

From: jill custeau-maida

Sent: April 9, 2026 9:41 PM

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

Subject: 8 Story Development in Ancaster

To The Planning Committee of Hamilton

I am writing this letter to express my absolute objections to this development in this part of Ancaster.

It is totally out of character for our village.

I am familiar with a similar development on Locke Street.

It is too close to the street and there is no ambiance or esthetics at all for any business locating there.

It is an overwhelming 8 storey monstrosity of a building with no room for trees or greenery at all.

This is totally out of character for our downtown area It is not an asset it is a detriment.

Mine and other people's objections are not just the height and design and location of this building but the strain on infrastructure.

We already have flooding and sewer issues in parts of Ancaster,

What will another 118 units added do to an already overwhelmed system do?

Have there been any studies on this addition to our sewer infrastructure?

As well the traffic and parking on Wilson and Rousseau is a nightmare as it is on most days.

This is even worse when the 403 is blocked because of accidents.

The study that was done on traffic needs to be updated. The last study from what I understand was done during COVID.

This is not an accurate reflection of the traffic and parking chaos that occurs in this area.

How much parking will be provided for this building

for not only the owner/ tenants but the businesses on the first storey.

Most families have two cars. Plus, where will guests park.

Academy street is already overwhelmed as are the streets off of Academy.

This is not adding to the walkability of this area by having a building shoved up so close to the road.

Both Wilson Street and Rosseau are one lane roads and not wide enough to accommodate this building plus future traffic woes created by other buildings.

The other issue is the total disregard of a heritage building on site that is to be moved to the back which will probably result in the destruction of this heritage building.

I am for one heartsick at the destruction of our heritage buildings. Not just this one but Brandon house at the corner of Rosseau and Wilson.

I am sick and tired of greedy developers ruining out town.

I would suggest to Mr. Spallacci to have one of these monstrosities next to his house in Ancaster.

In closing I am not against thoughtful development in the appropriate area as an example out by the Walmart plaza.

What I am against is thoughtless development being shoved down our throats by the Ontario Government and the sham OLT who are clearly in bed with the developers.

Jill Custeau-Maida