

**From:** John Olmsted

**Sent:** March 20, 2026 1:22 PM

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

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

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

To whom it may concern.

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

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

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

Please take these objections into consideration.

Thank you for your attention to this matter.

John Olmsted