

From: Drew Bednar

Sent: April 9, 2026 7:54 PM

To: clerk@hamilton.ca

Subject: Re – Hamilton Planning Committee meeting April 14 2026. Proposal for a major construction on Wilson Street East in Ancaster.

To the Legislative Coordinator of the Planning Committee –

I am submitting this note by email only because I will be away travelling next week, and so unable to attend Tuesday morning's meeting.

As a longtime Ancaster resident and physician with my surgical consultations office currently located directly across Wilson Street from this proposed build I would like to speak out in objection to it, not for reasons of any Ancaster historical heritage but at the level of a most practical concern.

One word. ***Traffic.***

After decades of steady local population growth, downtown Wilson Street and adjoining Rousseau are a virtual parking lot at rush hours already. I've personally had difficulty getting to my office some mornings, and frequently have trouble simply exiting my office parking lot to get to the hospital when I am needed there. Surgery has been delayed more than once because of it.

My office patients have similar concerns to the traffic, their appointments are often delayed and sometimes cancelled.

My very specialized practice volume is small, but there are large cardiac and pediatric clinics on site with me as well. I expect there are similar concerns there.

The new build will dump a large volume of travellers onto roads already overwhelmed, and where there is no physical space to enlarge them. Patients will be harmed.

And let's consider emergency vehicles. How does an ambulance get to a critical patient at the cardiac clinic when traffic can't move? Fire trucks to a fire in town? Police to the car accidents that will undoubtedly be happening more frequently on these overwhelmed roads?

I think this building's Proposal is short-sighted. Nobody will be coming to the street-level shops when they can't drive there, nor park. Lessees will abandon or move their businesses. Owners and renters of the residential units will do the same – Ancaster is a lovely place to live and raise a family as I have, but one has to be able to get around and that's difficult already.

This proposed build may not be too big for Ancaster, I don't think it is, but it's too big for the roadways around where it is currently proposed to be sited. It should be built elsewhere, and something much smaller designed for the proposed Site.

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