



December 17, 2021

249-17

Via Email and Delivered

Ms. Anita Fabac, MCIP, RPP
Manager, Development Planning, Heritage and Design

City of Hamilton,
71 Main Street West, 5th Floor
Hamilton, ON L8P 4Y5

Dear Ms. Fabac:

**RE: 392 – 412 Wilson Street East & 15 Lorne Avenue, Ancaster
Official Plan & Zoning By-law Amendment Application - FC-19-019**

Wilson St. Ancaster Inc. is the registered landowner of the lands municipally known as 392, 398, 400, 402, 406 and 412 Wilson Street East & 15 Lorne Avenue in the City of Hamilton and is pleased to submit the enclosed application for an Official Plan and Zoning By-law Amendment on the subject lands.

The proposed development entails one (1) 8-storey mixed use building containing 169 residential units and 1,677 m² of commercial space at grade. In addition, the proposed development is accommodated by 190 bicycle parking spaces and 312 parking spaces which are provided through 55 commercial surface parking spaces and 257 underground parking spaces.

A version of this concept was considered by the Development Review Team on March 20, 2019 via Formal Consultation No. FC-19-019. It was confirmed that Official Plan Amendment, Zoning By-Law Amendment, Site Plan Control and Draft Plan of Condominium applications would be necessary to facilitate the proposed development. The Site Plan Control and Draft Plan of Condominium applications will be submitted following approval of the Official Plan Amendment and Zoning By-Law Amendment applications.

The purpose of the Official Plan Amendment is to permit a maximum building height of eight storeys and a net residential density of 220 units per hectare in a Mixed Use – Medium Density, Pedestrian Focus designation in the Urban Hamilton Official Plan.

The purpose of the Zoning By-law Amendment is to change the zoning of the subject lands from the Major Institutional (C5a) Zone in the City of Hamilton Zoning By-law No. 05-200, and Existing Residential (ER) Zone in the Town of Ancaster Zoning By-law No. 87-57, to a site specific (C5a,___) Mixed Use – Medium Density, Pedestrian Focus Zone in the City of Hamilton Zoning By-law No. 05-200.

In support of the Official Plan Amendment and Zoning By-law Amendment applications, please find enclosed the following:

- One (1) copy of the Survey Plan prepared by A.T. McLaren Ltd.;
- One (1) copy of the Architectural Drawing Set prepared by SRM Architects;
- One (1) copy of the Planning Justification Report including draft Official Plan Amendment and draft Zoning By-law, prepared by UrbanSolutions;
- One (1) copy of the Public Consultation Strategy Guidelines prepared by UrbanSolutions;
- One (1) copy of the Right-of-Way Impact Assessment prepared by UrbanSolutions;
- One (1) copy of the Angular Plane Sketch prepared by UrbanSolutions;
- One (1) copy of the Urban Design Brief prepared by Whitehouse Urban Design;
- One (1) copy of the Tree Protection Plan prepared by Adesso Design;
- One (1) copy of the Preliminary Landscape Plan prepared by Whitehouse Urban Design;
- One (1) copy of the Functional Servicing and Stormwater Management Report prepared by S. Llewellyn & Associates;
- One (1) copy of the Grading & Servicing Plans prepared by S. Llewellyn & Associates;
- One (1) copy of the Phase I Environmental Site Assessment prepared by Landtek Limited;
- One (1) copy of the Geotechnical Investigation prepared by Landtek Limited;
- One (1) copy of the Noise Impact Study prepared by dBA Acoustical Consultants;
- One (1) copy of the Sun/Shadow Study prepared by R. Bouwmeester & Associates;
- One (1) copy of the Transportation Impact Study including Transportation Demand Management Options Report prepared by NexTrans Consulting Engineers;
- One (1) copy of the Cultural Heritage Impact Assessment prepared by GBCA Architects;
- One (1) copy of the Stage 1 & 2 Archaeological Assessment prepared by Detritus Consulting;
- One (1) copy of the completed Official Plan Amendment and Zoning By-law Amendment Application;
- One (1) copy of the signed Formal Consultation Waiver (FC-19-019); and,
- A cheque in the amount of **\$70,873.75**, made payable to the City of Hamilton.

We look forward to working with you and your staff in the review of this application. Should you have any questions or require anything further, please do not hesitate to contact the undersigned.

Kind Regards,
Wilson St. Ancaster Inc.



Giovanni Fiscaletti
Project Manager

cc: Wilson St. Ancaster Inc.
Mayor Fred Eisenberger, City of Hamilton (cover letter and concept only)
Councillor Lloyd Ferguson, Ward 12, City of Hamilton (cover letter and concept only)
Councillor John Paul Danko, Chairman of Planning Committee, City of Hamilton (cover letter and concept only)
Mr. Steve Robichaud, MCIP, RPP, Chief Planner, City of Hamilton (cover letter and concept only)
Mr. Matt Johnston, MCIP, RPP, UrbanSolutions Planning & Land Development Consultants Inc.