



**URBAN SOLUTIONS**  
PLANNING & LAND DEVELOPMENT



## PLANNING JUSTIFICATION REPORT ADDENDUM

154 Wilson Street East Ancaster, Hamilton, ON  
T. Valeri Construction Limited  
US Project No. 206-17

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Prepared for T. Valeri Construction Limited (c/o Valery Homes)  
By UrbanSolutions Planning & Land Development Consultants Inc.

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## 1. Introduction

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) have been retained by T. Valeri Construction Limited (c/o Valery Homes) (owner) to secure the required *Planning Act* approvals associated with the development of the subject lands municipally known as 154 Wilson Street East, Ancaster.

In response to the continued evolution of the concept plan, this Planning Justification Report Addendum has been prepared to evaluate the revised concept plan against the applicable land use policy framework.

## 2.0 Proposal

As initially proposed, the development was comprised of a multiple dwelling having 32 units served by 45 parking spaces. As confirmed by the Formal Consultation document letter dated February 21, 2018 (File No. FC-18-17), a successful Official Plan Amendment and Zoning By-law Amendment were required to permit the proposal.

The Official Plan Amendment (OPA) and Zoning By-law Amendment (ZBA) applications (File Nos. UHOPA-18-024 and ZAC-18-58) and supporting materials were submitted to the City of Hamilton on November 16, 2018 subsequently deemed complete on December 10, 2018. The purpose of the OPA was to permit multiple dwelling with a maximum density of 93 units per hectare whereas the 60 units per hectare was the maximum permitted in the Low Density Residential 3 designation. The purpose of the ZBA was to change the zoning of the parcel from the Existing Residential “ER” Zone to a site specific Residential Multiple “RM6” Zone.

Despite attempts to revise the proposal, concerns raised by municipal departments, external agencies and the public remained prevalent. Following further consideration, in Summer, 2021, the project developed a revised concept plan comprised of ten (10) three-storey block townhomes including 40 parking spaces (4 per unit) for a total density of 27 units per hectare. This revised concept plan is enclosed in Appendix A to this Report. To accommodate the revised proposal, the OPA is no longer required while the purpose of the ZBA is now to change the zoning from the Existing Residential “ER” Zone to a site specific Residential Multiple “RM4” Zone. A copy of the proposed site-specific Zoning By-law is enclosed in Appendix B to this Report.

This Planning Justification Report Addendum has been prepared to evaluate the revised concept plan against the applicable land use policy framework.

## 2.1 Acknowledgement of Planning Justification Report

UrbanSolutions has conducted a comprehensive review of the Planning Justification Report and the description of the Site Context found within Section 1.1 through to 1.4 continue to reflect the existing condition of the surrounding area while the dwelling present at the time of submission has since been demolished.

## 3. Supporting Material

In consideration of the revised concept, Lintack Architects Inc. have prepared a revised Urban Design Brief. This design brief demonstrates the proposal complies with the applicable urban design policies and is compatible with the surrounding neighbourhood.

Tree protection was a concern identified in the initial proposal wherein 7 of trees were proposed to be retained and 40 were proposed to be removed. Whitehouse Urban Design prepared a revised Tree Protection Plan using the new concept plan which now proposes a total of 17 retained trees and 30 removed trees. Therefore, the new plan will see the retention of 10 additional trees.

## 4. Planning Policy Framework

When evaluating the merits of this development proposal on the subject lands, it is appropriate to review the proposal against the upper tier policy documents. The following is intended to expand upon the review of the planning policy framework applicable to the subject lands presented in Section 4 of the Planning Justification Report. These policy documents include the *Provincial Policy Statement, Places to Grow – Growth Plan for the Greater Golden Horseshoe, the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan and Urban Design Guidelines, and the Town of Ancaster Zoning By-law No. 87-57.*

### 4.1 Provincial Policy Statement & Growth Plan

Since the initial submission, the 2014 Provincial Policy Statement (PPS) was replaced with the 2020 version on May 1, 2020 while the 2017 Growth Plan for the Greater Golden Horseshoe was replaced with a revised version on August 28, 2020. As required by the *Planning Act*, land uses decisions affecting planning

matters must be consistent with the PSS and the Growth Plan in effect at the time of the decision.

UrbanSolutions continues to hold the position the initial proposal for the multiple dwelling is consistent with the current Provincial Policy Statement and conforms to the current Growth Plan. However, the revised proposal to replace the existing single detached dwelling with 10 townhouse dwellings also represents an appropriate form intensification.

#### 4.2 Provincial Policy Statement, 2020

As proposed, this intensification project achieves efficient and resilient development and land use patterns consistent with Section 1.1.1 of the PPS. Further, it represents an appropriate land use pattern that is based on densities while providing a mix of land uses required by Section 1.1.3 of the PPS. The proposal incorporates site specific zoning regulations to accommodate and support the development in keeping with Section 1.1.3.4 of the PPS. As proposed, the development and site-specific Zoning By-law is consistent with the Provincial Policy Statement, 2020.

#### 4.3 Growth Plan

As proposed, the development conforms to and implements the Guiding Principles prescribed in Section 1.2.1 of the Growth Plan. The intensification project aids the municipality in achieve the population projections contained in Schedule 3 of the Growth Plan and is located in an area intended for growth as required by Section 2.2.1. Further, by increasing the number of units from the existing singled detached dwelling to 10 townhouse dwellings, the proposal contributes to achieving the minimum target of 50 percent of growth being located within with in the delineated built-up area as required by Section 2.2.2 of the Plan while also providing a built form contributing to the implementation of Housing policies contained in Section 2.2.6 of the Plan. As proposed, the development and site-specific Zoning By-law conforms to the Growth Plan, 2020.

#### 4.4 Urban Hamilton Official Plan

Schedule E – Urban Structure of the Urban Hamilton Official Plan (UHOP) applies the Community Node designation for the subject lands while Schedule E-1 of the Plan locates the property in the Neighbourhoods designation.

As proposed, the proposed infill project conforms to the General Residential Intensification Policies contained in Section B.2.4.1 of the UHOP as well as the

Residential Intensification in the Neighbourhoods Designation polices outlined in Section B.2.4.2 of the Plan.

The proposal conforms to the Community Node policies contained in Section E2.3.3 of the UHOP as well as the Neighbourhoods Designation – General Policies set out in Section E.3.2 and Residential Uses – General Policies contained in Section E.3.3 of the Plan.

As proposed, the development and site -specific zone conforms to and implements the Urban Hamilton Official Plan.

#### 4.5 Ancaster Wilson Street Secondary Plan

The proposal conforms to the applicable policies of *Volume 2, Chapter B, Section 2.8 - The Ancaster Wilson Street Secondary Plan*, within the *Urban Hamilton Official Plan*. The following points provide a summary of applicable policies (sections referenced in brackets) as they relate to the proposal:

- The proposed block townhouse use is permitted by the Secondary Plan. The subject property supports a redevelopment of an area that is complementary with the existing uses (2.8.7.2a);
- The subject property is designated 'Low Density Residential 3' where all forms of townhouses are permitted (2.7.8.3(b)(i));
- The proposed development looks to implement 27 UPH which is in line with the Secondary Plan which permits density ranges from 20-60 UPH (2.8.7.3(b)(ii));
- The subject lands are located within the *Transition Area* which is characterized by residential buildings from a variety of periods, surface parking, and wide-open spaces where the built form does not create a defined street edge. The proposal entails a low-rise townhouse development that is compatible with surrounding uses to complement the distinct character, design, style, building materials, and characteristics which define the Transition Area (2.8.12.1(e));
- The proposed development is providing only one entrance off Wilson Street to enhance road safety by limiting multiple individual accesses onto Wilson Street (2.8.14.1(d)). It will also enhance pedestrian and cyclist safety by limiting the number of points vehicles will cross the existing sidewalk and bicycle lane and will therefore improve opportunities for active transportation (2.8.12.1(g));
- On-street parking is not included in the new proposal as it would interfere with the existing bicycle lane along Wilson Street East (2.8.14.1(e)) and would therefore negatively impact opportunities for active transportation (2.8.12(g)). An adequate supply of on-site parking is proposed to meet the parking needs of the proposed use; and,

- A paved walkway is proposed to connect the pedestrian sidewalk to the front entrances of the townhomes adjacent to the private laneway to promote a viable and interactive streetscape and encourage active transportation and a continuous street presence (2.8.12.1(h) & 2.8.14.2(c)&(d)).

#### 4.6 Ancaster Wilson Street Urban Design Guidelines

Section 2.8.12.1(a) of the Secondary Plan requires that development and redevelopment be consistent with the *Ancaster Wilson Street Secondary Plan Urban Design Guidelines*. Located in a 'Transition Area', the Plan emphasizes its character as it links the two major retail districts of Ancaster, *The Village Core Design District* and the *Uptown Core Design District*. In *Transition Areas*, buildings are characterized as being predominantly residential and well landscaped. The revised concept plan illustrates that the development will support the intent of the *Ancaster Wilson Street Urban Design Guidelines* for the reasons outlined below.

The subject lands are considered in the Building Typology 'A' and 'B' categories as indicated on the map below within the *Ancaster Wilson Street Urban Design Guidelines*. The general design intent for the area is to support development that is limited to three storeys with pitched rooflines both of which are proposed in the development.

The new proposal has the private roadway encompassing the east side of the property to ensure safe flow of traffic while functioning as a fire route. The private roadway maintains separation from the abutting property while accommodating safe pedestrian access and a well landscaped perimeter.

Additional design details, including paving materials, lighting, signage, and waste storage facilities and screening, will also be addressed through the Site Plan Approval process.

The Urban Design Guidelines provide that there should be a maximum of one curb cut and that driveways/access lanes should not exceed 6.5 meters in width. The concept plan illustrates that the proposal will meet this requirement. A single 6.0-meter-wide entrance from Wilson Street will provide access to the development and will only require one curb cut.

Further, the development will meet the intent of the Design Guidelines regarding direct pedestrian connections from the parking area to the entrances of the townhouses and street.

For the reasons discussed above, it is our opinion that the development will uphold the intent of the Secondary Plan and the Design Guidelines. The development will maintain a built form that is compatible with surrounding development, provide adequate parking while enhancing the streetscape with landscaping, and support the transition of Wilson Street.

#### 4.7 Zoning By-law No. 87-57 (Town of Ancaster)

As the site is currently zoned *Existing Residential "ER" Zone* within the Town of Ancaster Zoning By-law No.87-57 , it only supports development in the form of detached dwellings. Block Townhomes are currently not a permitted use under the current zoning, therefore, a Zoning By-law Amendment is required .

#### **Regulations**

The Town of Ancaster currently has two residential zones that permit block townhouse developments, *Residential Multiple "RM3" Zone* and *Residential Multiple "RM4" Zone*. The difference in zoning is the maximum density permitted on the site which is 22 UPH in *Residential Multiple "RM3" Zones* and 30 UPH in *Residential Multiple "RM4" Zones*. Additionally, the zoning differs slightly in minimum front yard (10.5m in *Residential Multiple "RM3"* and 7.5 in *Residential Multiple "RM4"*) and minimum landscaping (50% of lot area in *Residential Multiple "RM3"* and 45% of lot area required in *Residential Multiple "RM4"*).

To maximize the space available, the *Residential Multiple "RM4" Zone* was favored through discussions with the project team. The proposed development supports zoning provisions as well as the *Ancaster Wilson Street Secondary Plan* and the *Ancaster Wilson Street Urban Design Guidelines*. The following describes the changes to the concept based on section 5.3 of the Planning Justification Report.

#### *Minimum Lot Area*

The proposed by-law looks to decrease the minimum lot area from 0.4 hectares to 0.30 hectares. The reduction in lot area is a result of the road widening necessary for the proposed development, reducing the overall size of the subject lands. The road widening is necessary to maintain safe and efficient flow of traffic, pedestrians, and cyclists in the area. The lot area can be considered appropriate and in keeping with the character of the neighborhood and maintains the intent of the applicable Official Plan and Urban Design Guidelines, as such the reduction is justified.



#### *Minimum Lot Frontage*

The proposed by-law seeks to decrease minimum lot frontage from 46.0 metres to 38.50 metres. The reduced frontage is required to accommodate the proposed built form. Though the frontage is being reduced in the amending by-law, the proposed frontage still provides an appropriate setback to accommodate vehicle circulation movements and landscaping given the context of the site. The proposed frontage ensures the continuation of the established urban fabric, as the properties abutting the subject lands to the east and west have frontages ranging from +/- 18.0 metres to +/- 36.5 metres. As such, this modification maintains the intent of the *Ancaster Wilson Street Secondary Plan* and considers the compatibility in built form with the surrounding neighborhood context.

#### *Maximum Lot Coverage*

The proposed by-law seeks to increase lot coverage from 30% to 35%. The purpose of this change is to facilitate the proposed built form. As the built form requires different design features like private driveways to accommodate parking regulations and outdoor amenity space to the western side of the development, an increase in permitted lot coverage is warranted. Additionally, the reduction in lot coverage is impacted by the reduction in lot area as influenced by the road widening. The 3% net change in lot coverage when accounting for the required road widening is appropriate and minor based on the proposed conditions.

#### *Minimum Front Yard*

The proposed by-law seeks to decrease the minimum front yard from 10.5 meters to 1.95 metres. As the built form requires a road widening to accommodate traffic flow onto the site and to maintain the existing character of Wilson Street E streetscape and bike lanes, the minimum front yard was to be reduced. It is important to note that the orientation of the proposed building does not face Wilson Street E, meaning the proposed modification relates to what would usually be considered as the side yard setback. Bearing this in mind, a setback of 6.1 +/- metres is being maintained to the eastern adjacent property and 15 +/- metres is maintained from the main entrance to the western adjacent property line and an adequate 'side yard' setback of 1.95 metres is provided. The change is therefore justified.

#### *Minimum Side and Rear Yards*

The proposed by-law seeks to decrease the minimum side and rear yards to 3.0 m from 7.5 m. As previously mentioned, the orientation of the built form means the western 6.0 metre side yards function as the 'backyards' for units. Worth noting, while the rear yard setback is 3m, the site abuts an open space use. As such, impacts to the abutting property's privacy is negligible. Due to the lack of

adverse impacts on the adjacent open space, and the maintained space to the rear of each unit, this change is appropriate.

#### *Maximum Height*

The proposed by-law seeks to increase maximum height to 12.64m from 10.5m. This increase in permitted height facilitates the built form of the proposed development. As the maximum permitted height is only being increased by 2.14 metres, the proposed built form will still be considered low-rise and is ensured to respect the ultimate compatibility with the neighbouring properties. These modifications maintain the intent of the *Ancaster Wilson Street Secondary Plan* and the *Ancaster Wilson Street Urban Design Guidelines* and considers the compatibility in built form with the surrounding neighborhood context.

#### *Minimum Landscaping*

The proposed by-law seeks to decrease the minimum amount of landscaping from 45% to 30%. To maximize space on the property, the overall landscaping had to be reduced. The property is located approximately 175 metres from Stoneham Park and the Ancaster Radial Line Trail which connects the community to several public parks. As such, future residents will have ample access to landscaped open space and the reduction can be considered appropriate.

#### *Planting Strip*

The proposed by-law seeks to decrease the minimum planting strip from 3 meters to 2 meters. This modification allowing for a reduced planting strip is required to accommodate the proposed built form and still provides a planting strip width large enough to accommodate tree plantings. Accordingly, the intent of the Zoning provision is maintained, and the modification can be deemed appropriate.

### 4.3 Transportation Context

In keeping with correspondence dated June 19, 2021, an updated TIS is not required for the block townhouse proposal.

## 5. Conclusion

T. Valeri Construction Ltd. (Valery Homes) is the owner of 154 Wilson Street East, Ancaster, in the City of Hamilton, Ontario. It is their intent to secure the required *Planning Act* approvals associated with ZBA application No. ZAC-18-58.


The revised draft Zoning By-law submitted in support of this application, and attached to this Addendum as Appendix B, seeks to place the subject lands into a site specific *Residential Multiple "RM4"* Zone in the Town of *Ancaster Zoning By-law No. 87-57*. As demonstrated in Section 4.1 and 4.4 of this Addendum, the proposed Ancaster Wilson Street Secondary Plan Zoning By-law is consistent with and conforms to the applicable planning policy framework.

Based on a review of the subject lands, surrounding uses, and the applicable planning policy framework, the application facilitates an appropriate form of land development and represents good planning.

Respectfully submitted this 12<sup>th</sup> day of November 2021.

Regards,  
**UrbanSolutions Planning & Land Development Consultants Inc.**

  
Matt Johnston, MCI, P.Eng., R.P.P.  
Principal

  
Lindsay Nooren, MES Pl, BA (Hons)  
Planner



*I hereby certify that this Planning Justification Report was prepared by a Registered Professional Planner, within the meaning of the Ontario Professional Planners Institute Act, 1994.*

*This report has been prepared based on a review of the subject application and cannot be used for any other purpose.*

# Appendix A

## Revised Concept Plan

# Appendix B

## Revised Draft Zoning By-law