDACTED]
Sent: Saturday, February 14, 2026 11:18 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 412 Wilson St East

External Email: Use caution with links and attachments.

The proposed 8 storey building for this parcel of land is not in keeping with Heritage Village of Ancaster. The building should be no higher than 3 stories. The facade of the building should reflect or mimic historical character of the town.

Please don't allow such an ugly building to destroy this part of our town. It was so sad to see the heritage home at the corner of Wilson and Rousseaux torn down.
Please no more mistakes.

Concerned resident.

From: [REDACTED]
Sent: Monday, February 16, 2026 8:48 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Concerns Regarding 398–412 Wilson Street East Development

External Email: Use caution with links and attachments.

Dear Ms. Catarino,

I am writing to formally express my concern and opposition to the proposed development at 398–412 Wilson Street East in Ancaster.

Ancaster is a community defined by its heritage, small-town integrity, and cohesive streetscape. The current proposal does not reflect those values and risks undermining the character that residents work hard to preserve. Development can and should be tasteful, context-sensitive, and respectful of the historic nature of Wilson Street.

I respectfully ask that you advocate for revisions to this proposal so that any development on this site aligns with the scale, design, and heritage of the community.

If helpful, the February 9 community meeting hosted by Urban Solutions is available for viewing at the following link, along with contact information for City Staff and the Developer’s Agent accepting public comments:

<https://www.craigcassar.ca/development#398-wilson>

Thank you for your attention to this important matter.

Sincerely,

From: [REDACTED]
Sent: Sunday, February 15, 2026 9:06 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Wilson Street Development

External Email: Use caution with links and attachments.

Hello Jennifer,

I live at [REDACTED], and have done so for the past 44 years. I chose Ancaster because at the time it resembled an English village that I was used to in my birth country. The building regulations were such that strict controls were enforced in an attempt to maintain the Heritage feel of this very important town. I understand that certain progress has to be made due to increased population growth but regarding the development proposal located at 398 to 412 Wilson Street East in Ancaster I feel that this will forever destroy the uniqueness that this town still manages to hold onto. An attempt to maintain our attraction was made by the hotel across from this proposed development in the form of the Barracks Hotel whos owners thankfully renovated what was one of the first buildings in our beautiful town. Over the years there have been several attempts to change the look of Ancaster but thankfully they too had to comply, one such business at the time was a Tim Hortons Establishment that is now Tiffany Falls Dental Care, located in Ancaster Plaza on the corner of Halson Street. This too was required to be built in such a way as to maintain the heritage feel of our beautiful area.

My heartfelt request to you is, please do not support the gigantic redevelopment of this request by Urban Solution and Spallacci Homes for the construction of this building that will only add to the already heavily congested traffic problems, and further erode what was once a jewel in the crown of a very special area to live and visit.

From: [REDACTED]
Sent: Monday, February 16, 2026 11:04 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Formal Opposition – 398–412 Wilson Street East Development
Importance: High

External Email: Use caution with links and attachments.

Hi Jennifer,

I am writing as a current resident of the Ancaster Heights community to formally express my opposition to the proposed development at 398–412 Wilson Street East by Spallacci Homes and UrbanSolutions.

I have lived in Ancaster for approximately 40 years and have witnessed significant changes to our community over that time. Wilson Street, in particular, has become increasingly congested, especially during peak morning and evening hours. Traffic flow is already challenging for residents trying to commute to work or transport children to after-school activities. In my experience, the existing road infrastructure is already strained.

I understand that a transportation study was conducted during the Covid period. I respectfully

question whether traffic data collected during that time accurately reflects current traffic volumes and patterns. Present-day conditions are notably different, and recent changes including the closure of Old Ancaster Road and the rerouting of traffic toward Wilson Street and Montgomery Drive have already created significant congestion. It can now take multiple light cycles to exit my neighbourhood, even with the addition of the advance green signal at Montgomery. Adding a development of this scale will further intensify these pressures.

The construction phase is also a serious concern. While timelines may suggest approximately 24 months, projects of this size often extend beyond that range. A prolonged construction period of 36–48 months would significantly disrupt daily life for nearby residents. Increased traffic, noise, road restrictions, and construction activity would impact quality of life and could negatively affect property values in the surrounding area.

Beyond infrastructure concerns, I am also worried about the broader impact on the character of Ancaster Village. The scale and density of this proposed development do not align with the historic village feel that defines our community. Ancaster was not originally designed to support this level of intensification within its core, and many residents value the small-town atmosphere that continues to make this area desirable.

I respectfully request that these concerns be carefully considered before any approvals are granted. Growth and development are important, but they must be balanced with infrastructure capacity, traffic realities, and the preservation of community character.

Thank you for your time and consideration.

-----Original Message-----

From: [REDACTED]
Sent: Monday, February 16, 2026 1:12 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Wilson St. Build, ancaster

[REDACTED]

External Email: Use caution with links and attachments.

Unable to attend last Friday's meeting. My husband and I do not approve of this build.

[REDACTED]
Ancaster.
Sent from my iPad

From: [REDACTED]
Sent: Monday, February 16, 2026 3:28 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Re: Development at 398-412 Wilson Street, Ancaster

External Email: Use caution with links and attachments.

Dear Jennifer

My wife and I were unable to attend the community meeting the other day regarding the construction of an 8-storey building comprised of 118 residential units as well as commercial space at 398-412 Wilson Street East. We have however, been briefed on the details and would like to pass along our concerns on the matter.

We have apprehension on many fronts, such as preserving the heritage of our town, the height of this development and how it impacts the atmosphere of the Town of Ancaster, not to mention the influence its height will have on local property values. Also of concern is the effect that the remediation of the sanitary and water lines along Wilson Street will have on local businesses. These are all valid concerns that I can guarantee you are felt by many, many, of Ancaster's residents. Having said that, there is one major concern I have, shared by all, that I would like to bring to the forefront, and that is the impact on traffic given the currently overburdened infrastructure.

To begin with, the fact that the traffic study for this development was done during the

pandemic is bizarre and beyond unreasonable. We all know that during that period, traffic everywhere was abnormally *very* light due to lockdowns and people, like me, who worked from home for most of two years, or others like many I know who simply lost their jobs.

If we are honest with ourselves, we know that the traffic study needs to be done again, during the year when schools are in session and with focus to rush hour loads because that is when we will most certainly run into problems. In addition, this study viewed this project in isolation when in fact there are several other developments in the area that will cumulatively affect traffic.

When trying to venture out close to rush hour in Ancaster, it is apparent that our infrastructure is already near the tipping point. Putting 118 more residential units as well as commercial space at that location is certainly not going to go well. This is just simple common sense for the people who use these streets now. The city already knows it has an issue with the traffic just a bit down the road from this project, at the intersection of Rousseaux Street and Wilson. And widening roads doesn't appear to be an option.

Simply we know there is going to be a development at this property – fine. But why do we need to allow it to be an 8 story, 100 ft tall, building that is going to stand out in a way that changes the very essence of what Ancaster is and stresses the roads and traffic to the breaking point. Why not one or two residential stories plus commercial space, not 3 stories or more, certainly not 8. This needs to be permitted in such a manner as to have consideration for the consequences on current residents, not just Mr. Veloce's desire for a large lucrative project.

We are not apposed to a development, but we are apposed to this particular plan for reasons that should be obvious to everyone.

Sincerely,

From: [REDACTED]
Sent: Monday, February 16, 2026 1:10 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Ancaster Development

External Email: Use caution with links and attachments.

Jennifer Catarino, Planning Department

As a member of the audience at the Development Meeting on February 7, I want to pass on my comments to the planning committee as suggested:

The visual impact of the eight story building in that location is totally inappropriate for the streetscape,

The traffic impact is a major concern for not only residents in the immediate area but all townspeople who use Wilson Street,

The aesthetics of the proposed building can only be described as out of character for the location and the village ambience.

Because eight "nodes" were identified as suitable areas for development and intensification, this project could more suitably be built in one of the other seven spots. Numerous areas of vacant land further from the village core would be appropriate and more acceptable to Ancaster residents. We trust you and the committee will take into serious consideration all public input.

[REDACTED]

From: [REDACTED]
Sent: Monday, February 16, 2026 2:28 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Fwd: 398-412 Wilson Street East

External Email: Use caution with links and attachments.

Very opposed to planned construction at 398-412 Wilson Street East Ancaster.
Sent from my iPhone

Begin forwarded message:

From: [REDACTED]
Date: February 13, 2026 at 11:39:03 PM EST
To: [Jennifer.catarino@hamilton.ca](mailto:jennifer.catarino@hamilton.ca)
Subject: 398-412 Wilson Street East

Hello Ms. Cararino Jennifer

I currently live at [REDACTED], 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.

-----Original Message-----

From: [REDACTED]
Sent: Monday, February 16, 2026 9:53 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Ancaster

External Email Use caution with links and attachments.

Dear Ms. Catarino,

I am writing to express my opposition to the proposed development at 398-412 Wilson Street East in Ancaster.

As currently presented, the project does not reflect the character, heritage, or small-town integrity that defines Ancaster. It is an eyesore and does not align with the historic streetscape of Wilson Street. Development in our community should be tasteful, co

I respectfully ask that this proposal not move forward in its current form and that stronger consideration be given to a design that better fits the scale and character of Ancaster.

In case you missed the February 9 community meeting held by Urban Solutions regarding this project, the video and contact information for City Staff and the Developer s Agent accepting public comments are available here <https://can01.safelinks.protect.wilson&data=05%7C02%7CAshley.Youngblut%40hamilton.ca%7CE20df48c070d4fde307908de6e8659a2%7C60067437f484404f931646348e7340a5%7C0%7C0%7C639069720459951509%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRy>

Thank you for your time and consideration.

From: [REDACTED]
Sent: Monday, February 16, 2026 6:35 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Comments Opposing the Proposed Development at 398–412 Wilson Street East & 15 Lorne Avenue, Ancaster

External Email: Use caution with links and attachments.

Ms. Catarino:

Please see my comments below regarding the above-noted development.

To the Ontario Land Tribunal,

I am writing to formally express my opposition to the proposed 8-storey mixed-use development containing 118 residential units at 398–412 Wilson Street East and 15 Lorne Avenue in Ancaster.

I am an immigrant to Canada. I first moved to Toronto from a densely populated and highly congested city in my home country (India). While I am grateful for the opportunities this country has provided, I specifically chose to move to Ancaster because of its historic old-town charm, quieter lifestyle, walkability, and access to green space. It offered the kind of environment in which I hoped to raise my family — something I did not have growing up.

Over the past few years, however, Ancaster has changed dramatically. Wilson Street — our

primary arterial road — already experiences constant congestion and traffic throughout the day. Adding an 8-storey building with 118 residential units, which could realistically translate into well over 200 additional vehicles, will place an unsustainable burden on an already strained corridor. This does not account for the other developments currently underway or being proposed along Wilson itself.

While I understand that growth and development are necessary, they must be responsible, sustainable, and in keeping with the established character of the community. An 8-storey structure is not compatible with the scale and historic nature of Ancaster's old town. Maximizing height may make business sense for the developer, but private profitability should not outweigh long-term community impact. If this proposal is not viable at a smaller scale, then alternative locations within Hamilton — where there is no shortage of space — should be considered. Ancaster's historic core is not the appropriate location for high-density intensification of this magnitude.

I am also deeply concerned about the strain this development will place on infrastructure and community services, including traffic capacity, medical services, schools, and child care. I am currently expecting a child and, despite not requiring daycare until late next year, I am already on multiple waitlists with overwhelming numbers ahead of me. The existing system is under significant pressure. Adding 118 units without corresponding investment in infrastructure and services will only worsen these challenges.

Additionally, the traffic study relied upon for this proposal was conducted during COVID-19 conditions, when travel patterns were highly atypical. It cannot reasonably reflect present or future traffic realities.

If development must occur on this site, it should be more modest in scale — for example, low-rise buildings of two storeys that better align with the surrounding character. Even that would add some pressure, but it would be far more proportionate than an 8-storey structure.

We cannot continue building at this pace without investing equally in roads, infrastructure, and community services to support that growth. Many Ancaster residents share these concerns and feel that this proposal, in its current form, does not reflect the will or well-being of the community.

I respectfully ask that the Tribunal carefully consider the long-term impact of this development on Ancaster's character, infrastructure, and quality of life, and refuse the proposal in its current 8-storey form.

Thank you for your time and consideration.

From: Muriel Mckay <mckay@mcmaster.ca>

Sent: Monday, February 16, 2026 3:34 PM

To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>; [REDACTED]

[REDACTED]

Cc: [REDACTED]

Subject: thoughts on proposed development at 398-412 Wilson St East and Lorne Avenue Ancaster

External Email: Use caution with links and attachments.

Happy Family Day Jennifer, Matt, Sandy and Craig.

I attended the meeting last week at St John's hall re the subject line. My husband and I moved to Ancaster a little over a year ago. We love it and we are keenly interested in future construction, developments and preserving and boosting the businesses and heritage village feel of Ancaster.

We are vehemently against the 8 storey condo development proposed for this site. While vacant lots add nothing to the streetscape or city tax base, the plans, as presented, are out of sync and unsympathetic to the village as it is and as it could be.

Coming originally from a country that still uses 500+ year old buildings for commercial and residential purposes, it is painful to see as a solution, moving a house to the back of the lot, away from the street. Surely an inventive and creative architect could incorporate the Marr House into the facade? Glass over or around the house to connect

to the main building, akin to some of the old bank buildings in Toronto. Could it still be accessible or available for public use? Because of the building's history, I would hesitate to suggest using it as the entrance/lobby to the building

https://www.thestar.com/opinion/star-columnists/paying-the-toll-hamilton-s-royal-connaught-condo-owners-must-pay-fee-to-go-through/article_aef6eb01-4787-5ed3-b6e9-a103aa64a8c1.html

For scale, restrict the storeys to 3, at the very most 4 storeys. Part of the parking should be assigned to the town/BIA - use some of the bike parking spots (over supplied considering the available commute options.)

I see the issues with traffic congestion, safety and pollution from an 8 storey development and the other large building at the corner of Rousseau and Wilson. I just think there are better aesthetic and functional choices to be made for this location.

Yours sincerely,

From: [REDACTED]

Sent: Monday, February 16, 2026 7:55 PM

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

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

Subject: Formal Objection - 398-412 Wilson Street East and 15 Lorne Avenue Development

External Email: Use caution with links and attachments.

Dear Members of Hamilton City Council,

We are writing to formally express my strong objection to the proposed development at 398-412 Wilson Street East and 15 Lorne Avenue in Ancaster, currently under review by the City of Hamilton.

We live at [REDACTED], within approximately 2 - 3 kilometres of the proposed development site at 398-412 Wilson Street East, and we are therefore directly affected by the traffic, construction, and infrastructure impacts associated with this project. We have lived in Ancaster since June 2009. Over the past sixteen years we have experienced firsthand the pressures on traffic and municipal infrastructure within the Village. For this reason, I believe the current proposal raises significant concerns under the Urban Hamilton Official Plan and broader principles of good planning.

1. Traffic and Transportation Impacts

The Traffic Impact Study supporting this application was completed in 2020. Traffic volumes along Wilson Street have increased steadily over the past several years, resulting in noticeable and recurring delays during peak periods. It is unclear whether the study relied on traffic counts taken during pandemic related reductions in travel. If so, the baseline data may materially underestimate current conditions.

In addition, the study does not appear to adequately account for the cumulative impact of other recent and approved developments within Ancaster Village and along the Wilson Street corridor. Good planning requires consideration of cumulative impacts rather than isolated project analysis.

Wilson Street routinely absorbs diverted traffic during periods of Highway 403 congestion, construction activity, and full or partial closures. These diversion events create peak demand conditions that significantly increase congestion and delay within Ancaster Village. A comprehensive Traffic Impact Study should evaluate system performance under these stressed conditions to ensure that the local road network has sufficient capacity and resilience. Approving development without assessing these scenarios risks relying on incomplete peak congestion modelling.

The Urban Hamilton Official Plan contains policies requiring that development be supported by adequate transportation infrastructure and that traffic impacts be appropriately addressed. Without an updated study reflecting present day volumes and cumulative growth, it is difficult to conclude that these policy requirements are satisfied.

There is also insufficient clarity regarding construction phase impacts. Wilson Street is a constrained corridor. Lane reductions, construction vehicle access, and staging activities would significantly affect safety, emergency access, and the operation of adjacent businesses. These impacts must be transparently assessed.

An updated and comprehensive Traffic Impact Study should be required prior to any approval.

2. Sewer and Stormwater Infrastructure Capacity

During our time in Ancaster, our home has experienced two separate sewer backups that resulted in significant effluent flooding in our basement. These were serious events that caused substantial damage and disruption. One of these incidents is documented here:

<https://www.youtube.com/watch?v=ORatArsVBJE>

While I recognize that infrastructure improvements have been undertaken since the most recent event, the Urban Hamilton Official Plan requires that development proceed only where adequate municipal servicing is available and where infrastructure can

accommodate growth without creating adverse impacts.

Given the scale of this proposal, including more than 150 residential units, residents require clear and transparent confirmation through updated engineering analysis that the sanitary and stormwater systems have sufficient capacity under both normal and extreme weather conditions. Climate change has increased the frequency and intensity of heavy rainfall events. Infrastructure planning must reflect this reality.

In addition to the direct impact on residential properties, there is also the broader question of downstream environmental impacts. The Ancaster and Old Dundas area drains toward the Dundas Valley watershed and Conservation Area. Any increase in sanitary surcharging, stormwater overflow, or system stress raises legitimate concerns about potential impacts on receiving watercourses and environmentally sensitive lands. Protection of natural heritage systems and water quality is a fundamental planning principle under provincial and municipal policy. Development should not proceed unless it can be clearly demonstrated that there will be no adverse effect on downstream natural heritage systems or Conservation Authority regulated areas.

Approving significant intensification in an area with a history of sewer surcharging demands careful scrutiny and strong evidence of system capacity.

3. Compatibility with the Character of Ancaster Village

The Urban Hamilton Official Plan includes policies requiring that new development be compatible with the existing built form, scale, massing, and character of the surrounding area. Ancaster Village is made up primarily of low-rise buildings that reflect its historic character and small scale main street setting that contribute to its identity and sense of place.

A seven-storey building represents a substantial departure from the prevailing height and massing along Wilson Street. Compatibility is not solely about land use designation. It is also about transition, scale, and integration with the surrounding context.

In its current form, the proposal appears disproportionate relative to the established village character. Growth and intensification must be context sensitive and should enhance rather than dominate the existing streetscape.

Conclusion

Sound planning requires that development be supported by adequate infrastructure, that cumulative impacts be assessed, and that new buildings be compatible with their surroundings. Based on the concerns outlined above, I do not believe the proposal, as currently presented, satisfies these principles.

I respectfully urge Council to take a clear and firm position before the Ontario Land Tribunal opposing this development in its current form and to advocate for an outcome that aligns with infrastructure capacity, transportation realities, and the established character of Ancaster Village.

Sincerely,

From: [REDACTED]
Sent: Wednesday, February 18, 2026 11:32 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>; Matt Johnston <mjohnston@urbansolutions.info>
Subject: 398-412 Wilson Street East, Ancaster

External Email: Use caution with links and attachments.

Hello,

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

Thank you,
[REDACTED]

From: [REDACTED]
Sent: Thursday, February 12, 2026 11:39 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>; Baldassarra, Alaina <Alaina.Baldassarra@hamilton.ca>; Ward 12 Office <ward12@hamilton.ca>
Subject: Formal Objection: Proposed Development (398 Wilson St. & 15 Lodor St.)

External Email: Use caution with links and attachments.

Good morning,

To: City of Hamilton Planning Department / City Staff
Subject: Opposition to Development Application by Urban Solutions

Executive Summary

I am writing to formally object to the proposed eight-storey development at 398 Wilson St. and 15 Lodor St. While I acknowledge the complexities of urban growth, this proposal represents a significant departure from the **Wilson Street Secondary Plan**. The scale and density requested are not "context-sensitive" and threaten the historical integrity of Ancaster.

Key Areas of Concern

1. Policy Non-Compliance (Wilson Street Secondary Plan & UHOP)

- **Height Discrepancy:** The proposal requests an eight-storey structure in a zone where the limit is **2.5 storeys**. This is a 220% increase over the established limit.
- **Character Alignment:** The Secondary Plan was designed to preserve the low-scale

nature of Ancaster's Main Street. This proposal ignores those core tenets.

- **Regional Conflicts:** Consistent with Niagara Escarpment Commission (NEC) findings on nearby files (OLT-25-000-782), this density conflicts with the **Niagara Escarpment Plan** and, by extension, the **Urban Hamilton Official Plan (UHOP)**.

2. Traffic Safety and Data Inaccuracy

- **Dated Metrics:** The developer's traffic study relies on **2019–2020 data**. These figures were captured during pandemic lockdowns and do not reflect the current, overburdened reality of Wilson Street.
- **Congestion:** Adding 118 units to the town's primary artery will create significant bottlenecks, impacting emergency vehicle access and resident safety.

3. Historical and Visual Impact

- **Heritage Preservation:** Established in 1793, Ancaster is Ontario's third-oldest town. This high-rise design treats the area as a "blank slate" rather than a protected historical corridor.
- **Incomplete Visibility:** The Visual Impact Study is insufficient; it neglects the perspective of residents living behind the site, who will face a massive "wall effect."

4. Infrastructure and Environment

- **Stormwater Management:** The existing infrastructure is insufficient for a project of this density. Proposed "mitigation" does not solve the underlying issue of over-scale construction.
- **Climate Goals:** The removal of mature heritage trees directly contradicts the City's **Climate Emergency Plan**.

5. Housing Misalignment

- **Affordability Gap:** This proposal focuses on luxury units. It does not provide the affordable or "missing middle" housing that Ancaster residents actually need to address the housing crisis.

Conclusion

The responsibility of city staff is to ensure that growth does not come at the cost of community identity. This proposal prioritizes development pressure over established planning law. I respectfully request that staff **recommend denial** of this application and hold the developer to the standards set forth in the Secondary Plan.

Respectfully submitted,

From: [REDACTED]
Sent: Tuesday, February 17, 2026 5:57 PM
To: Ward 12 Office <ward12@hamilton.ca>; Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Urban Solutions proposed 8 story building in Ancaster

External Email: Use caution with links and attachments.

Dear Members of Council and Councillor Carrar,

As an Ancaster resident, I am writing to express my strong opposition to the proposed eight-storey mixed-use development at Academy and Wilson Street in the village core of Ancaster.

While the stated objective is to increase housing supply and affordability, there is no indication that this particular project will deliver truly affordable housing. With construction costs reportedly estimated at \$80 million by Urban Solutions, it is reasonable to question what the eventual price point of these condominium units will be and who, precisely, they are intended to serve.

Equally concerning is the impact on the character and functionality of the village core. Will this scale of development genuinely enhance pedestrian activity and local businesses, or will it create significant traffic congestion and strain existing infrastructure? These are not abstract concerns—they directly affect daily life for residents.

The Ancaster Wilson Street Secondary Plan, adopted in 2013 clearly articulated a vision for this community. It described Ancaster as a historic area where “intensification and infill development shall be balanced with the heritage and historic character” of the community. The plan further

envisioned building heights in the village core of no more than three storeys, reinforcing a scale that respects the existing streetscape and sense of place.

An eight-storey structure is not a modest adjustment to that vision; it is a fundamental departure from it.

Aesthetics matter. The built environment profoundly affects community identity. One only needs to visit cities such as Rome, Florence, or Vienna—or closer to home, Dundas and Niagara-on-the-Lake—to see the value of protecting historic cores and human-scale architecture. These communities have recognized that once character is compromised, it cannot be reclaimed.

Once the village core is fundamentally changed, it cannot be undone.

Moreover, the traffic studies are inadequate and the impact to traffic has been grossly underestimated using data from 6-7 years ago as well as during the COVID pandemic. It is also my understanding that a combined traffic study has not been completed. Further, current traffic is already backup along Wilson as well as the corner of Rousseau and Wilson.

I respectfully urge Council to reject this proposal in its current form and to uphold the original intent of the Ancaster Wilson Street Secondary Plan.

Thank you,

From: [REDACTED]
Sent: Tuesday, February 17, 2026 10:30 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 398 - 412 Wilson Street Development

External Email: Use caution with links and attachments.

Good morning Jennifer,

I am an Ancaster resident who currently lives at [REDACTED]. I would officially like to strongly oppose the development proposal located at 398-412 Wilson Street East in Ancaster by Urban Solution and Spallacci Homes.

Thank you for your attention to this matter.

[REDACTED]

From: [REDACTED]
Sent: Tuesday, February 17, 2026 10:36 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 412 Wilson street east

External Email: Use caution with links and attachments.

Dear Ms. Catarino

Further to the notification for re-zoning of the property located at 398–412 Wilson St. East, we wish to file our objection, to this proposal.

Adding a development of this magnitude will only worsen the situation of traffic in our town.

This proposal is more of a GREED rather than a NEED situation.

The size is way too large, too high and not enough thought or planning has gone into the overall impact to the Village.

Traffic is a nightmare as it is now

This would kill our town

Respectfully,

From: [REDACTED]
Sent: Tuesday, February 17, 2026 8:52 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>; Baldassarra, Alaina <Alaina.Baldassarra@hamilton.ca>; Youngblut, Ashley <Ashley.Youngblut@hamilton.ca>; Ward 12 Office <ward12@hamilton.ca>
Subject: Opposition to 398 Wilson & 15 Lodor Proposal – Protection of Ancaster’s Heritage and Secondary Plan

External Email: Use caution with links and attachments.

Good evening,

I am writing to express my strong opposition to the proposed development at 398 Wilson Street and 15 Lodor Street (Sergio Manchia / Urban Solutions). While I deeply respect the challenging work that City staff undertake in reviewing complex applications, I feel compelled to outline serious concerns about this proposal and its incompatibility with the Wilson Street Secondary Plan, the Niagara Escarpment Plan, and the historical fabric of Ancaster Village.

Conflict with the Wilson Street Secondary Plan

The Secondary Plan was created to protect the character, scale, and heritage identity of Ancaster’s historic core. The proposed eight-storey building—where the Plan envisions a maximum of 2.5 storeys—is fundamentally inconsistent with the intended built form. Wilson Street is not designated for high-rise intensification; it is a Main Street corridor meant to retain its village scale and human-centred streetscape.

Historical Significance of Ancaster Village

Ancaster is one of Ontario’s oldest communities, founded in 1793, predating many major settlements in the province. Its early development as a mill town and commercial hub made it a key centre in Upper Canada long before Hamilton existed. The village core still reflects this layered history, with heritage buildings, mature trees, and streetscapes that tell the story of more than two centuries of community life.

Two nearby heritage landmarks illustrate the irreplaceable cultural value of this area:

The Marr House (c. 1832)

- One of the oldest surviving stone residences in Ancaster.
- Built by James Marr, a prominent early settler and mill operator.
- A rare example of early 19th-century stone Georgian architecture in Ontario.
- Its preservation contributes to the authentic historical character of Wilson Street and the surrounding village.

The Brandon House (c. 1840s)

The Brandon House was an important heritage property tied to the Brandon family—early merchants who helped shape Ancaster’s commercial identity. It reflected the architectural character of the 19th-century village and served as a visual anchor along Wilson Street.

Its overnight demolition was a deeply irresponsible loss for our community. A historic landmark disappeared without meaningful public notice, erasing an irreplaceable piece of Ancaster’s heritage. This incident demonstrates how vulnerable our remaining historic assets are when development pressures override proper stewardship. It is a stark reminder that we cannot afford to repeat such mistakes.

These buildings—and others like them—are not isolated artifacts. They form a continuous heritage landscape that defines Ancaster Village. Introducing an eight-storey tower into this context would permanently disrupt the historic sightlines, scale, and character that make this area culturally significant not only to Ancaster, but to Ontario’s broader heritage narrative.

Traffic and Access Concerns

As someone who drives this intersection daily, I can attest that it is already strained. The traffic study submitted by the applicant relies heavily on 2019–2020 data, much of it collected during pandemic lockdowns when traffic volumes were abnormally low. With 118 units—likely housing far more than 118 residents—the congestion will worsen significantly, creating safety risks and reducing quality of life for everyone who relies on this main artery.

Out of Character with the Neighbourhood

The proposed scale and density are incompatible with the surrounding built form. Ancaster is not a blank canvas for high-rise development; it is a historic village with a distinct identity that residents and visitors value deeply. Visual impact studies already show the building's overwhelming presence—and notably, they fail to include views from the rear, where many residents will be directly affected.

Stormwater and Infrastructure Limitations

Existing infrastructure is not designed to support a development of this magnitude. While the applicant proposes mitigation measures, these do not resolve the core issue: the project is fundamentally out of scale for the area and not supported by the Secondary Plan.

Contrary to the Niagara Escarpment Plan and UHOP

The Niagara Escarpment Commission has already indicated that the development two doors down (OLT-25-000-782) does not comply with the Niagara Escarpment Plan, and therefore conflicts with the Urban Hamilton Official Plan. There is no reasonable basis to conclude that this proposal—larger and more intrusive—would fare any differently.

Environmental and Climate Considerations

The removal of mature heritage trees contradicts the City's Climate Emergency Plan and undermines long-term environmental resilience. These trees are part of the village's historic landscape and should be protected, not sacrificed.

Does Not Address Local Housing Needs

The proposal consists primarily of luxury units, which do little to address the housing affordability crisis. Ancaster needs housing that is accessible, diverse, and aligned with community needs—not high-priced units that offer minimal public benefit.

In Summary

This proposal:

- Conflicts with the Wilson Street Secondary Plan
- Threatens the heritage character of Ancaster Village
- Disrupts the historical context of landmarks like the Marr House and Brandon House
- Relies on outdated traffic data
- Overburdens existing infrastructure
- Contradicts the Niagara Escarpment Plan and UHOP
- Removes mature trees in contradiction to climate goals
- Fails to address genuine housing needs

For these reasons, I respectfully urge City staff to recommend denial of this application and require that any future proposal remain consistent with the Wilson Street Secondary Plan and the historic identity of Ancaster Village.

Thank you for your time and careful consideration.

With respect,

From: [REDACTED]
Sent: Monday, February 16, 2026 10:05 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 398-412 Wilson St E

External Email: Use caution with links and attachments.

Ms Catarino,

I love Ancaster and the privilege I have of being a resident here. The heritage of this community is what makes it so valuable. Please do not allow the developers to build the existing proposed structure at 398-412 Wilson, We have worked so hard to preserve the heritage of Ancaster and once it's gone, there will be no going back. Let's ensure new builds along Wilson Street are in keeping with the look and feel of existing buildings, such as the Barracks, and former Rousseau House, among others. I oppose this monstrosity of a build that has done nothing to address the heritage, let alone the bylaws of our community. Do we have the infrastructure to accommodate this build? Do we have the roads to accommodate the traffic congestion. Even the current increase in traffic along Wilson St. due to new townhomes, has created congestion and decreased emergency vehicles ability to address accidents along 403 and The Lincoln Parkway. Ancaster has become the alternative traffic route when there is an accident, adding to further congestion on our roads.

We understand the need to increase density which will allow us to protect our green lands but not with such blatant disregard for working with the community. There are many caring residents in Ancaster, can the developers not work with us.

From: [REDACTED]
Sent: Tuesday, February 17, 2026 8:40 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>; Baldassarra, Alaina <Alaina.Baldassarra@hamilton.ca>; Youngblut, Ashley <Ashley.Youngblut@hamilton.ca>; Ward 12 Office <ward12@hamilton.ca>
Subject: Formal Objection to Wilson Street Development Proposal Ancaster

External Email: Use caution with links and attachments.

Good morning,

I understand that the City staff undertake difficult work reviewing development applications; however, I must be clear: this proposal is unacceptable and fundamentally non-compliant with the Wilson Street Secondary Plan. The level of concern within the community is serious and justified.

Non-Compliance with the Secondary Plan

The proposal directly contradicts the Wilson Street Secondary Plan. An eight-storey building where the Plan permits a maximum of 2.5 storeys is not a minor variance—it is a complete disregard for the intent of the Plan, which exists to protect Ancaster’s scale, character, and historic identity.

Traffic and Safety Impacts

Traffic on Wilson Street is already severely congested. Many days, it is extremely difficult

From: [REDACTED]
Sent: Wednesday, February 11, 2026 8:10 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Proposed Wilson Street Development

External Email: Use caution with links and attachments.

Good morning,

I am writing to express my vehement opposition to the proposed construction of an 8 storey mixed use condo/commercial building on Wilson Street in Ancaster. Not only would this negatively impact the charming streetscape, the impact of increased traffic on this already overburdened corridor would be devastating.

I know that if the City of Hamilton does not grant approval, the developer will appeal to the Ontario Land Tribunal. If you have any contact information for those ultimately making the decision there, it would be appreciated.

Thank you.

to travel the corridor at all. Adding 118 residential units will significantly worsen congestion and create real safety risks on the only main road through town. In addition, Mohawk Road from the highway to Wilson Street is already heavily congested and dangerous during rush hour. With this development, that route will become effectively impassable and unsafe during peak times. The developer's traffic study relies on outdated 2019–2020 pandemic-era data and does not reflect current conditions.

Out of Character with a Historic Community

Ancaster, established in 1793 and the third-oldest town in Ontario, is not suitable for high-density construction of this scale. The building's massing and design are incompatible with the surrounding neighbourhood. While visual impact studies were submitted, they clearly demonstrate the proposal does not fit Ancaster's identity and fail to address impacts on residents behind the site.

Infrastructure, Environmental, and Policy Conflicts

Existing stormwater and infrastructure systems cannot support a development of this size. The proposal also conflicts with the Niagara Escarpment Plan and the Urban Hamilton Official Plan, as confirmed by the Niagara Escarpment Commission regarding a nearby development. Tree removal further contradicts the City's Climate Emergency commitments.

Conclusion

This proposal conflicts with planning policy, overwhelms infrastructure, increases traffic danger, harms environmental assets, and erodes Ancaster's character. I strongly urge city staff to recommend denial and require that any development on Wilson Street comply fully with the Wilson Street Secondary Plan.

Sincerely,

From: [REDACTED]
Sent: Friday, February 13, 2026 9:57 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 398-412 Wilson Street East, Ancaster, Urban Solution & Spallacci Homes

External Email: Use caution with links and attachments.

Hi Jennifer,

My family and I live at [REDACTED] in Ancaster.

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

We walk from Ancaster Heights up to town many times a month. The streetscape is a mixture of residential and commercial buildings, some historical, some not.

Introducing a multistory building in our quaint historical village is a poor fit due to a lack of harmony in scale. A massive building on a small charming street will not contribute to a positive community feel.

The proposed development would be a mismatch of character.

Perhaps any new building should be set back from the road, develop a few street facing buildings that pay homage to historical buildings that may have once been there or in the Ancaster community. Avoid moving a historical building to the back of the property.

412 Wilson Street Glendale Garage:

This is a larger building but it has been developed to look it did a hundred years ago. I think it fits in well.





385 Wilson Street:

This was a good attempt, but unfortunately, feels too large for the area.





-----Original Message-----

From: [REDACTED]
Sent: Wednesday, February 18, 2026 6:09 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 398-412 Wilson Street

External Email: Use caution with links and attachments.

Hello Jennifer

I am a long time resident of Ancaster on [REDACTED] . I would like to officially oppose the development proposal located at 398-412 Wilson Street East in Ancaster by Urban solutions . Besides the height of the building and how it impacts the atmosphere of the Town of Ancaster and the influence its height will have on property values , the traffic study done during the COVID pandemic in no way reflects the current overburdened infrastructure. I am opposed to this particular plan for many reasons that should be obvious to everyone .

Sincerely,

From: [REDACTED]
Sent: Wednesday, February 18, 2026 9:11 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Proposed building on Wilson St East

External Email: Use caution with links and attachments.

Jennifer Catarino, Planning Department

I attended the Development Meeting on February 7 presented by Urban Solutions.

I would like to pass on to your department my views on the proposed structure at 398-412 Wilson St East, Ancaster.

1. Building is a complete anomaly in its present location.

The Ancaster Village core comprising Wilson Street East up to the roundabout west of Ancaster Mews has NO buildings higher than 3 storeys. Many are Heritage buildings OR built in a manner that fit in architecturally with the older buildings, for example the small plaza at the Wilson and Halson intersection and the office and commercial properties at the same intersection.

The 8 storey building proposed creates jarring sight lines, will create shadows and loss of natural light to surrounding buildings, particularly those located to the back of the proposed structure.

2. Unsustainable traffic congestion

The 118 dwellings and the 1475 square feet of commercial space will create an unsustainable situation on Wilson St which already is clogged with cars especially during rush hours. Slow downs on the 403 result in cars turning off and using Wilson Street as an alternative way to the lower city. The as yet unfinished Garner Rd upgrading continues to be a major source of extra traffic, a situation which has been ongoing since 2022.

Ancaster is poorly served by public transportation and so this proposed building will significantly aggravate the problem.

3. Further dislocation of Wilson Street due to infrastructure expansion

I understand the developers will need to upgrade water and sewage systems to accommodate the building's needs. This will no doubt result in several other building applications being made for the inner village since those developers will now be able to tap into these upgrades, thus increasing the number of cars beyond the number anticipated by the 398-412 plan.

4. Is there any vision for Ancaster and if so, consider locating in a more suitable Node

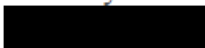
I have yet to hear an articulated vision for the town of Ancaster. Is it worthwhile preserving its uniqueness described in one tourist guide as,

“In essence, Ancaster is celebrated for its deep historical roots, preserved heritage, access to nature, and a thriving local scene that offers a blend of quaint charm and contemporary appeal”.

I ask that serious consideration be given to maintaining the 3 story limit to new buildings in the village core and that permits for taller buildings be restricted to more appropriate nodes, for example west of the roundabout beyond Ancaster Mews.

I hope that all of these concerns be submitted and given serious consideration by the Planning Committee.

Thank you.



From: [REDACTED]
Sent: Thursday, February 19, 2026 6:55 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Wilson St. Development

[REDACTED]
External Email: Use caution with links and attachments.

Hi Jennifer,

I'm writing as a concerned resident of Ancaster.

I have heard there are plans to build a large and obstructive development on Wilson St. at Academy St.

I believe this it to the detriment of our community. That part of the town has a charm that will be destroyed by a large, modern building there.

The traffic is already very heavy in that area. My wife and I both commute to and from [REDACTED] [REDACTED] for work, this will significantly impact a route that is already congested when there are issues on the highway.

Please share these very serious concerns with the reviewing parties.

Thank you for your consideration in this matter,

From: [REDACTED]
Sent: Thursday, February 19, 2026 11:57 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Re: Ancaster building

External Email: Use caution with links and attachments.

I am an Ancaster resident opposing the construction of the building on Wilson. Old Ancaster needs to remain Old Ancaster. [REDACTED]

[REDACTED]

[REDACTED]

What can we do to protest? Please advice. [REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Thursday, February 19, 2026 9:17 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Objection to Proposed Condo Monstrosity at Rousseau and Wilson street

External Email: Use caution with links and attachments.

Jennifer --

This proposal is nothing short of outrageous. How is it even being considered?

Its mammoth scale and prison-block appearance make it completely inappropriate for that location. It will ruin Ancaster Village's core and likely set an unwelcome precedent for further horrid developments by property developers who do not care at all about the damage they do to the local community.

Another key issue is the additional traffic it will create. Where are all the cars, firetrucks, and ambulances supposed to go? We ALREADY have traffic jams getting in and out of Ancaster. This building will cause gridlock, impact local residents every single day, and jeopardize safety.

Obviously, a Covid-era traffic study is not a credible prediction of its impact. Come to the corner of Rousseau and Wilson around 4 to 5.30 p.m. most weekdays days, and you will see the future misery for yourself.

I am certain I don't have to highlight the many other negatives associated with this proposal; they are as clear as day to any reasonable person.

In short, this proposed building is so OBVIOUSLY awful, in so many ways, it could make Ancaster a case study for bad planning in every regard -- and a complete laughing stock.

Please Jennifer, do all you can to put an end to this terrible threat to our historic, and beloved village of Ancaster.

Regards,

From: [REDACTED]
Sent: Thursday, February 19, 2026 10:04 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Development project at 398-412 Wilson Street E, Ancaster

External Email: Use caution with links and attachments.

Dear Ms. Catarino,

I am writing to express my grave concerns and vehement opposition to the proposed development at 398-412 Wilson Street East in Ancaster. As currently presented, the project does not reflect the character, heritage, or historical and architectural integrity that defines Ancaster. It is an eyesore to say the least. Additionally, it does not in any way align with the historic streetscape of Wilson Street. It is an absolute monster as is the other large development proposal almost next to it also on Wilson. Development in our community should be carefully considered, context-sensitive, and respectful of the town's heritage. Moreover, any development has to consider the congestion, traffic flow and safety. We have experienced too much traffic increase so much so that Ancaster has become unlivable. Our children walking to school are often not safe enough in the current vehicle traffic flow. Neither of the two large scale proposals that are being pushed on us are based on proper traffic flow study. This is outrageous! I ask that this proposal not move forward in its current form and that stronger consideration be given to social and living context as well as traffic and a design is

significantly changed to better fit the scale and character of Ancaster. In case you missed the February 9 community meeting held by Urban Solutions regarding this project, the video and contact information for City Staff and the Developer's Agent accepting public comments are available here: <https://www.craigcassar.ca/development#398-wilson> Thank you for your time and consideration.

Sincerely,

From: [REDACTED]
Sent: Friday, February 20, 2026 10:05 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Formal Opposition – 398–412 Wilson Street East Development

External Email: Use caution with links and attachments.

Hello Jennifer,

I am writing as an Ancaster resident to express my deep concerns regarding the proposed development at 398–412 Wilson Street East.

While I understand that our community will continue to grow, the current traffic conditions in Ancaster are already far beyond what is reasonable for a small town. The existing infrastructure simply cannot support additional residents—especially on a corridor that experiences constant congestion. Evenings are particularly difficult, and many families struggle just to get their children to extracurricular activities because traffic on Wilson Street routinely comes to a standstill.

I am also concerned that the transportation study for this development was completed during the COVID period, when traffic volumes were nowhere near typical levels. Any data collected in that time would not accurately represent present-day conditions, which have changed drastically. Using such outdated metrics to justify a project of this scale does not reflect the reality residents face every single day.

It saddens me that these very obvious, common-sense issues are not being addressed proactively. It should not fall on residents to point out challenges that are so clearly impacting the livability of our community. These are fundamental considerations that should be embedded in responsible urban planning—especially in a village core that is already under immense strain.

I respectfully ask that these concerns be taken seriously and thoroughly evaluated before any further action is taken on this proposal.

Thank you.

From: [REDACTED]
Sent: Friday, February 20, 2026 12:40 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Concerns re: Development 398-412 wilson street east Ancaster

External Email: Use caution with links and attachments.

Jennifer,

I am an Ancaster resident who currently lives around the corner from the proposed development.

By way of this email I would officially like to oppose the development proposal located at 398-[412 Wilson Street East](#) in Ancaster by Urban Solution and Spallacci Homes.

My concerns include the aesthetic which does not fit in with our village, the additional traffic burden added to an already congested area(both Wilson St and Rousseaux) and the height of the building which goes against our longstanding policy against high story units.

Your attention and consideration of my concerns would be much appreciated!

Regards

From: [REDACTED]
Sent: Sunday, February 22, 2026 8:14 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Cc: mjohnstone@urbansolutions.info
Subject: Development at 398-412 Wilson St. E, Ancaster

External Email: Use caution with links and attachments.

Dear Ms. Catarino,

I am writing to express my opposition to the proposed development at 398–412 Wilson Street East in Ancaster.

As currently presented, the project does not reflect the character, heritage, or small-town integrity that defines Ancaster. It is an eyesore and does not align with the historic streetscape of Wilson Street. Development in our community should be tasteful, context-sensitive, and respectful of the town’s heritage.

I respectfully ask that this proposal not move forward in its current form and that stronger consideration be given to a design that better fits the scale and character of Ancaster.

Thank you for your time and consideration.

From: [REDACTED]
Sent: Friday, February 20, 2026 4:42 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 398-412 Wilson St proposal

External Email: Use caution with links and attachments.

Hi Jennifer

I'm writing to register my opposition to the proposed 10-storey development for the above referenced property. I have been a resident of Ancaster since 1980.

The proposed height of 10 stories is unacceptable in a town where 3 stories has been the standard. The quasi-modern design is extremely unattractive and not in keeping with the historic stone buildings in that section of Wilson St.

The referenced traffic study of 2019-2020 is out of date and completely invalid due to COVID restrictions at the time. Traffic is currently so heavy on Wilson during rush hours that some turn down side streets to avoid it, making the side streets less safe for residents.

My recollection is that a previous proposal for this property was for a 8 story building, which was

denied. The developer then offered a 5 storey design. What happened to this proposal?

Why are we jumping through hoops again?

Sincerely

-----Original Message-----

From: [REDACTED]
Sent: Sunday, February 22, 2026 11:10 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 398-412 Wilson St E Ancaster

External Email: Use caution with links and attachments.

Dear Ms. Catarino,

I am writing to express my opposition to the proposed development at 398–412 Wilson Street East in Ancaster.

As currently presented, the project does not reflect the character, heritage, or small-town integrity that defines Ancaster. It is an eyesore and does not align with the historic streetscape of Wilson Street. Development in our community should be tasteful, context-sensitive, and respectful of the town's heritage.

I respectfully ask that this proposal not move forward in its current form and that stronger consideration be given to a design that better fits the scale and character of Ancaster.

Thank you for your time and consideration.

From: [REDACTED]
Sent: Monday, February 23, 2026 10:47 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Opposition to the proposed development at 398–412 Wilson Street East in Ancaster

External Email: Use caution with links and attachments.

Dear Ms. Catarino,

I am writing to express my opposition to the proposed development at 398–412 Wilson Street East in Ancaster.

As currently presented, the project does not reflect the character, heritage, or small-town integrity that defines Ancaster. It is an eyesore and does not align with the historic streetscape of Wilson Street. Development in our community should be tasteful, context-sensitive, and respectful of the town's heritage.

I respectfully ask that this proposal not move forward in its current form and that stronger consideration be given to a design that better fits the scale and character of Ancaster.

Thank you for your time and consideration.

Kind Regards,

-----Original Message-----

From: [REDACTED]
Sent: Sunday, February 22, 2026 7:45 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Wilson Street, Ancaster

[REDACTED]

External Email: Use caution with links and attachments.

Dear Ms. Catarino,

I am writing to express my opposition to the proposed development at 398–412 Wilson Street East in Ancaster.

As currently presented, the project does not reflect the character, heritage, or small-town integrity that defines Ancaster. It is an eyesore and does not align with the historic streetscape of Wilson Street. Development in our community should be tasteful, context-sensitive, and respectful of the town's heritage.

I respectfully ask that this proposal not move forward in its current form and that stronger consideration be given to a design that better fits the scale and character of Ancaster.

Thank you for your time and consideration.

From: [REDACTED]
Sent: Monday, February 23, 2026 6:40 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 398-412 Wilson St. E.

[REDACTED]

External Email: Use caution with links and attachments.

Dear Ms. Catarino,

I am writing to express my opposition to the proposed development at 398–412 Wilson Street East in Ancaster.

As currently presented, the project does not reflect the character, heritage, or small-town integrity that defines Ancaster. It is an eyesore and does not align with the historic streetscape of Wilson Street. Development in our community should be tasteful, context-sensitive, and respectful of the town's heritage.

I respectfully ask that this proposal not move forward in its current form and that stronger consideration be given to a design that better fits the scale and character of Ancaster.

Thank you for your time and consideration.

From: [REDACTED]
Sent: Monday, February 16, 2026 3:28 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Re: Development at 398-412 Wilson Street, Ancaster

External Email: Use caution with links and attachments.

Dear Jennifer

My wife and I were unable to attend the community meeting the other day regarding the construction of an 8-storey building comprised of 118 residential units as well as commercial space at 398-412 Wilson Street East. We have however, been briefed on the details and would like to pass along our concerns on the matter.

We have apprehension on many fronts, such as preserving the heritage of our town, the height of this development and how it impacts the atmosphere of the Town of Ancaster, not to mention the influence its height will have on local property values. Also of concern is the effect that the remediation of the sanitary and water lines along Wilson Street will have on local businesses. These are all valid concerns that I can guarantee you are felt by many, many, of Ancaster's residents. Having said that, there is one major concern I have, shared by

all, that I would like to bring to the forefront, and that is the impact on traffic given the currently overburdened infrastructure.

To begin with, the fact that the traffic study for this development was done during the pandemic is bizarre and beyond unreasonable. We all know that during that period, traffic everywhere was abnormally *very* light due to lockdowns and people, like me, who worked from home for most of two years, or others like many I know who simply lost their jobs.

If we are honest with ourselves, we know that the traffic study needs to be done again, during the year when schools are in session and with focus to rush hour loads because that is when we will most certainly run into problems. In addition, this study viewed this project in isolation when in fact there are several other developments in the area that will cumulatively affect traffic.

When trying to venture out close to rush hour in Ancaster, it is apparent that our infrastructure is already near the tipping point. Putting 118 more residential units as well as commercial space at that location is certainly not going to go well. This is just simple common sense for the people who use these streets now. The city already knows it has an issue with the traffic just a bit down the road from this project, at the intersection of Rousseaux Street and Wilson. And widening roads doesn't appear to be an option.

Simply we know there is going to be a development at this property – fine. But why do we need to allow it to be an 8 story, 100 ft tall, building that is going to stand out in a way that changes the very essence of what Ancaster is and stresses the roads and traffic to the breaking point. Why not one or two residential stories plus commercial space, not 3 stories or more, certainly not 8. This needs to be permitted in such a manner as to have consideration for the consequences on current residents, not just Mr. Veloce's desire for a large lucrative project.

We are not apposed to a development, but we are apposed to this particular plan for reasons that should be obvious to everyone.

Sincerely,

From: [REDACTED]
To: [Catarino, Jennifer](#)
Cc: [Baldassarra, Alaina](#); [Youngblut, Ashley](#)
Subject: RE: Development at 398-412 Wilson Street, Ancaster
Date: Saturday, February 21, 2026 11:50:35 AM
Attachments: [image001.png](#)

External Email: Use caution with links and attachments.

Thanks for your reply, Jennifer.

Further to my email below, I thought it might be helpful if I sent a few pictures of the traffic in the area of the proposed development. Please find attached, pictures that were taken this week between 3:15 and 3:30 PM. The pictures are named for the location taken.

Traffic like this is commonplace during the week and does not get any better deep into rush hour. The traffic in this area all along Wilson Street between Hwy 403 exits and Rousseaux St. is frustratingly heavy. I could have provided similar pictures along this route through the heart of Ancaster. Jerseyville Road, Rousseaux St, and Wilson Street further east down the hill towards Montgomery, are all areas that are discouragingly backed up during rush hours.

I send these to highlight again, that the traffic study for this project that was done during the pandemic would be akin to me taking these pictures at 4:00 AM ... not representative of the true situation we have. Ancaster is jammed up at rush hour and residents I have spoken with are concerned about the *'current'* state of traffic. We were hoping there might be some plan for relief. Instead, what we are seeing is multiple developments compounding the issue with no apparent plan.

I will reiterate what I raised in my email. We know there is going to be a development at this property. But why, in all the area we have in the City of Hamilton, do we need to allow it to be an 8-story building in this specific area where the infrastructure is already strained. Why not one or two residential stories plus commercial space, and build the high-density high rise, in a more appropriate location.

I appreciate you taking the time to review this and look forward to the City's decision on this matter.

Sincerely,

From: [REDACTED]
Sent: Monday, February 23, 2026 11:46 AM
To: Office of the Mayor <Officeofthe.Mayor@hamilton.ca>
Cc: doug.fordco@pc.ola.org; peter.bethlenfalvy@pc.ola.org; sylvia.jones@pc.ola.org;
jill.dunlop@pc.ola.org; rob.flack@pc.ola.org; todd.mccarthy@pc.ola.org;
michael.parsaco@pc.ola.org; prabmeet.sarkaria@pc.ola.org; graydon.smith@pc.ola.org;
kinga.surma@pc.ola.org; Ward 1 Office <ward1@hamilton.ca>; Ward 2 <ward2@hamilton.ca>;
Office of Ward 3 City Councillor Nrinder Nann <ward3@hamilton.ca>; Ward 4
<ward4@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom
<Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Ward 8 Office
<ward8@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff
<Jeff.Beattie@hamilton.ca>; Ward 11 <ward11@hamilton.ca>; Ward 12 Office
<ward12@hamilton.ca>; Ward 13 <ward13@hamilton.ca>; Spadafora, Mike
<Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>; Catarino, Jennifer
<Jennifer.Catarino@hamilton.ca>
Subject: Development Proposal at 398-412 Wilson St E., Ancaster by Urban Solution and Spallacii
Homes

External Email: Use caution with links and attachments.

Dear Mayor Horwath,

I would like to bring your attention to a development proposal at one of the key intersections in Ancaster (Rousseaux St & Wilson St) that is strongly opposed by the residents of the area. While at first glance this may appear to be solely a Ward 12 issue, I believe this major traffic artery has greater implications for the entire west mountain and the general flow of traffic throughout the city. While I am not anti-development, I believe that there are serious safety, infrastructure, environmental, and community impacts that are not being considered and should be reviewed in

greater detail.

Our Ward 12 councillor, Mr. Craig Cassar, has done a wonderful job bringing awareness to this development, the review process, and the previous Ontario Land Tribunal decision to deny the permit application. While I understand the need for development and the pressure from the provincial government to provide more housing, the traditional consultation process must be respected. More importantly, the needs and concerns of the residents who will bear the consequences of the proposed development must be heard and accommodated. While residents are offered an opportunity to attend meetings, the majority of concerned residents have families and jobs, and therefore cannot make it to the limited number of meetings to voice their concerns. Our community's lived experience is not being weighted or prioritized enough in regards to the impact this development would have.

The myriad issues around this development include, but are not limited to:

Infrastructure - Rousseaux St is backed up from Wilson St multiple times a day, sometimes all the way to the exit at the Linc and 403. As a resident of this street, exiting our driveway is already extremely challenging and will be made severely worse with this development, not only during the expected 2+ years of construction, but beyond with the increased density of residents in the area.

Safety - Due to the above-mentioned traffic issues, the absence of a sidewalk on the north side of Rousseaux, and the presence of Rousseau Elementary School at Rousseaux and Mcniven, child safety is of great concern. This street is already not a pedestrian friendly route during a time when the City of Hamilton / Hamilton School Board is already trying to promote safe walking routes and encourage more people to walk to and from school.

Environmental - The Ancaster creek runs through this neighbourhood and through many of our backyards. During rain/flood events we have seen the 3 foot wide creek rise and spread to over 50 feet in our backyard alone. The loss of land due to further development to absorb water in this area will only worsen this issue, and create further downstream/upstream impact into the area surrounding the Ancaster Mill and the Tiffany Falls Conservation Area.

Community - We moved to Ancaster for its heritage, access to nature, and small community feel within a larger city. These core values of our community are increasingly being threatened through expansion and development. While I recognize the competing pressures for policymakers, the number and scale of projects being put forth demonstrates a priority on development/expansion over nature and conservation. This isn't even the only development proposal for Wilson Street, which further complicates all of the aforementioned issues.

Thank you for your consideration in this very important matter. I welcome further discussion as we await next steps in this development proposal.

Regards,

From: [REDACTED]
Sent: Monday, February 23, 2026 7:42 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>; Matt Johnston <mjohnston@urbansolutions.info>
Subject: Opposition 398-412 Wilson Street East & 15 Lorne Avenue

External Email: Use caution with links and attachments.

To the Ontario Land Tribunal and others,

I am writing to formally express my opposition to the proposed 8-storey mixed-use development containing 118 residential units at 398–412 Wilson Street East and 15 Lorne Avenue in Ancaster.

Unlike many newer Ancaster residents, I was born in Hamilton and raised in Ancaster. My father has lived in the house I was raised in on [REDACTED] since the early 1980s. I know firsthand the character, scale, and history of this community, as someone who grew up here. The village core has always been defined by its small-town historic charm, heritage buildings, accessible green space, and a level of tranquility that makes Ancaster distinct within the broader City of Hamilton. This is the environment that shaped me, and attracts people to Ancaster and its downtown core and surrounding waterfalls. This is the environment I want to preserve for my own growing family.

In recent years, however, Ancaster has changed dramatically. Wilson Street — the backbone of the old town — is already under significant pressure, experiencing constant congestion well beyond what this area was designed to accommodate. The steady increase in traffic has fundamentally altered the feel of the community. Introducing an 8-storey building with 118 residential units — likely bringing more than 200 additional resident vehicles, not to mention commercial-related traffic — would impose an unsustainable burden on an already overstressed corridor.

It is also essential to recognize that this proposal is not occurring in isolation. Several multi-unit residential developments have already been approved or are currently under construction along Wilson Street. Each of these projects will introduce additional residents, vehicles, and demand for services. Their cumulative impact must be taken into account. Evaluating this proposal without considering the combined effect of these existing developments would significantly underestimate the pressures that the corridor — and the broader community — will face.

I fully understand that growth is necessary. However, development must be reasonable, responsible, and compatible with the existing character of the area. An 8-storey structure is wholly inconsistent with the scale and heritage of Ancaster's old town. While maximizing height clearly serves the developer's financial interests, those interests must not be permitted to override the long-term livability, infrastructure capacity, or historical integrity of the community.

If a smaller-scale project is not viable for the developer, there are numerous other locations in Hamilton far better suited to high-density intensification. For example, Hamilton's downtown core, with public transit and other essential amenities entirely lacking in Ancaster, is screaming for financial investment and the type of 8-storey development being proposed. Simply put, Ancaster's heritage core is not an appropriate place for a building of this magnitude.

I am also deeply concerned about the additional strain this proposal will place on community infrastructure and essential services — including roads, medical capacity, schools, and childcare. My spouse and I are expecting our first child, and even though we will not require daycare until next year, we are already on multiple waitlists with long queues ahead of us—for example, at the time of writing, we are 495 on one waitlist and around 1200 on another. The system is now stretched thin. Adding 118 units will only exacerbate existing challenges.

It is also troubling that the traffic study underpinning this proposal was undertaken during the COVID-19 period, when travel patterns were highly atypical. Such data cannot reasonably be relied upon as a basis for assessing present or future traffic conditions.

If development must occur on this site, it should be modest in scale — for example, low-rise buildings of two storeys that respect the surrounding built form and heritage context. Even a development of that size would add pressure, but it would be far more appropriate and proportionate than an 8-storey structure.

We cannot continue allowing large-scale intensification without ensuring that infrastructure, services, and community planning keep pace, especially when communities and town councils have already rejected them, as is the case here. Many long-time Ancaster residents, including close friends, share these concerns and feel strongly that this proposal, in its current form, is incompatible with the will and well-being of the community.

I respectfully ask that the Tribunal consider the long-term consequences of this development on Ancaster's character, infrastructure, and quality of life, and refuse approval of the proposed 8-storey mixed-use development.

Thank you for your time and consideration. I am happy to answer any questions or provide additional information.

Sincerely,



Ancaster, Ontario

-----Original Message-----

From: [REDACTED]
Sent: Sunday, February 22, 2026 2:37 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Opposition to the proposed development at 398–412 Wilson Street East in Ancaster

External Email: Use caution with links and attachments.

Dear Ms. Catarino,

I am writing to express my opposition to the proposed development at 398–412 Wilson Street East in Ancaster.

As currently presented, the project does not reflect the character, heritage, or small-town integrity that defines Ancaster. It is an eyesore and does not align with the historic streetscape of Wilson Street. Development in our community should be tasteful, context-sensitive, and respectful of the town's heritage.

I respectfully ask that this proposal not move forward in its current form and that stronger consideration be given to a design that better fits the scale and character of Ancaster.

Thank you for your time and consideration.

[REDACTED]

From: [REDACTED]
Sent: Monday, March 2, 2026 9:36 AM
To: Matt Johnston <mjohnston@urbansolutions.info>; Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 398-412 Wilson

[REDACTED]

External Email: Use caution with links and attachments.

I'm assuming most people take this opportunity to comment as a place to protest progress but I am writing to support this and similar developments. We need housing, Hamilton wants density and to suggest that Ancaster should be an island of status quo is hypocritical at best. No one likes to see their neighbourhood change but I find it rather frustrating that the upper class parts of our city think they should make the rules. NIMBYism seems to be acceptable in Ancaster. I suggest we try to be a bit more objective when we look at these projects. It is a beautiful building, well planned and an asset to our city.

Thank you,

1 March 2026

[REDACTED]
Ancaster

[REDACTED]
Attn, Ms Jennifer Catarino.

Dear Jennifer,

RE : 392-412 Wilson Street,

The Wilson Street Ancaster 8 storey proposal for this site is perhaps the most inappropriate place in Ancaster for this development. The building will overpower the historic village core and is out of place. It might be appropriate in a large urban centre, but not this particular community.

This application is essentially the same application that was the subject of Ontario Land Tribunal Decision OLT-22-003888. It has been through multiple twists and turns culminating in the latest submission.

The feelings about the previous application were reinforced in a recent community meeting, where the building, its impact on traffic, infrastructure and heritage were widely discussed.

At this meeting the project was roundly condemned. This rejection is strongly supported by recent comments in the local social media.

There is incredibly stiff opposition from the public to the size, height, mass and design of the building. Clearly the applicant is not willing to adhere to the intent of the Ancaster Wilson Street Secondary Plan.

Development on this Site Could be Very Positive, but this proposal makes no attempt to do so.

There is a significant need for housing, so I would support appropriate development on this site. However, the scale must fit and it must be consistent with the existing community and infrastructure.

The Ancaster Wilson St Secondary Plan provides the blueprint for such a development. The City should use this and the Urban Hamilton Official Plan as the criteria for assessing the application.

Traffic within the Village core already brings the whole area to a standstill at busy times. There is also a similar development planned for the Wilson / Rousseau Street intersection. The impact of these two developments cannot be considered separately, but must be cumulatively.

In an attempt to avoid this intersection, traffic cuts through the adjacent residential areas. These have historic narrow streets and very limited parking. The expected increase in cut-through traffic will be exponential and inevitably result in greater safety hazards for pedestrians, cyclists, and children.

The cumulative effect of these two projects will also have a widespread impact on sewage, run-off and the infrastructure of the area. The cumulative effects of both must be considered, as that is the impact the community will experience.

However, before anything takes place, the fate of the historic Marr Filippo House must be determined. It is proposed this be removed from its current streetscape location and tucked away in a far, hidden corner of the lot. This is unacceptable, it must remain on the streetscape to be enjoyed by all.

In the event this building move is being considered as part of the application. The soil contamination allegation that justifies the move of Marr Filippo House needs to be independently assessed by the City, before this 180 year old building is shuffled off. If it even survives the planned move.

The City has been consistent in its previous views that this development is not appropriate for several reasons. We trust that conclusion will again prevail.

The Ancaster Village Core is a compact area of only about 4 blocks with virtually every building of 2 to 3 stories height. This gives a consistent heritage texture and feel to the small area. Often called “charming” and “relaxing” by visitors. This proposed structure will absolutely dominate the entire Village Core and destroy those feelings. There will no longer be any pretense of “Heritage” in this, the third oldest village in Ontario.

Yours faithfully,



15 July 2019

Attention : Councillor Lloyd Ferguson and members of ACC
Regarding: Proposed development on Wilson Street East

Having proudly and fondly called Ancaster my home for more than 60 years, I am offering my opinion on the monster building proposed for Wilson Street East in the heart of our HERITAGE VILLAGE.

I moved here from England in 1956, went to school here, married here, raised our children here now our grandchildren. I worked for Ancaster Community Services for 16 years. I helped raise funds for the Community Centre. I have been involved with our Bicentennial celebrations, the construction of the Gazebo, and the relocation of the Tisdale house (built in 1820 and now the Police Museum). I served on the board of directors of Theatre Ancaster for 20 years and on many committees: Vision 2020, amalgamation, transportation, accessibility and Long term Care, and more. I have invested time, energy and thought into our Town and its people so my opinions come from experience and a deep interest in our community.

Over the years I have watched the installation of more and more traffic lights to control the ever-increasing number of cars, houses built on the strawberry fields where I picked as a teenager, and the development of The Meadowlands on farm land where we enjoyed sleigh rides and hayrides. I accepted all this in the name of progress.

BUT NONE OF THIS DESTROYED OUR HERITAGE VILLAGE!

1. Some people talk about "revitalizing " our core. What do we mean by that? Do we mean bumper to bumper congestion on our ONE main street which is already busy enough? Do we want to invite visitors then have nowhere for them to park so they drive through in frustration? Or do we mean attracting locals and visitors to stroll our street, patronize small businesses, enjoy a meal, attend a concert, chat with neighbours, welcome newcomers? Our restaurants, the Purple Pony, the splash pad, shows and kids camps at the Old Firehall, the Farmers Market, Music at Fieldcote have done this without imposing 6 storeys of concrete in our midst. Redevelopment of the Memorial Arts Centre will do even more.
2. Our Champion of Ancaster Village, Bob Wilkins, has invested so much in recent years to create and enhance a "Walkable Village" and to maintain its charm. He implemented the market and the Purple Pony, transformed the historic Barracks (1812) into a beautiful boutique hotel. He constructed new commercial buildings that blend with the 200 year old structures nearby.

Great care was taken when Wilson Street was reconstructed, welcoming gateways, smooth walkable paths, grassy verges, attractive lampposts, flower baskets and barrels, and benches for sitting.

The Richard Hammill house (1830) has been tastefully refurbished and repurposed for Youth Sports. I worked there when it was deemed contaminated and decrepit.

THE CURRENT PROPOSAL IS NOT IN KEEPING WITH THIS VISION.

3. I do not feel that an 8 storey building on Garner road should be justification for 6 storeys on Wilson Street East. Garner Road has been redeveloped as a main Highway and can accommodate more vehicles. It is NOT a part of our village.

Across from the proposed development is the recently built professional building. At 3 storeys it is already a blemish on our streetscape. Located so close to the road it assaults ones eye, an unimaginative box that has no curb appeal. Although they have made a feeble attempt to replicate heritage stone there's not much that blends with our history. Just imagine a building twice that height on a much larger footprint. Six storeys is taller than many of our trees.

4. On our drives through Ontario my husband and I are attracted to towns that show pride in their history. Old buildings and new blend together creating a welcoming feel. Mature trees shade the sidewalks, baskets spill with colourful flowers, benches give people a chance to sit, chat, or enjoy ice cream. This is the small town feel. We have much of that. Please do not destroy it.

5. The Marr Phillip House (1840) The proposal allows for the relocation to the rear of the building for "amenities" What does this mean? I am not an engineer nor a builder so the logistics (and expense) of moving a 200 year old stone house are beyond my knowledge. My fear is that an attempt will be made and then 'Whoops' it can't be done and another piece of history disappears.

This house should remain in its original location as an important part of our historic streetscape and a focal point of any new structure. It should be front and centre for people to admire. Surely an imaginative architect could create a design around the house creating an inviting vestibule for people to walk through. We have seen this done effectively in Scotland and Ireland often leading to a greenspace or courtyard with shops, offices, and apartments around.

6. Recently a new bylaw was passed limiting size and height of new homes being built in established subdivisions. It has now been upheld by a provincial agency. This is a welcome restraint on so called Monster Homes. Surely the same consideration should be given to our Historic village established in 1793.

7. Traffic Traffic Traffic ! 122 condos = 122 more cars on our ONE main street that is already congested many times a day and almost impassable if there is an accident on 403. Many times cars are backed up from Harpers to Mohawk and from Mohawk to Fiddlers Green going West . Going East it's not uncommon to see a stream of traffic up

from Halson to Mohawk or more. And Mohawk Road is often stopped from Wilson to 403 in both directions.

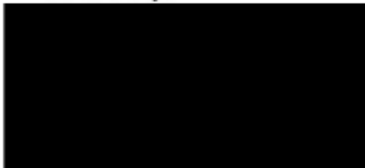
There is certainly value in redeveloping the vacant land. My main concern is the height of the proposed development and the resulting traffic from 122 units plus visitors to retail spaces. A project that is consistent with the architecture of other buildings on Wilson Street, that is no more than 3 storeys high, and makes creative use of the Marr Phillip house could be an attractive addition to our street.

However there still remains the major traffic problem which requires study, definition and a solution.

“Conserving Our Heritage, Creating Our Future”

This is taken from the mission statement adopted by the fundraising committee for the Community Centre. It is a fitting goal for the redevelopment of the treasure we call Ancaster

Yours truly,



Post Script: February 2026

As you can tell by the date on the above letter, it was written almost 7 years ago when the development of the Wilson Street property was just starting to be discussed. Little has change and most is negative. The proposed building is now 8 storeys not six with a corresponding increase in the number of units and the number of cars, contributing to our traffic chaos. Along with this comes a need to increase water and sanitary services which means major construction on Wilson Street and disruption to businesses that sit nearby.

The positive change is the completion of the Memorial Arts Centre attracting adults and children from here and afar to attend shows, concerts, art classes and summer camps. This is what revitalization looks like.

Please feel free to forward this letter to anyone who cares about our town and its history. Encourage them to write to jennifer.catarino@hamilton.ca

-----Original Message-----

From: [REDACTED]
Sent: Thursday, March 5, 2026 11:29 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>; Ward 12 Office <ward12@hamilton.ca>
Subject: Feb. 9/26 Mtg @ St. John's Church

External Email: Use caution with links and attachments.

Hello Jennifer and Craig:

I'm very late at responding to the meeting that I attended Feb. 9 @ St. John's Anglican church.

Here's my view.

Matt Johnson had a weak voice and didn't seem to be very confidentially informed of details that the audience were asking.

Scott, from the City, had a great speaking voice and answered with details, questions from the audience. Poor set up for follow up questions....no order of people's questions and no microphone to hear the questions. People were frustrated, then left.

Poor attendance due to perhaps poor notification to the public...no Ancaster News, not everyone is on Facebook or gets the Spectator and the notice sign out the front of the library has been down for months. I found out through Craig's Monthly email letter-thank you Craig!

Proposed to be built..... 392-412 Wilson St. E with 118 Units

An 8 storey building, proposed to be built in a village, on a two lane road with already existing parking and traffic issues.....is Moronic!

154 Wilson E. with 17 units + 442-462 Wilson with 158 units will already jam up the parking and traffic issues. Meadowlands has much more space, modern infrastructure and wide roadways to accommodate the traffic.

I do hope that the Powers to Be will not approve this moronic decision.

Ms. Catarino
Hamilton .ca

Re: Proposed Development 398-412 Wilson St. E Ancaster

I am writing to state my opposition, in the strongest possible terms, to the proposed building of an 8 story apartment complex in the Heritage Town of Ancaster. I understand this structure will require remediation of the soil since there was a BP gas station in years gone by, the tearing up of 2 lane Wilson St to install sanitary and water lines, the relocation of historically significant but structurally fragile Philip Marr house, and then the erection of an apartment complex standing at least 100 feet high with associated 235 parking spots.

Ancaster is the second oldest community in Upper Canada. Great care has been taken with previous construction along Wilson St. to build structures that fit in with the heritage vibe and comply with a previous bylaw limiting height to 3 stories. The current proposal is totally out of step with what we want our village to be. It will be a blight on the town for as long as it stands. The upheaval to traffic on Wilson St to accomplish the required infrastructure will be catastrophic and will threaten the viability of established businesses along Wilson.

Frankly, this proposal is such a disaster I can't believe anyone would seriously consider doing such a thing. I vote NO!

Sincerely,

-----Original Message-----

From: [REDACTED]
Sent: Thursday, March 5, 2026 4:24 PM
To: Catarino, Jennifer <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.

>

[REDACTED]

From: [REDACTED]
Sent: Tuesday, March 18, 2025 8:54 AM
To: Serag Eldin, Yomna
Subject: UHOPA-25-001

Follow Up Flag: Follow up
Flag Status: Flagged

External Email: Use caution with links and attachments

Hello, I am writing to openly oppose the proposed building on Wilson St E (UHOPA-25-001).

I live on [REDACTED], just before the [REDACTED] and traffic is already atrocious, sometimes taking me almost 5 minutes just to exit my driveway, not to mention the increasing amount of cars idling in front of our house every rush hour. We are a family with a small child and a dog and the street is becoming too congested and dangerous as it is.

I also oppose the aesthetics of this building. We chose to come to Ancaster years ago because of its small town feel and charm with beautiful architecture, it is increasingly becoming filled with many condos and residences however, not only ruining its charm but our infrastructure is simply not built to sustain such traffic.

I truly hope proposals are made to build small businesses/restaurants in this open lot in order to build the community while not overwhelming it.

Thank you,

[REDACTED]

From: [REDACTED]
Sent: Sunday, March 16, 2025 5:09 PM
To: Serag Eldin, Yomna
Subject: Re: UHOPA-25-001 Ancaster Wilson Street Plan Amendment

Follow Up Flag: Follow up
Flag Status: Flagged

External Email: Use caution with links and attachments

Dear Members of the City Council,

I am writing to express my concerns regarding the re-proposal to construct an 8-story building on Wilson Street. As a resident of the area, I believe this development is not in the best interest of the community for several key reasons. Firstly, Wilson Street is already heavily congested, and adding a large building like the one proposed would only exacerbate the traffic and congestion problems that we face daily. The infrastructure and roadways simply cannot handle the increased volume of vehicles and pedestrians that such a development would bring. The Valeri development, along with this proposed 8-story building, would place an overwhelming strain on the downtown core. The current infrastructure, including roads and utilities, is already at capacity, and adding more height and density would only exacerbate traffic congestion and other critical issues. Without significant upgrades to the surrounding infrastructure, such a development could lead to serious compromises in the quality of life for residents and the functionality of the area.

Secondly, the aesthetic and architectural landscape of Ancaster would be significantly altered by a building of this height. Currently, the tallest building in the area is three stories, and an 8-story structure would stand out in a way that disrupts the character and charm of our neighborhood. It is important to preserve the existing architectural harmony that makes Ancaster such a desirable place to live.

Another major concern is the potential loss of privacy for my home and others around it, as it is situated [REDACTED] to the proposed development. An 8-story building would tower over my neighbourhood and property, dramatically affecting the privacy of the area.

Lastly, I believe this proposal is driven primarily by the developer's financial interests, without adequate consideration of the concerns raised by local residents. While development is important and is essential for the downtown core of Ancaster, it should not come at the expense of the community's well-being and the preservation of our neighborhood's character. A four-story building would be a much more appropriate and reasonable compromise that still allows for growth while maintaining the integrity of the area.

I urge the council to reconsider the proposed height of the building and to prioritize the concerns of the residents who live in the community. Thank you for your time and attention to this matter.

Sincerely,

[REDACTED]

From: [REDACTED]
Sent: Wednesday, March 12, 2025 9:06 PM
To: Seraq Eldin, Yomna
Cc: [REDACTED]
Subject: UHOPA-25

External Email: Use caution with links and attachments

Hello,

This letter is in opposition to the current proposed design for the development on Wilson Street. Ancaster. It is unfortunate that Wilson St Ancaster Inc is showing disregard for the community and history of Ancaster. It is understandable that they are intent on extracting maximum profit- they are a public business.

This makes it incumbent on our municipal government to step up and provide a balanced response to this aggressive capitalism. Our municipal staff and elected officials are to serve our community. We trust you to serve.

This is a critical time in our history. You have the power to shape the future of this historical gem. There will be no turning back.

Before any one person contributes to this decision they must drive through the Wilson-Rousseau intersection during afternoon rush hour and go for a walk from the Ancaster Mill, past the Barracks Inn, Glendale Motors, Caniche, and Trails Cafe up to the exemplary redevelopment across for St John's Church. It will be clear that the current proposal is not in keeping with the history and transportation infrastructure.

Look beyond Hamilton for inspiration. European cities don't do this. Niagara-on-the-Lake doesn't do this. Certainly they too have had greedy developers however their governments have **stayed true to a vision.**

The outcome of the decision will have a legacy. Your choice is what that legacy will be.

[REDACTED]

From: [REDACTED]
Sent: Wednesday, March 19, 2025 8:24 AM
To: Serag Eldin, Yomna
Subject: File UHOPA-25-001

Follow Up Flag: Follow up
Flag Status: Completed

External Email: Use caution with links and attachments

Hello,

This is a quick email to ask you not to grant the building permit for the 8 storey on Wilson st. As a resident of the area, this building would likely be the reason i would move out of the neighbourhood. Not only would it ruin the visual and feel of the Ancaster core, the traffic is already horrendous, and I can only imagine the existing infrastructure is in no way built for something like this. There is no reason other than profits they cant build under the same rules that apply to everyone else. Please don't let this happen.

Thank you,

[REDACTED]

From: [REDACTED]
Sent: Wednesday, March 12, 2025 8:30 AM
To: Serag Eldin, Yomna
Subject: Comments re: UHOPA-25-001

Follow Up Flag: Follow up
Flag Status: Flagged

External Email: Use caution with links and attachments

Hi Yomna,

I hope that you're doing well!

I am writing to add my comments for the massive proposal on Wilson Street in Ancaster.

This is a travesty and a terrible idea and I really hope that it does not go through. There are so many reasons why this would be a giant mistake and a bad move for Ancaster in general, but I will highlight some key points below:

- moving a heritage building for aesthetic purposes only and risking damage simply because it doesn't fit in with the builder aesthetic makes no sense and is a very slippery slope. The Philippi-Marr house should stay where it is.
- The size of the building is ridiculous for the Ancaster core. There is nothing even half that height in the downtown area and it would look insane and not fit in in any possible way.
- due to rapid growth and lack of infrastructure, the Ancaster downtown core and Wilson Street in general is already way too busy. Traffic on Wilson Street during rush hour is bumper-to-bumper most days where a journey of a couple kilometres could take 45 minutes or more. When you add in any accidents on the 403 or construction/congestion on other roads such as Garner Road this becomes almost impossible. This is a big issue for residents who are already having trouble making simple commutes like to the downtown Hamilton core or students going to McMaster University. Unless there are major infrastructure changes, such as Wilson Street being four lanes (which will likely never happen) an influx of this magnitude of new residents on Wilson Street would gridlock the area and completely paralyze any transportation for current residents

I hope that the building and planning committee can see this proposal for what it really is, which is simply just developers with no actual care for Ancaster who are pretending to have good intentions but simply want to line their own pockets with as much money as possible. This doesn't make any sense for our community and it would in fact cripple our current residents and be a travesty for our local downtown Ancaster core.

Please do reach out if you would like any further comments from me.

Thank you for your time, and all the best,

[REDACTED]

From: [REDACTED]
Sent: Wednesday, March 12, 2025 11:27 PM
To: Serag Eldin, Yomna
Subject: UHOPA-25-001. Wilson St Ancaster Inc.

External Email: Use caution with links and attachments

I would like to share my thoughts on this as the city is looking for feedback.

I am wondering how our once quaint community, that already is the town that you "have to turn right to turn left" could ever possibly accommodate even one more residential building on Wilson Street?!?! and then they want to move a historical house that everyone knows will crumble to bits as soon as they try?!?! the city of Hamilton is famous for old buildings being destroyed.

i'm also wondering why they are even allowed to re-apply? they were denied. Is the policy at the city just keep asking and they will eventually say yes, like a mom to a kid wanting candy? Why would we want a giant cruise ship sized building full of cars and people parked on our main road?

Are our tax dollars funding this process all over AGAIN? Are our tax dollars paying for the city of Hamilton employees that have to review this AGAIN?

Meanwhile Hamilton downtown is filled with homeless people (I volunteer down there every single weekend) and vacant lots where plenty of affordable high-rise buildings can fit. Isn't it downtown in cities where you build up? Not small towns with single and double floor buildings on the main road? Why would they need to build that there? For maximum profit that's why. Because the city of Hamilton has let downtown become so deplorable it isn't profitable to build there.

We can't accommodate any more cars on Wilson Street. this was a rural town, a sweet community, that has already been raped and pilfered by the city of Hamilton, we have townhouses everywhere. Wilson Street doesn't move sometimes because the traffic is so out of control. We don't have proper busing up here either, it would take you two hours to get to McMaster from here on a bus. why would we ever need or want to add more people and cars ??

I live on [REDACTED] of Wilson, and I cannot turn left to go to my grocery store 50% of the time, I have to turn right and go to the traffic circle to come back. Good luck crossing the street if you are walking, the drivers don't stop at the flashing crosswalks that we begged to have installed because the traffic is so bad you can't cross the street!

Building structures of this size should be happening downtown in the city, not in a rural town with one main road that gets completely clogged when the highway has an issue, which is daily. Why would anyone even consider adding hundreds of more cars to the roads up here?!?

I have spent the last 25 years watching this town go downhill so badly that it has become our new dream to get out of this city as soon as our children are done high school. How sad that we thought we would live until retirement in Ancaster.

Please stop this craziness.

[REDACTED]

From: [REDACTED]
Sent: Thursday, March 13, 2025 9:41 AM
To: Serag Eldin, Yomna
Cc: [REDACTED]
Subject: UHOPA-25-001 (Wilson St, Ancaster, Inc)

Follow Up Flag: Follow up
Flag Status: Flagged

External Email: Use caution with links and attachments
To Whom It May Concern.

I would like to raise my objection to the approval of the subject planning application.

Building an eight storey building in the village of Ancaster should not be allowed to proceed.

My family and I moved to Ancaster nine years ago and fell in love with the village-like environment and the community. We frequently walk into and enjoy the current environment of what Ancaster village has to offer, taking advantage of the unique small businesses. Such an environment needs to be preserved and promoted and I fail to understand how building such a monstrosity would align with this environment that Ancaster should be striving for. In addition, the traffic through Ancaster has continued to become more and more congested over the last few years as the new developments have expanded the area population. Adding a building of this size and height will only add to that congestion and chaos in a very significant way.

Yours sincerely,

[REDACTED]

From: [REDACTED]
Sent: Wednesday, March 12, 2025 6:43 AM
To: Serag Eldin, Yomna
Subject: UHOPA-25-001

External Email: Use caution with links and attachments

I am writing as a concerned citizen of Ancaster. I have lived in Ancaster for over 20 years. I have seen the changes to Ancaster. Some of them good but many like the traffic situation terrible. Ancaster was planned as a village. There are only 1 lane roads going in and out of the downtown village area. Any accident on the highway completely deadlocks the heart of Ancaster. These accidents are no longer a rare thing. These accidents are happening several times a week. Because of the design of the village there are not enough thru streets. Now when an accident happens on the highway a drive that took 5 minutes takes 20 minutes or longer. Adding this large residential building is going to make traffic worse. The building is out of character for the historical buildings on this street but also too many stories. It hides the Philip Marr house as well. It will severely impact traffic by adding too many cars to this 1 lane street that can't be widened. It's not too late to stop this development.

Sincerely,
[REDACTED]

From: [REDACTED]
Sent: Monday, March 17, 2025 6:27 AM
To: Serag Eldin, Yomna
Subject: UHOPA-25-001

Follow Up Flag: Follow up
Flag Status: Flagged

External Email: Use caution with links and attachments

Opposition to de proposed development of 8 storey building on Wilson Street East at Academy in the Ancaster Village.

Here are the arguments:

- Ancaster village is not built and does not have the infrastructure to sustain such residential building in the core of the village. There is already congestion on Wilson street on a daily basis, was there a study done after COVID-19 on the traffic and the impact this will have?
- The proposed development doesn't seem to acknowledge and respect the heritage and history of the village. Has no architectural design to even have a slight connection to the surrounding architecture of the village
- even without taking into consideration the heritage of Ancaster village (which is a very important factor) the architecture of this building is absolutely hideous - no architectural futures that would show this is a residential building and not an office space, if this is intended for families or seniors, where are the recreational areas and walking architectural view?

Thank you,
[REDACTED]

From: [REDACTED]
Sent: Wednesday, March 12, 2025 7:07 PM
To: Serag Eldin, Yomna; [REDACTED]
Subject: UHOPA-25-001 - we oppose this development

External Email: Use caution with links and attachments

I oppose this development for several reasons.

1. It is NOT in keeping with Ancasters downtown.
2. We do not have the Infrastructure for this kind of development.
3. This is what has been proposed in the past and denied.
4. We must maintain Mar Phillip house and I don't even see that it is properly situated in the photo.
5. Many community members are opposed to this, and the AVHC is speaking for the majority of the community. Please listen to them as they are well versed.

This should not be accepted.

Thank you and please keep us informed

[REDACTED]

From: [REDACTED]
Sent: Friday, March 21, 2025 7:26 AM
To: Serag Eldin, Yomna
Subject: Re: UHOPA-25-001

Follow Up Flag: Follow up
Flag Status: Flagged

External Email: Use caution with links and attachments

With regards to high density development along the Wilson street corridor in Ancaster Ontario:

Monday through Friday mornings I avoid the 403 Eastbound because the additional development in Mount Hope brings the highway to a crawl as traffic flows onto the highway at the hwy 6 on ramp. When rush hour volume is exacerbated by accidents, the highway traffic finds its way down Wilson Street, turning the city centre into a parking lot. Wilson St is a busy 2 lane road and the towns infrastructure is not capable of handling the highway overflow, or the strain that additional high density housing would bring to the area.

As an Ancaster resident, I ask that you not allow this 8 storey development to move forward.

Thank you,

[REDACTED]

From: [REDACTED]
Sent: Tuesday, March 11, 2025 1:24 PM
To: Serag Eldin, Yomna
Subject: File no.UHOPA-25-001

External Email: Use caution with links and attachments

In regards to Official Plan Amendment.

I have a few questions for you. I hope you can answer these for me.

First I was wondering when there was [REDACTED]. I have lived in Ancaster for many years and there was never anything there but weeds and small trees. There was always a fence across the back of the store lot.

A small hole in the fence behind the store for people to walk through, to access Wilson st.

My second question is I don't want access from Wilson to Lorne ave.

Do you think they will want to open up Lorne Ave. to Wilson St.

We are just a small st. with 5 houses on both sides.

None of my neighbors want Lorne opened either.

That is my only objection if they plan on opening Lorne to Wilson.

We have a quiet neighborhood and I would like to keep it that way.

Thank you,

[REDACTED]

From: [REDACTED]
Sent: Friday, March 21, 2025 6:11 PM
To: Serag Eldin, Yomna; [REDACTED]
Subject: Ancaster Core 8-Storey Development re File number UHOPA-25-001

Follow Up Flag: Follow up
Flag Status: Flagged

External Email: Use caution with links and attachments

To Whom it May Concern,

I am writing to formally oppose the 8-storey development in Ancaster Village Core on Wilson Street. While thoughtful development can contribute positively to a community, this project is incompatible with the historical, architectural, and community character of the Ancaster Village Core.

For background, I have lived in Ancaster for the better part of my life. I grew up here, attending the former [REDACTED] Elementary School ([REDACTED]), and later attended [REDACTED] School. My father has lived on [REDACTED] since the late 1970s/early 1980s. After moving away from Ancaster for university and work (I am a [REDACTED] in Toronto), I returned to Ancaster with my wife [REDACTED] to purchase a home and start a family, specifically because I love Ancaster and what makes it so special.

I am extremely troubled to see that the developers of the 8-storey development application, rejected in 2024, reapplied in February 2025 to build essentially the same proposal in the Ancaster Village Core. This is despite losing an appeal to the development-facilitating Ontario Land Tribunal. Ancaster residents celebrated this victory, which has now become a recurring nightmare. In my view, this application is nothing more than a money grab by land developers who clearly don't respect the wishes of Ancaster residents. We have spoken loudly on several occasions that the historical character and integrity of the Ancaster Core Village and the town more generally should be left intact. The new application is another example of land developers trying to push their will on municipalities, which residents across Ontario, including Ancaster, successfully pushed back on during the Greenbelt scandal (I understand the developers at issue here were named in the integrity report stemming from the Greenbelt Scandal). Query – whether the timing of the new application in February 2025 had anything to do with the pending Ontario election which brought the development-friendly Conservative's back to power.

I could list numerous reasons why this development is entirely wrong, but here are several that immediately stand out:

1. Incompatibility with Village Character & Heritage

Ancaster Village Core is a historically significant area known for its charming, small-town feel, low-rise buildings, and heritage character. An 8-storey development would:

- drastically alter the existing skyline, overshadowing heritage structures. My understanding is that Ancaster land-use in the core area at issue is restricted to 2.5-3 stories.
- disrupt the historical aesthetic, undermining the unique character that makes Ancaster Village a desirable and distinct place to live and visit. This includes the application's intention to move the historic Marr-Phillipo house to a different location, which is largely out of view to the general public.
- set a precedent for future high-rise developments that could further erode the village's historical identity and small-town charm.

2. Traffic Congestion & Parking Issues

The Village Core already experiences significant traffic bottlenecks, especially along Wilson Street and adjacent roads. This traffic would also significantly impact highway traffic in the area, particularly between the Fiddlers Green Road exit and the LINC exit, which is horrendous every day, primarily, if not entirely due to the rapid development in and around Garner Road. An 8-storey building would:

- increase vehicle congestion, worsening delays and safety risks for both pedestrians and drivers. For example, it regularly takes me 40 minutes to travel from my home in Ancaster to Aldershot Go Station to take the train to Toronto for work. The same time challenges equally apply on the way home.
- exacerbate parking shortages, as the existing infrastructure is not designed to support high-density development.
- create safety concerns, especially for pedestrians in an area with limited walkways and crossings.
- several townhouse developments have been approved in downtown Ancaster, but construction has not yet begun. The traffic and congestion that will inevitably result from these developments must be taken into account when assessing the impact on traffic of the proposed 8-storey development.

3. Strain on Infrastructure & Local Services

Ancaster's infrastructure was not designed for high-density development. This project would:

- place additional strain on local water, sewage, and electrical systems, increasing maintenance costs for the municipality.
- overburden local schools, healthcare services, and community facilities, reducing the quality of service for existing residents.

4. Alternative Solutions

Rather than an overly tall, high-density development, the community would benefit from:

- a low-rise commercial development that respects the existing aesthetics and character of the downtown core while adhering to the Ancaster Village Core's land-use restrictions of 2.5 to 3 storeys would be a far more suitable alternative.
- adaptive reuse of existing buildings to preserve the historical feel while allowing for growth. For example, preserving the historic Marr-Phillipo house in its current location and putting it to use such as converting it to a municipal office.
- a comprehensive traffic and infrastructure assessment before approving any large-scale development.

In summary, the proposed 8-storey development is not in harmony with the identity, history, or infrastructure capacity of Ancaster Village Core. I strongly urge the council to reject this proposal in favour of a more balanced, community-

driven, involved and respected approach that preserves the heritage and livability of Ancaster and its core. Ancaster residents have repeatedly made clear that they don't want Ancaster to become another "farmer's field" that is paved over for cookie-cutter, characterless development, which is incompatible with what has made Ancaster a unique and special place for over 200 years.

Thank you for your time and consideration.

Kind regards,

[Redacted signature]

From: [Redacted]
Sent: Wednesday, March 19, 2025 3:43 PM
To: Serag Eldin, Yomna
Subject: Official Plan Amendment , Wilson St , Ancaster

Follow Up Flag: Follow up
Flag Status: Completed

External Email: Use caution with links and attachments

I am a resident of the [Redacted] in Ancaster, at [Redacted]

This is a residential area with narrow streets which will be seriously affected by a grotesquely large development proposed for Wilson st E and Lorne Ave.

I understand these developers have seen this proposal rejected on previous occasions and find it very strange that no concessions to local concerns have been expressed or considered !

I trust and hope that the interests of predatory developers will not take precedence over the legitimate feelings and opinions of those living in this neighbourhood.

Thank you,

[Redacted signature]

From: [REDACTED]
Sent: Thursday, March 13, 2025 10:26 AM
To: Serag Eldin, Yomna
Subject: Re: file UHOPA-25-001 i
Attachments: smime.p7s; ATT00001.txt; ATT00002.htm

Thanks

I think part of the issue is the local residents of Ancaster are unaware of the proposal .
It would be fair to say i have not yet heard a positive response to the proposed building .
What alarms me is the developers will push and use means to get this happening, then when everyone realizes what is happening , too late .

I work in the design industry , interior design . I have experience working in large condo building , new developments .
This size / scale of building is what I would see in Toronto core , not a small village .

Apart from the building design not being acceptable aesthetically , it is the dwarfing scale that is alarming .
The developers will make more per SF , the higher they build . I believe that is driving the building height from the developers point of view , rather than building a development that is more suited to the site .

There is lots of examples of developments that could work there , 3-4 storeys high and be integrated into the neighbourhood . The proposed , definitely does not .

I can certainly discuss further if you like , anytime [REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Wednesday, March 12, 2025 1:58 PM
To: Serag Eldin, Yomna <Yomna.SeragEldin@hamilton.ca>
Subject: file UHOPA-25-001 i

I am pasting what I wrote on the Facebook page Ancaster Together

The scale is so wrong it will look like a Cruise ship docked on Wilson Street . Apart from being massive the design is so out of touch with the local surroundings .
The site can be developed in a much more sympathetic way to the site and surroundings. There are lots of examples in Ontario where there is done successfully .
A building this massive this design on Wilson Street is a huge mistake .

The 8 storey building height will dwarf the Downtown area where buildings top out at 3 storeys that scale works well with pedestrians and vehicular traffic. The proposed design and 8 storeys height is just not suitable for that site at all .

I am more than happy to discuss this further anytime my contact info below. I can also provide examples of successful building design suited to the site

See enclosed sketch and it is just that, but gives you a sense of scale . The highest building on the left is 3 storeys . I strongly suggest this is reviewed and discussed further .

[REDACTED]

From: [REDACTED]
Sent: Wednesday, March 12, 2025 1:58 PM
To: Serag Eldin, Yomna
Subject: file UHOPA-25-001 i
Attachments: BiG BUILDING small town .pdf; smime.p7s; ATT00001.txt; ATT00002.htm

I am pasting what I wrote on the Facebook page Ancaster Together

The scale is so wrong it wil look like a Cruise ship docked on Wilson Street . Apart from being massive the deisgn is so out of touch with the local surroundings .

The site can be developed in a much more sympathetic way to the site and surroundings. There are lots of examples in Ontario where there is done successfully .

A building this massive this design on Wilson Street is a huge mistake .

The 8 storey building height will dwarf the Downtatown area where buildings top out at 3 storeys that scale works well with pedestrians and vehicular traffic. The proposed deisgn and 8 storeys height is just not suitable for that site at all . I am more than happy to discuss this further anytime my contact info below. I can also provide examples of successful building design suited to the site

See enclosed sketch and it is just that, but gives you a sense of scale . The highest buidling on the left is 3 storeys . I strongly suggest t this is reviewed and discussed further .



From: [REDACTED]
Sent: Saturday, March 15, 2025 8:28 AM
To: Serag Eldin, Yomna
Cc: [REDACTED]
Subject: UHOPA-25-001

Follow Up Flag: Follow up
Flag Status: Flagged

External Email: Use caution with links and attachments

Hello;

I am writing to comment on the application from Wilson St Ancaster Inc file # UHOPA-25-001. I would ask that the city consider the impact of this development on the Ancaster community. This is the second application, which replicates the previous proposal which failed to gain approval in 2024.

Concerns

- 1. Height - legislation provides a limit of 2.5 stories - **application is 8 stories***
- 2. Traffic - Increased traffic can not be accommodated at the location - according to [tmp-ancaster-appendices.pdf](#) the traffic at Wilson Street and Rousseaux Street is at Level of Service (LOS) F - LOS is a measure used to quantify the amount of delay experienced by motorists at an intersection. HCM measures Level of Service as a range from LOS A to LOS F, where LOS A reflects excellent conditions with little or no delay and LOS F reflects congested conditions and failure of the movement or intersection with significant delays experienced by motorist.*
- 3. Sewer - increased sewer needs must be addressed, the previous application had a Development Hold placed by the City, and agreed to by the applicant, as the applicant is aware the existing waste infrastructure is at capacity.*
- 4. Marr-Phillipo house - application involves relocating the house - no evidence provided that house can be safely moved. The developer was required under a Heritage Permit to provide a signed copy from a firm experienced in moving heritage buildings that a move is possible.*

Sincerely,

From: [REDACTED]
[REDACTED] Wednesday, March 19, 2025 2:04 PM
To: Serag Eldin, Yomna
Subject: FILE UHOPA-25-001

Follow Up Flag: Follow up
Flag Status: Flagged

External Email: Use caution with links and attachments

Submission regarding Application - 392 to 412 Wilson Street East and 15 Lorne Ave.
Ancaster, Ontario (Wilson At Ancaster Inc)-including Marr Phillippo House.

As an Ancaster resident, I was very pleased to learn that the application to build an 8 storey condominium at 392-412 Wilson Street East had been denied by the City of Hamilton, The Ontario Land Tribunal and The Ontario Divisional Court. However, we have just been notified that the application has been re-submitted by the Developer to the City of Hamilton, with NO substantial changes to the plan.

This action by the Developer suggests a wanton disregard for the Ancaster Secondary Plan as well as the traffic problems and the environmental issues (sewage and water) which this building will exacerbate. In addition, if the City of Hamilton was to go through the process of denying the application again and then defending its decision at the Ontario Land Tribunal and The Ontario Divisional Court there would be further significant financial costs to the Taxpayers of Hamilton. This is completely unacceptable.

The Planning Department of the City of Hamilton needs to inform the Developer that the re-application will not be accepted without substantial changes to the plan as well as per the original decisions of the City of Hamilton, The Land Tribunal and The Ontario Divisional Court.

Respectfully submitted

[REDACTED]

March 19, 2025

Note: (Please do not publish street address)

Sent from my iPad

From: [REDACTED]
To: Serag Eldin, Yomna
Subject: File uhopa-25-001

Follow Up Flag: Follow up
Flag Status: Flagged

External Email: Use caution with links and attachments

To Whom it May Concern,

I am writing to express my opposition and concern over the proposed building on Wilson Street. Well beyond my concerns of the impact of this structure on the physical appearance of the downtown core, a building of this size will add to an already congested Wilson Street. Getting through town has become near impossible during rush hour and it makes zero sense to build something that will add more volume to an area that sits on a single lane road. There are many other areas in town where this building will be better suited. It is time that city spent some time in the communities where decisions like this impact everyday people's lives. One day sitting in our gridlock would tell you this proposal won't work!

Happy to discuss further at any time,

[REDACTED]

From: [REDACTED]
Sent: Wednesday, March 12, 2025 4:45 PM
To: Serag Eldin, Yomna
Subject: UHOPA-25-001

External Email: Use caution with links and attachments

Following up to my request for a copy of the Official Plan Amendment and supporting documentation by Wilson St Ancaster Inc for UHOPA-25-001.

It can be sent to this address or [REDACTED]

Deadline for comments is fairly soon and would appreciate seeing the actual documents to prepare comment.

Can be reached at [REDACTED]

Thank you

[REDACTED]

From: [REDACTED]
Sent: Monday, March 17, 2025 1:35 PM
To: [REDACTED]
Cc: Serag Eldin, Yomna
Subject: Re: Process Question

Follow Up Flag: Follow up
Flag Status: Flagged

External Email: Use caution with links and attachments

Yes, confirmed.

On Mon, Mar 17, 2025 at 11:17 AM [REDACTED] wrote:

There have been a lot of changes in the development approval process so can you please confirm:

1. Input from citizens now being provided is to inform staff and will be included in the Staff Report that will be considered at the Statutory Public Meeting on May 23. The Statutory Public Meeting will be held in conjunction with the Planning Committee meeting that will make a recommendation to Council.
2. There will be an opportunity for delegations to the May 23 meeting as has been the case in the past.
3. A copy of the Staff Report will be available ahead of the May 23 meeting to assist in preparing a delegation.

Thank you

[REDACTED]
[REDACTED]



ANCASTER VILLAGE HERITAGE COMMUNITY

Submission to Call for Input to Staff Report Wilson St. Ancaster Inc—UHOPA-25-001

TO: Yomna Serag Eldin, Senior Planner
Planning and Economic Development Department
Development Planning—West Team
71 Main St West, 5th Fl, Hamilton L8P 4Y5
By email: Yomna.Serageldin@hamilton.ca

Our Mission: Ancaster Village Heritage Community (AVHC) mission is to preserve Ancaster's precious heritage, to promote positive development as our community evolves and expands, and to ensure the safety and quality of life of the town's residents. We are an Ontario not for profit entity.

Development on this Site Could be Very Positive—But Not This Proposal: AVHC recognizes the significant need for housing and would support development on this site that is of a scale that fits and could likely be accommodated by existing infrastructure. The Ancaster Wilson St Secondary Plan provides the blueprint for such development and AVHC believes the City should insist that it and the Urban Hamilton Official Plan be the guide in assessing this application with only minor variances.

Orphan Bylaw: AVHC believes the fact there is a site specific bylaw for this development should be ignored in the approval process. The bylaw is an artifact of the province's rollback of the tainted Official Plan that was part of that application overturned by Bill 150 leaving the bylaw as an orphan that is not in alignment with either the 2025 Urban Hamilton Official Plan or the UHOP that was in place when the previous failed application was filed. The existence of this orphan bylaw should not lead to any views that somehow the development has some special status as the application is considered.

FIRST THINGS FIRST--Heritage Preservation: The fate of Marr Philippo House, which MUST be removed from its current streetscape location if this application is approved in its present form, is of deep concern to AVHC. The rendering included in the Architectural Package titled Massing View 1 is extremely misleading. It shows Marr Philippo House set back from the street but visible. AVHC believes the truth is it will be behind the existing heritage stone building that houses the wool shop (420 Wilson Street E) and a fence and a row of trees. **AVHC ASKS THE APPLICANT TO PROVIDE AN ACCURATE VIEW IN THIS RENDERING.**

Further, the Cultural Heritage Impact Assessment that is included in this application does not belong here but should be included in any application the applicant will file to renew the Heritage Permit that permits the move of Marr Philipppo House. That permit expires April 30, 2025. If the City denies an extension of the Heritage Permit this application as submitted is rendered impossible.

Independent View on Contamination: In the event this building move is being considered in tandem with this application, AVHC strongly believes the soil contamination claim that justifies the move of Marr Philipppo House needs to be independently assessed by the City before a 180 year old building is shuffled off to a back lot, if it even survives that move.

AVHC Input: We offer some comments on UHOPA-25-001 we hope will be helpful to staff. We intend to participate in the Statutory Public Meeting on May 23. Community sentiment seems to be overwhelming opposed to massive development in the Village Core, and for a sampling of that the AVHC Facebook site has multiple postings on the topic.

1. This application is an almost exact repeat of previous denied efforts (does NO not mean NO?) by the applicant to build an 8 storey building on the land at 392-412 Wilson Street East and 15 Lorne Ave. In fact, with the required HVAC hoardings the impact will be 9 storeys more than 3 times what is permitted in the Official Plan. It is the size and mass of the proposed building driving the incredible public opposition to this development.
2. The City has been consistent in its view that this development is not appropriate for several reasons. AVHC trusts that view will hold true for this attempt.
3. The Ancaster Village Core is a compact area of only about 4 blocks with virtually every building 2 to 3 stories and with a consistent heritage texture and feel. That is why the area is often called “charming” and “relaxing”.
4. This proposed structure will absolutely dominate the entire Village Core in a negative way. AVHC draws your attention to the rendering and in particular Page 12 of the Architectural Package in the application to illustrate the absolute lack of heritage inspired design. A stone façade does not reflect heritage when it is accompanied by design elements like those proposed.
5. While what you can see is the focus of the application in fact it is what is below ground that might be most critical.
6. AVHC believes allowing a development of this scale and/or a second development proposed for 462 Wilson Street East will overwhelm the peak capacity of the system and pose a threat to areas far from Wilson Street: **Maywood, Rousseaux Street, High Park and Ancaster Heights** are serviced by the same mains this development will need. The Functional Services Report deals with average flows which may be

accommodated, BUT PEAK FLOWS COULD IMPACT HOMES FAR FROM THIS DEVELOPMENT

7. The sanitary main is undersized by current standards. We note the sanitary main on Wilson Street is 200 mm; in 2025 minimum acceptable size would be 250 mm.
8. In order to be transparent and be helpful to any future OLT appeals AVHC believes the City must provide a holistic assessment of the impact on the wastewater system of a massive density increase layered on top of a system the City acknowledges has no spare capacity.
9. AVHC's view of the Traffic Impact Study is that the rosy picture it paints is not shared by those we hear from all the time. Again, AVHC encourages the City to provide a holistic study of the traffic situation from the Rousseaux/Wilson intersection to Halson Street as part of the staff report.

Thank you for consideration of this submission.

This submission has been approved for filing by the Ancaster Village heritage Community Board of Directors.

Respectfully submitted

From: [REDACTED]
Sent: Wednesday, March 19, 2025 9:46 AM
To: Serag Eldin, Yomna
Subject: UHOPA-25-001
Attachments: [REDACTED]

Follow Up Flag: Follow up
Flag Status: Completed

External Email: Use caution with links and attachments

Attached is a submission by Ancaster Village Heritage Community (AVHC) in response to the March 4, 2025 notice seeking comments for application UHOPA-25-001.

If there is any need for follow up I can be reached at [REDACTED], or at this email.

[REDACTED] will request to speak at the Statutory Public Meeting on May 23.

Thank you

[REDACTED]

From: [REDACTED]
Sent: Tuesday, March 11, 2025 3:47 PM
To: Serag Eldin, Yomna
Subject: UHOPA-25-001

External Email: Use caution with links and attachments

Can you please forward a copy of the Official Plan Amendment for the above file to me at the address above?

I can be reached at [REDACTED] if need be

Thank you

[REDACTED]
[REDACTED]

From: [REDACTED]
[REDACTED]
To: Serag Eldin, Yomna
Subject: UHOPA-25-001

Follow Up Flag: Follow up
Flag Status: Flagged

External Email: Use caution with links and attachments

Hello,

I'm writing on behalf of the 5 voters living in our home. We are and always have been, opposed to the construction proposed at Wilson and Rousseau. We wrote a letter previously and now we find ourselves having to write yet again which is annoying. It is a bad idea to put a structure of that calibre on this busy corner where the traffic is already backed up during rush times in the morning and after work. In our household we already have to leave extra early to get to bus stops and to drive cars to work as we know that there are time delays for all vehicles in this area. This establishment would bring family members, PSW's, workers and the residents themselves to an already dangerously busy area. We worry about the day that anyone needs an ambulance to McMaster. Good luck. The infrastructure can't take a massive build at this corner. It's in the reports. It just takes common sense to realize that this corner cannot support the proposed structure. This is a Heritage Town. There is a reason everybody else has had to stick to the 3-story height limit. Why make an exception? And frankly even 3 stories of a build this large leaves us wondering who is silly enough to okay this?

Sincerely,

[REDACTED]

From: [REDACTED]
[REDACTED] Wednesday, March 12, 2025 10:27 AM
To: Serag Eldin, Yomna
Subject: File UHOPA-25-001

Follow Up Flag: Follow up
Flag Status: Flagged

External Email: Use caution with links and attachments

Hello there.

I am writing to oppose the building of the 8 storey structure proposed in the file number mentioned above. Ancaster is a proud village with historical significance and it is buildings like this that will destroy its character and bring a massive strain on the infrastructure. This monstrosity is certainly not even attempting to 'fit' in with the beautiful stone buildings we love on Wilson Street and the traffic it will generate plus the strain on the sewers and other infrastructure cannot be supported. It breaks my heart to look at this proposal - where is the Philip Marr House? This house has stood proudly on Wilson Street for over 180 years and needs to be protected. It cannot be moved without risk of serious structural damage and should remain front and center, incorporated into whatever design is finally presented that meets with the historical nature of Ancaster.

I ask that the City of Hamilton decline this proposal and send the owner back to the drawing table. Please fulfill your role in protecting our heritage and keep Ancaster beautiful for generations to come.

Yours sincerely

[REDACTED]

From: [REDACTED]
[REDACTED] March 20, 2025 10:04 PM
To: Serag Eldin, Yomna
Subject: File UHOPA-25-001

Follow Up Flag: Follow up
Flag Status: Completed

External Email: Use caution with links and attachments

Hello,

I wanted to comment on the application to develop the property on Wilson St and Academy in Ancaster, file UHOPA-25-001.

My biggest concern is the traffic a development of this size would bring. The area can barely handle the traffic as it is now—and there is no where to add lanes or roads. Ancaster is not on a grid of roads like Hamilton or Burlington. There are already daily standstills along Wilson street at rush hour times which back up all through town. There have been traffic studies of the intersection of Wilson St and Rousseaux St. showing how taxed this area already is—I am not sure why something like this can even be considered. Any time there is an issue on the 403 or the link, the situation is even worse, which is a regular occurrence. I live and work in Ancaster and drive on Wilson St daily (my work is located on Wilson St East). I don't know how someone would even be able to pull out of such a large development at this site during certain times of the day—they just wouldn't be able to, or when someone lets them into traffic, it backs things up even further. Please do not ignore the problem this already is for area residents and workers. It would be such poor planning!

Where would the businesses, customers, and residents of such a large building park? There is already very limited parking in Ancaster, and in that particular block there is no street parking available. Please do not assume the neighbourhood behind this property is a good parking alternative—it is not! There are no sidewalks and the streets are narrow.

There is of course the ridiculous difference in height and size compared to the surrounding area, as well as the heritage concerns of the building on site. It would be nice to preserve this heritage, and build something smaller that is more in keeping with the surrounding area that the existing roads and infrastructure can handle. This proposal does none of these things and should be quickly denied.

I wonder about flooding and where water would go when it rains? Old Ancaster Rd has already had flooding problems from new development, might this bring that back?

A smaller building that respects the 3 story by-law limit of the town with a few shops on the bottom would be fine, and a good design might add growth and vitality to the area. But not this monstrosity. I see it adding to existing problems, and detracting from the enjoyment of living in Ancaster.

Thank you for your consideration of my thoughts! Here's hoping that common sense will prevail.

Kind regards,

[REDACTED]

From: [REDACTED]
Sent: Friday, March 14, 2025 2:49 PM
To: Serag Eldin, Yomna
Subject: Ancaster Village Core

Follow Up Flag: Follow up
Flag Status: Flagged

External Email: Use caution with links and attachments

To whom it may concern,

Re: file # UHOPA-25-001

As a [REDACTED] resident of Ancaster, I am writing to **strongly** oppose an 8 storey building in the central core of Ancaster. I also oppose moving Marr Philipppo house to the back corner of the lot, out of sight and out of mind.

While I am a full believer of densification and building within city boundaries (and not into farmland), the historic core of Ancaster is NOT the place for such densification and a building 8 stories tall. Not only will this building be an eyesore in the village, but the village already has issues with traffic and parking, and was not built with the infrastructure necessary to adequately sustain such densification.

I was saddened and shocked when Brandon House was allowed to be demolished. How short sighted and irresponsible to allow destruction of the few heritage buildings that remain. In these days, profit wins over all else, and this proposed building is a prime example. Certainly within the city boundaries there must be more suitable places for such densification, which can be supported by the proper infrastructure and traffic flows.

There are few community-friendly spaces like the Ancaster core where residents truly feel like they are in a community, and where they enjoy spending time (and their resources). Destroying the few remaining places to appease developers would be a grave mistake that cannot be pulled back. Such a large building would be so out of place with the current landscape that the entire core would lose its charm, which can only have negative implications to the businesses there.

As such, I would strongly oppose such a large development.

Sincerely,

[REDACTED]

From: [REDACTED]
Friday, March 14, 2025 2:47 PM
To: Seraq Eldin, Yomna
Cc: [REDACTED]
Subject: Ancaster Village Core

Follow Up Flag: Follow up
Flag Status: Flagged

External Email: Use caution with links and attachments

To whom it may concern,

Re: file # UHOPA-25-001

As a [REDACTED] of Ancaster, I am writing to **strongly** oppose an 8 storey building in the central core of Ancaster. I also oppose moving Marr Philippo house to the back corner of the lot, out of sight and out of mind.

While I am a full believer of densification and building within city boundaries (and not into farmland), the historic core of Ancaster is NOT the place for such densification and a building 8 stories tall. Not only will this building be an eyesore in the village, but the village already has issues with traffic and parking, and was not built with the infrastructure necessary to adequately sustain such densification.

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There are few community-friendly spaces like the Ancaster core where residents truly feel like they are in a community, and where they enjoy spending time (and their resources). Destroying the few remaining places to appease developers would be a grave mistake that cannot be pulled back. Such a large building would be so out of place with the current landscape that the entire core would lose its charm, which can only have negative implications to the businesses there.

As such, I would strongly oppose such a large development.

Sincerely,

[REDACTED]

From: [REDACTED]
Sent: Sunday, March 16, 2025 1:10 PM
To: Serag Eldin, Yomna
Subject: File UHOPA-25-001

Follow Up Flag: Follow up
Flag Status: Flagged

External Email: Use caution with links and attachments

Hi,

This as a life long multi-generation resident of Ancaster, this email is to express my objection to the proposed plan for the 8 storey development in the heart of Ancaster Village Core. This building is completely out of line with the heritage appearance and needs of the community who live in this area. It will be an eye sore and destroy the historic nature of our downtown core. Also, the removal or destruction of the Marr House is also a destruction of the history that is vital to our town. I am sure I am not the only concerned citizen writing to express concern and disapproval of this project. I ask that you please reconsider the approval of this proposed development and consult with the Ancaster Village Heritage Committee for future development of this site. Please keep Ancaster's Heritage and community needs at the forefront of your planning decisions.

Sincerely,

[REDACTED]
[REDACTED]

From: [REDACTED]
To: Serag Eldin, Yomna
Subject: File UHOPA-25-001

External Email: Use caution with links and attachments

As an Ancaster resident, I am strongly against the proposed multi storey building proposed for Wilson St. Our town has grown too much already and we simply do not have the infrastructure to support this eyesore. Wilson St is an absolute zoo all day long now, and would only get worse with this massive building. Please do not ruin our town any more than what has already been done.

Thank you.

Sent from my iPhone

From: [REDACTED]
To: Serag Eldin, Yomna
Subject: File UHOPA-25-001 (Wilson st) - concerns

External Email: Use caution with links and attachments

Hello,

I am writing to convey my utmost concern regarding the development on Wilson St, Ancaster where the Philip Marro house is located, file UHOPA-25-001.

It has already been established by Ancaster residents that this development does not fit the area and this was accepted by the city. Now the proposal has started again for some reason even though the democratic process took place already.

The re-submitted proposed height is unacceptable given the location in the former town of Ancaster, a heritage building is already occupying that space and should remain so as it has for the last 175 yrs. We have already lost the former near by Brandon house to developer disregard. Also, the traffic and congestion in this area is already untenable.

This size proposed building does not need to be here. Something smaller, respecting the height restrictions and the heritage building would be welcome. But this is just greed, doing this in this area, for greeds sake. It will affect the whole town and not in a positive way. Since when did the residents of a place have absolutely no say. We said no already, why is this back on the table. It's sad and horrible on so many levels that this is being re-hashed.

Please consider this email an opposition to this proposal.

Thank you for your time

Ancaster resident,
[REDACTED]

From: [REDACTED]
Sent: Wednesday, March 12, 2025 8:10 AM
To: Serag Eldin, Yomna
Subject: file UHOPA-25-001

External Email: Use caution with links and attachments

The scale and finishes on the proposed development are totally out of reason for inclusion in the Village Core of Ancaster. The upper finishes are uber modern and not in keeping with the Town Centre. 8 stories is simply too overpowering to blend in. Intensification is one thing but this design and size is over kill.

From: [REDACTED]
Monday, March 10, 2025 1:13 PM
To: Serag Eldin, Yomna
Subject: UHOPA-25-001

External Email: Use caution with links and attachments

Dear Yomna;

I am surprised that after all the times this application for an eight story building has been rejected that the developers refuse to accept no for an answer.

Other builders in the area haven't been granted a site specific policy. The eight stories doesn't fit into the heritage village of Ancaster and will look down into the yards of owners who have lived in Ancaster for years.

I ask anyone to drive down Wilson Street passing Academy Street and view the stalemate of traffic at rush hour when residents make their way to and from work. Academy Street is a narrow street and can't handle more traffic. Parking is also a problem in the area.

I don't have the knowledges of increased water flow and sewage in the area but would be surprised if they aren't an issue.

Rules should be respected by all builders. There should be no exceptions.

Sincerely;

[REDACTED]

From: [REDACTED]
Sent: Wednesday, March 12, 2025 2:55 PM
To: Seraq Eldin, Yomna
Cc: [REDACTED]
Subject: UHOPA-25-001

External Email: Use caution with links and attachments

Good afternoon [REDACTED],

My family and I are residents of Old Ancaster in the [REDACTED] neighbourhood ([REDACTED]), and we are writing to you in regards to proposed project UHOPA-25-001.

As residents who support the existing businesses on Wilson Street in Old Ancaster, and who drive along Wilson Street to get to work, etc., we cannot imagine how much worse the traffic would get if this 8-storey development were to be built. If you drive along Wilson Street, you will understand how the existing parking and lanes are insufficient to meet current population demand. The traffic light at Wilson Street and Rousseaux Street is already clogged, during non-rush hour traffic; not to mention at rush hour! The roads absolutely cannot accommodate such increased population growth.

Second, the design rendering of the proposed mix-use building is not within keeping of historic Old Ancaster. Given that this is a Heritage community, it is shocking to see this local developer not include Marr Philippo House as front and centre in the design. With respect to keeping Old Ancaster the beautiful town that it is, which is what attracts people to pay high real estate prices here, we should work to keep its historic charm. Marr Philippo House should be a focal point, and perhaps refurbished on the exterior, if anything. The design rendering shows a historic facade, juxtaposed beneath a ridiculous modern "top" with floor to ceiling windows and vertical wooden planes. It is not representative of what continues to be the appeal of this Heritage community for many, many years.

As a resident of Ancaster, someone who has invested significant money in this community, I am extremely concerned about (1) what the logistics of this building and (2) the aesthetic of this building will do to bring property values down.

Please share my comments with those who need to know, including in the Staff Report for the May 23 Public Meeting.

Regards,

[REDACTED]

From: [REDACTED]
[REDACTED]
To: Serag Eldin, Yomna
Cc: [REDACTED]
Subject: Re: UHOPA-25-001, Wilson St Ancaster Inc

External Email: Use caution with links and attachments

Dear Yomna Serageldin,

As winter draws to an end, pothole season is beginning. Even on light touch roads, the unmistakable voids of asphalt are clearly visible.

What's less clear is the impact that a multi-story, massive, unwanted investment infrastructure project will have on the historical village centre of Ancaster.

Even if we were to somehow forget that we've already, clearly, stated this project is not wanted, why spend more resources at city Hall reassessing this already rejected - and unchanged - proposal? This project will ruin the history, present and future of a beautiful village.

Hamilton has enjoyed an increase in tourism from the GTA and beyond for our natural beauty and historical village cores. People come from far and wide to enjoy that untouched beauty. With the tourism also comes tourism spending, breathing life into an already vibrant and flourishing village core.

The proposed project would during construction create an absolute mess on the streets and bring mayhem to the already grid-lock traffic Wilson Street.

But once construction is completed, the real problems will arise. There already are zero doctors in Ancaster accepting new patients. Those potential new residents would need to travel out of Ancaster to have their health addressed. That would increase the number of vehicles on the road. Other services would become strained too.

The village core will become overcrowded, leading to health deterioration and decreased quality of life for existing residents. And local businesses who are now flourishing will suffer from Ancaster residents avoiding the village core to not get stuck in traffic. There is already enough competition from the big box stores to push out small entrepreneurs, why exacerbate that by deterring current loyal customers from frequenting businesses?

Where would all these children be educated? Already our education resources are maxed out in Ancaster, causing some families to seek education out of town. More traffic and more disruption. Where will these children play? With all the traffic on Wilson Street already, such a large concentration of children in such a tiny spot would put at great risk a fatal accident that would leave the village scarred for generations.

With the lack of resources, what sense of community would these potential residents have? Children educated outside Ancaster, doctors outside Ancaster, jobs outside Ancaster - the answer is clear, they would have little to no sense of community.

Ancaster already scrambles to preserve our history. As proven by the tragic demolition of Brandon House on the corner of Rousseaux and Wilson, outside developers have only one interest in Ancaster and that is the exploitation of our land

for their profits. We lose our history and culture every time what makes this area unique is surgically removed, one demolition at a time. We will never have that piece of history again.

In the spirit of the Dish with One Spoon Wampum Belt Covenant as well as the Between the Lakes Purchase, the two treaties that cover the lands of Ancaster, our community will protect the lands of Ancaster in the spirit of peace, friendship and respect. We only ask for that friendship, peace, and respect to be given back.

This building is not wanted by the community. We ask for respect in honoring the villages desires and wishes.

We are a strong community and we know what is best for our community. We ask you to reject the development in it's entirety and choose the right side of history. Stop the amputation of Ancaster's rich history. We are one of Canada's oldest villages, a national treasure in the fabric of Canada. Stop the exploitation of the masses for the benefit of a developer. A fair and equitable evaluation would put the wants and needs of the community before the greed of a developer.

Sin cera and with great concern,

From: [REDACTED]
Sent: Wednesday, March 19, 2025 12:40 PM
To: Serag Eldin, Yomna
Subject: Application UHOPA-25-001

Follow Up Flag: Follow up
Flag Status: Completed

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We are [REDACTED]. We live at [REDACTED]

We support the views of [REDACTED].

Kindly redact our personal information.

Thank you.

From: [REDACTED]
Sent: Wednesday, March 12, 2025 8:10 PM
To: Serag Eldin, Yomna
Subject: UHOPA-25-001

External Email: Use caution with links and attachments

Good day. This letter is to show my concern over this proposal which seems no different from the last attempt to develop this property. The development would have a negative impact on the character, environment and infrastructure.

Other developments in Ancaster which stayed within 4 stories have done a nice job of fitting in and adding to the character of this historical core. The sudden leap to 8 stories right next to historical buildings such as the coach house right next door would severely alter or ruin the "old village" character.

The height of the building will impact the environment by leading to earlier sundown times, by altering wind patterns and by creating noise and car exhaust pollution. Residents along Lorne Avenue are on the east face of the hill below this proposal. An 8 storey structure will throw these houses into shade earlier than normal. Westerly winds will have to accelerate around the building creating wind tunnels along Academy and Lorne. Since Wilson was closed to truck traffic many years ago the neighbourhood has been peaceful and quiet. A parking lot at the top of Lorne Ave. will create noise and exhaust pollution uncharacteristic to the area.

I do not believe the street capacity or sewer and water capacity in the area is up to a challenge like this. Congestion, backed up sewers and fluctuating water pressure will be inevitable results.

--

[REDACTED]

From: [REDACTED]
Sent: Monday, March 17, 2025 6:31 PM
To: Serag Eldin, Yomna
Subject: UHOPA-25-001

Follow Up Flag: Follow up
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I am Ancaster resident and I am against the proposed Wilson street development UHOPA-25-001. The proposed 8-storey development does not take into consideration already existing traffic problems in Ancaster and will create more problems during construction and after it. The city of Hamilton should consider the quality of life of existing residents that are completely locked down every single afternoon for the past two years. This is absolutely irresponsible.

Thank you
[REDACTED]

THE CITY HAS DEEMED THE 2025 APPLICATION COMPLETE. YOUR COMMENTS ARE SOUGHT BY THE PLANNING DEPARTMENT. An email to yomna.serageldin@hamilton.ca quoting file UHOPA-25-001 is all it takes. Comments will be published in the Staff Report for the May 23 Public Meeting. Deadline is March 21.
Sent from my iPhone

From: [REDACTED]
Sent: Wednesday, March 12, 2025 2:40 PM
To: Serag Eldin, Yomna
Subject: Ancaster Residential plans

External Email: Use caution with links and attachments

To whom this concern,

I disagree with the planning and development of the residential building. Reference : UHOPA-25-001. Ancaster is a heritage village and this massive infrastructure is not conducive to the existing traffic challenges in the area as well as maintaining the "heritage" feel of our small community.

Please support our community by not not allowing this residential building to be constructed as it has already once been voted down by our community.

Regards,

[REDACTED]

[REDACTED]

From: [REDACTED]
Sent: Wednesday, March 12, 2025 12:09 PM
To: Serag Eldin, Yomna
Subject: downtown Ancaster UHOPA 25 001

Follow Up Flag: Follow up
Flag Status: Completed

External Email: Use caution with links and attachments

hello

I am writing about the proposed development in downtown Ancaster. I am totally opposed to this project.

This development does not fit in with the historical setting of Ancaster.

I object strongly that the Marr Philippo House would be moved off Wilson Street. If it would even survive a move.

The Marr Philippo house is part of our history and should not be moved off Wilson Street. Again if it would even survive a move in it's deteriorating state.

The development is too tall and not in keeping with the historical community design.

The traffic is another issue. that development would be bringing many residents and their vehicles that will tax an already burdened streets.

Please reconsider this development.

[REDACTED]
From: [REDACTED]
Sent: Thursday, March 13, 2025 12:19 PM
To: Serag Eldin, Yomna
Subject: Application File: UHOPA-25-001

External Email: Use caution with links and attachments

Good Day, Yomna Serag Eldin
Senior Planner, City of Hamilton

I am requesting a copy of the proposed Official Plan Amendment, including supporting information regarding Application File Number UHOPA-25-001 - As per correspondence instruction that I received in the mail from the City of Hamilton.

I am an affected resident in the area of 392,398,400,402, 406 & 412 Wilson Street East, Ancaster, Ontario.

Thank You
[REDACTED]

From: [REDACTED]
Sent: Sunday, March 16, 2025 5:28 PM
To: Serag Eldin, Yomna
Cc: [REDACTED]
Subject: UHOPA-25-001 (Eight- storey building is a pending-Calamity)

Follow Up Flag: Follow up
Flag Status: Flagged

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Ms. Serageldin;

I have lived in Ancaster for [REDACTED]-years and this is easily the dumbest idea that I have ever seen to be under consideration for approval.

Mohawk Road can't handle the increased traffic.

Rousseaux Street can't handle the increased traffic.

Wilson Street can't handle the increased traffic.

Side streets can't handle the inevitable overflow in car-parking.

The skyline is not appropriate for anything over 3-storeys high. That is a Bylaw, and there is good reason for it.

Property values are bound to decrease with the increased congestion in our village-core.

Who could possibly be in favour of this '**Trumpian-monstrosity**' in the core of our sweet little village. (Only the greedy-developer could possibly see any 'benefit' in approving this calamity-in-waiting.)

Do the right thing.....and reject this attack on the poor citizens of Ancaster.

Don't we have enough bad things coming at us already?

Please be sure to share my comments with the 'Brain-trust' that might actually be considering approval of such a hare-brained idea as this, and please be sure to include same in the Staff Report for the May 23 Public Meeting.

[REDACTED]

From: [REDACTED]
Sent: Thursday, March 13, 2025 4:54 PM
To: Serag Eldin, Yomna
Subject: APPLICATION UHOP 25 001 March 2025
Attachments: APPLICATION UHOP 25 001 March 2025.docx

Follow Up Flag: Follow up
Flag Status: Flagged

External Email: Use caution with links and attachments

As residents of Ancaster, we wish to register our concerns at the above resurrected application.

[REDACTED]

From: [REDACTED]
Sent: Monday, March 17, 2025 5:49 PM
To: Serag Eldin, Yomna
Subject: file UHOPA-25-001

Follow Up Flag: Follow up
Flag Status: Flagged

External Email: Use caution with links and attachments
file UHOPA-25-001

Hello,

We are writing to oppose the proposed building of structure: file UHOPA-25-001.

We are long time Ancaster residents, who have seen and experienced the growth of our town, and have serious concerns about the impact of this large scale project on our main thorough way. With highway 403 being our only other reliable access off of the escarpment, we are already feeling the pinch of operating at a deficit of travel infrastructure. Almost daily traffic accidents on the highway can mean an incredible backlog of traffic on Wilson Street, impacting our businesses, safety and productivity.

This building proposal has previously been opposed by several Ancaster residents who have similar concerns, as well as concerns regarding the loss of heritage sites. Surely any traffic studies would show the implausibility of such an undertaking on our main street.

Please add us to the list of Ancaster residents who are opposed to this development on Wilson Street,

[REDACTED]

From: [REDACTED]
[REDACTED]
To: Serag Eldin, Yomna
Subject: File # UHOPA-25-001

Follow Up Flag: Follow up
Flag Status: Completed

External Email: Use caution with links and attachments

Dear Yomna,

I am writing to express my concern and opposition to the proposed development for Wilson and Academy in Ancaster.

A large-scale condo development in a small neighbourhood in Ancaster (what is essentially the heart of our town) would dramatically alter the community's character and disrupt its residential atmosphere. The influx of high-density housing will strain local infrastructure, including roads, schools, and public services, which are not equipped to handle such a significant increase in population and especially traffic. Additionally, the development will negatively impact the quality of life for those currently living and accessing these areas. Preserving the small-town feel of Ancaster should be prioritized over urban expansion that prioritizes profit over community well-being.

We sincerely hope that the City will do everything they can to ensure this development does not go through.

Regards,

[REDACTED]

From: [REDACTED]
Sent: Friday, March 21, 2025 12:57 PM
To: Serag Eldin, Yomna
Subject: File UHOPA-25-001

Follow Up Flag: Follow up
Flag Status: Flagged

External Email: Use caution with links and attachments

Hi there,

I'm writing to you regarding the new condo building slated for Wilson Street East in Ancaster Village: UHOPA-25-001.

I was very surprised to see that this building has been approved. Not only does this type of building not fit the area historically and design-wise, as a resident of Wilson Street East myself, I can tell you that this structure will create even more traffic bottlenecks on Wilson Street. This street already has many traffic issues due to its unique design and I'm quite certain that a new building of this size will not make things better, only worse.

I'm not against building in our little town, however a building of this size is just not sustainable with the current road infrastructure.

I hope you will reconsider this decision.

[REDACTED]

From: [REDACTED]
To: Serag Eldin, Yomna
Subject: Proposed Development on Wilson st Ancaster UHOPA-25-001

Follow Up Flag: Follow up
Flag Status: Flagged

External Email: Use caution with links and attachments

Hello,

We are an Ancaster family a short walk from this proposed seven story proposed building .

Our home is situated (like many others) off Rousseau and traffic is a complete nightmare now . We relocated here for its small town "quaint feel" , this proposed structure will cause more havoc on our roads (Wilson /Rousseau intersection particularly) and snarl traffic even more . Out infrastructure just can not accommodate seven story buildings .

We do NOT want this .
UHOPA-25-001

[REDACTED]
From: [REDACTED]
Sent: Thursday, March 13, 2025 3:05 PM
To: Serag Eldin, Yomna
Subject: UHOPPA-25-001

Follow Up Flag: Follow up
Flag Status: Flagged

External Email: Use caution with links and attachments

To whom it may concern:

This is in reference to the re application of the building at the former Brandon House location.
Please City of Hamilton don't make the mistake of approving something so contrary to the location. The sheer amount of traffic volume will be catastrophic along with the use of other utilities., sewers etc

The artist rendering of an 8 story building at that location does not match the village scape whatsoever. Very similar to what happened at 63 Main St Dundas across from Dundas Town Hall and in close vicinity of the R Folkes building(the oldest in Dundas) and the Odd Fellow Lodge. It does not fit, is a mistake on our urban scape and the same will be what's proposed at the Brandon House site.

Developers need to do better!

Thank you.

[REDACTED]

From: [REDACTED]
[REDACTED]
To: Wednesday, March 19, 2025 7:35 AM
yomna.serageldin@hamilton.ca.
Cc: [REDACTED]
Subject: Application File UHOPA-25-001

Follow Up Flag: Follow up
Flag Status: Flagged

External Email: Use caution with links and attachments

We are writing to express our great displeasure in this application for a building which, we understand, has been turned down once before and has now been resubmitted with no changes to the initial application.

As [REDACTED] + years of living in Ancaster we know there will be changes to the small town we moved to as newlyweds. We understand change is necessary. But some changes are not for the better. I have served on many committees in Ancaster over the years and was present when the applicants presented their proposal to the then Councillor. Immediately it had a negative reception. Mainly because it is too big and goes against many of the by laws of Ancaster (esp height).

This was a trend we saw with developers showing up looking for approval on a building that didn't meet the rules but thought they could break them and build what they wanted.

Another big concern was the plans for the Phillip Marr house, the historic building on the building lot. This should not be moved. Their idea of tucking it back in a back lot makes no sense and no doubt the building would not survive such a move.

Included in our negative reaction to this application is our concern with traffic. We live on [REDACTED] which has seen a dramatic increase in traffic over the years making it sometimes near impossible to get out of our driveway. I have also worked on Wilson st and seen what happens when there is an incident on the 403 which requires traffic to be rerouted through Ancaster. By adding a building of this size to Wilson st how will this change traffic in Ancaster??

That said, we are fully in agreement that something must be done to this property as it is a giant eyesore to the streetscape. Surely the developers, knowing how no one is in favour of something of this size, can change their plans to make people happy...and they can still make money! I find the arrogance of this new application completely distasteful.

Yours truly

[REDACTED]