

December 23, 2024

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Via Email and Delivered

Mr. Rino Dal Bello, MCIP, RPP
Acting Manager, Development Planning, Heritage and Design

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

Dear Mr. Dal Bello:

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

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is the authorized planning consultants for Wilson St. Ancaster Inc. who 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 we're pleased to submit the enclosed application for an Official Plan Amendment for the subject lands.

The proposed development entails one (1) 8-storey mixed use building containing 118 residential units and 1,475 m² of commercial space at grade. In addition, the proposed development is accommodated by 190 bicycle parking spaces and 270 parking spaces which are provided through 49 commercial surface parking spaces and 221 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. A Zoning By-law Amendment was submitted for the proposal in December 2021 and was eventually appealed to the Ontario Land Tribunal on the basis of a non-decision from the City of Hamilton. Ultimately, the appeal concluded when a settlement was reached on the Zoning By-law Amendment application to facilitate the proposed development, and it was approved by City Council on June 21, 2023 and by the OLT on September 19, 2023. Through the Planning Statute Amendment Act, the provincial modifications made to the UHOP through OPA 167 were reversed. As a result, the height and density permissions for the site afforded by the provincial modifications were no longer applicable and the proposed development was no longer in conformity with the Urban Hamilton Official Plan. Accordingly, a new Official Plan Amendment application is required to bring the approved zoning and development proposal into conformity with the Official Plan. The Site Plan Control and Draft Plan of Condominium applications will be submitted following approval of the enclosed Official Plan Amendment application.

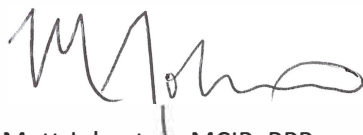
The purpose of the Official Plan Amendment is to permit a maximum building height of eight storeys and a net residential density of 155 units per hectare in a Mixed Use – Medium Density, Pedestrian Focus designation in the Urban Hamilton Official Plan.

In support of this Official Plan Amendment application, please find enclosed the following:

- One (1) copy of the Survey Plan prepared by A.T. McLaren Ltd.;
- One (1) copy of the revised Architectural Package prepared by SRM Architects;
- One (1) copy of the revised Planning Justification Report including a draft Official Plan Amendment, 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 revised 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 revised 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 revised Sun/Shadow Study prepared by R. Bouwmeester & Associates;
- One (1) copy of the revised Transportation Impact Study including Transportation Demand Management Options Report prepared by NexTrans Consulting Engineers;
- One (1) copy of the Cultural Heritage Impact Assessment Addendum prepared by AREA Architects;
- One (1) copy of the Stage 1 & 2 Archaeological Assessment prepared by Detritus Consulting;
- One (1) copy of the completed Official Plan Amendment Application;
- A cheque in the amount of **\$44,390.00**, 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,
UrbanSolutions



Matt Johnston, MCIP, RPP
Principal



Scott Beedie, MCIP, RPP
Senior Planner

cc: Wilson St. Ancaster Inc.
Ms. Anita Fabac & Mr. Steve Robichaud, City of Hamilton (Cover Letter and Concept only)