



# URBAN SOLUTIONS

PLANNING & LAND DEVELOPMENT



# PLANNING JUSTIFICATION REPORT

## Wilson Street at Academy

392 - 412 Wilson Street East & 15 Lorne Avenue, Hamilton  
Project No. 249-17

Prepared for: Wilson St. Ancaster Inc.

By: UrbanSolutions Planning & Land Development Consultants Inc.

DECEMBER 2024

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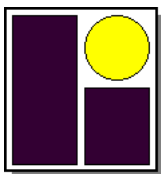


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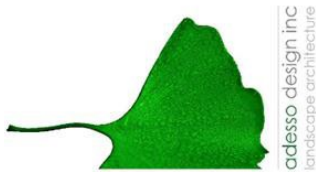
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## 1. Introduction

UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) has been retained by Wilson St. Ancaster Inc., the registered owner of the lands municipally known as 392 – 412 Wilson Street East & 15 Lorne Avenue in the City of Hamilton (subject lands) to assist in the coordination and preparation of planning applications necessary to facilitate a site-specific Official Plan Amendment.

The enclosed application and supporting materials constitutes a complete application as described in Section No. 22 of the *Planning Act*.

This Planning Justification Report (Report) has been prepared in support of the enclosed Official Plan Amendment to permit the construction of the proposed development. The proposed development consists of one (1) 8-storey mixed-use building containing 118 residential units and 1,475.0 m<sup>2</sup> 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. An existing single detached dwelling which is designated under the Ontario Heritage Act is proposed to be moved from its current location fronting Wilson Street to the northern portion of the subject lands fronting Lorne Avenue. A detailed description of this proposal can be found in Section 2 of this report.

This Report provides an overview of the subject lands and a detailed description of the proposal, a description of the supporting studies and a detailed review of the applicable planning policy framework. This Report also provides the planning justification in support of the proposed mixed-use development through the evaluation of the planning merits of the Official Plan amendment application.

### 1.1 Location

The subject lands are located north of Academy Street, between Lodor Street to the East and Wilson Street East to the West. More specifically, the subject lands comprise of an irregularly shaped parcel located on Wilson Street East, as shown in Figure 1.



Figure 1 – Subject Lands

## 1.2 Site Description and Surrounding Context

The subject lands are situated within Ward 12 located in the downtown core of Ancaster. The subject lands are vacant with the exception of the single detached heritage building located at 398 Wilson Street East. The site has frontage on Wilson Street East, Academy Street and Lorne Avenue and is approximately 0.78 hectares (1.92 acres) in size.

The evolving character of the residential and commercial land uses surrounding the subject lands is seen in Figure 2 and outlined below:



Figure 2 – Neighbourhood Context

**North:** Abutting the subject lands to the north is a predominant mix of 1.5 and 2-storey single detached dwellings and commercial land uses which have frontage on Wilson Street East.

**East:** East of the subject lands is an existing neighbourhood of single detached dwellings ranging from 1 – 2 storeys.

**South:** Abutting the subject lands to the south, across Academy Street, are a collection 1.5 to 2.5 storey commercial land uses including a funeral home, retail shops, a drive-thru restaurant and more.

**West:** West of the subject lands, across Wilson Street East, there are several commercial buildings ranging between 2 and 3 storeys including a medical office, an automotive servicing use, a physiotherapy clinic, a restaurant and an office space.

**Recent Developments:**

- 342 Wilson Street East – DA-21-031 – 3 storey mixed use building containing 10 residential units and 2 commercial units

- *357 Wilson Street East* – DA-17-132 – Performing Arts Centre now under construction
- *393 Wilson Street East* – DA-18-015 – 6 unit mixed use building
- *442-462 Wilson Street East* – UHOPA-21-023/ZAC-21-049 – 7-storey retirement home containing 201 beds and four commercial units or 161 unit mixed use development with seven commercial units, approved by the OLT

### 1.3 Application History

#### **Formal Consultation (FC-19-019)**

On January 25, 2019 a Request for Formal Consultation was submitted to the City of Hamilton for the lands municipally known as 392 – 412 Wilson Street East & 15 Lorne Avenue, Hamilton. Following the City of Hamilton’s review of the application, a Development Review Team meeting took place on March 20, 2019. Further, a Formal Consultation Document was issued by the City of Hamilton dated April 16, 2019.

#### **Information Meeting**

An information meeting was held on July 4<sup>th</sup>, 2019 at the Ancaster Rotary Club to provide members of the public with a broad overview of the intent to develop the subject lands, proposed built form and answer questions presented by the public. The attendees included the owner, Councillor Ferguson and members of the public.

#### **Heritage Permit (HP2021-033/HP2024-009)**

On June 4, 2021, an application for a Heritage Permit to relocate the designated dwelling currently located at 398 Wilson Street East to 15 Lorne Avenue was submitted to the City. The City reviewed the requested Heritage Permit application and Council subsequently granted conditional approval of the Permit during their October 13, 2021 Council Meeting. The conditional approval of the Heritage Permit has since been extended (HP2024-009) to April 30, 2025, and the supporting materials to clear applicable conditions are being completed.

#### **Official Plan & Zoning By-law Amendment (UHOPA-22-004 / ZAC-22-011)**

On December 17, 2021 an initial Official Plan & Zoning By-law Amendment submission package was provided to the City of Hamilton. This proposal



entailed one 8-storey mixed use building containing 169 residential units and 1,677.0 square metres of commercial space. Further, the proposed development was intended to be accommodated by 312 vehicle parking spaces contained in surface parking spaces and an underground parking garage. The amending By-law included provisions for increased building height, reduced yard setbacks, reduced planting strip width, an increased parking space ratio, and adjustments to accessory dwelling requirements in recognition of the heritage structure to be relocated on site.

### **Ontario Land Tribunal Appeal (OLT-22-003888)**

On June 1, 2022, the Official Plan & Zoning By-law Amendment applications were appealed to the Ontario Land Tribunal on the basis of a non-decision from the City of Hamilton within the legislated timelines. Through mediation discussions with the City, the proposed development was revised to comprise of one (1) 8-storey mixed-use building containing 118 residential units, accommodated by 190 bicycle parking spaces and 270 parking spaces.

The City undertook an update to the UHOP in 2022. This update was implemented through City Council's adoption of Official Plan Amendment No. 167 on June 8, 2022 (OPA 167). OPA 167 was then submitted to the Minister for approval. The Minister approved OPA 167 on November 4, 2022, but in doing so, the Minister imposed a number of modifications. As a result of Provincial modifications to the UHOP through OPA 167, buildings with heights up to 8-storeys and density in excess of 150 units per hectare were permitted in Community Node designations. As such, there was no longer a need for an Official Plan Amendment to facilitate a site specific Mixed Use Medium Density designation to permit the proposed height and density on the subject lands. This determination was agreed upon by both the City and the applicant and the Official Plan Amendment portion of the appeal was withdrawn. A settlement was reached on the Zoning By-law Amendment application to facilitate the proposed development, and approved by the OLT on September 18, 2023.

### **Planning Statute Amendment Act, 2023 (Bill 150)**

On November 16, 2023, the Ministry of Municipal Affairs and Housing opened a 30-day public consultation period for the proposed *Planning Statute Law Amendment Act, 2023*. The effect of this Act was the reversal of all provincial modifications previously made to the Urban Hamilton Official Plan through Official Plan Amendment 167. Prior to the 30-day consultation period concluding, Bill 150, which established the *Planning Statute Law*

*Amendment Act, 2023*, received Royal Assent on December 6, 2023. The effect of this Act was the reversal of all provincial modifications previously made to the Urban Hamilton Official Plan through Official Plan Amendment 167. 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.

### **Review of Planning Permissions to Align with Council's Intensification Direction**

Through Item 12.1 on the May 14, 2024 Planning Committee agenda and then on the May 22, 2024, Council for the City of Hamilton adopted a motion to review all existing nodes, corridors, and key intersections both within existing Secondary Plan areas and outside of existing Secondary Plan areas and planning permissions for increased heights/densities, to align with Council's intensification direction related to no urban boundary expansion and other more recent provincial policies.

#### 1.4 Transportation Context

##### **Transportation**

The subject lands have frontage on Wilson Street East, Academy Street and Lorne Avenue. Wilson Street East is identified as a Major Arterial Road, while Academy Street and Lorne Avenue are classified as a Local Roads on Schedule C – Functional Road Classification of the Urban Hamilton Official Plan (UHOP). Wilson Street East is a two-way, two-lane street with a sidewalk on the east and west side. Furthermore, Academy Street is a two-way, two lane street with one sidewalk on the north side and Lorne Avenue is a two-way, two lane street without sidewalks.

As seen in Figure 3, an existing Route 16 HSR transit stop is located directly in front of the subject lands at the intersection of Wilson Street East and Academy Street. In addition, an existing Route 5A/5C HSR transit stop is located at the north-east corner of the Wilson Street East and Rousseaux Street intersection approximately 190 metres from the subject lands. With these options, future residents will be well connected to existing transit infrastructure.

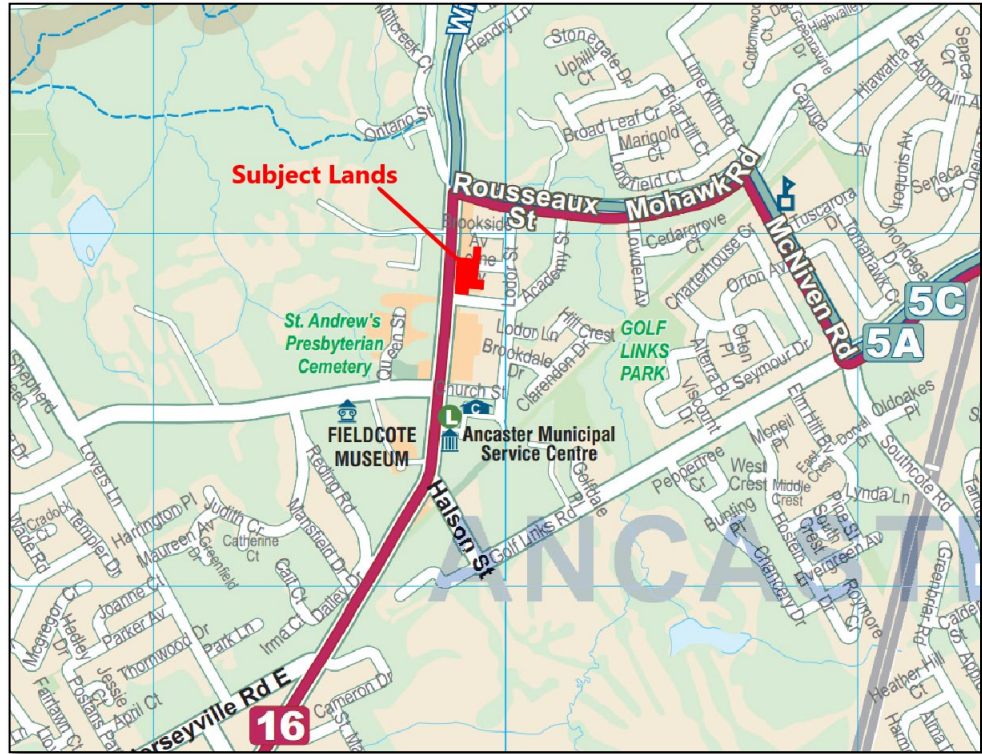


Figure 3 – HSR Route Map

## 2. Proposed Development

The proposed development consists of one (1) 8-storey mixed-use building with a step back at the 3<sup>rd</sup>, 5<sup>th</sup> and 8<sup>th</sup> storey containing 118 residential units and 1,475 m<sup>2</sup> of commercial space at grade. Specifically, the proposed residential units consist of 15 one-bedroom units, 11 one-bedroom + den units, 26 two-bedroom units, 20 two-bedroom + den units and 46 three-bedroom units. In addition, the proposed development is accommodated by 270 parking spaces which are provided through 49 commercial surface parking spaces and 221 underground parking spaces, inclusive of 6 barrier free parking spaces. The parking stalls provided allow for a residential parking ratio of 1.52 spaces/unit. The project also offers 20 commercial bicycle parking spaces, 5 short-term residential bicycle parking spaces and 165 long-term residential bicycle parking spaces. With regards to amenity area, the proposed development provides terraces at the 5<sup>th</sup> and 8<sup>th</sup> storey and includes 611.0 m<sup>2</sup> of amenity space on site. The Concept Plan for the proposed development is contained within Appendix A of this Report.

## 2.1 Planning Applications

A version of this development concept was first presented via Formal Consultation No. FC-19-019. This concept plan evolved and was refined via the Ontario Land Tribunal settlement for the previous Zoning By-law Amendment and the concept plan as proposed in this submission reflects the design that was the basis of that settlement.

The previous Formal Consultation process confirmed the studies, plans and reports that are required to be submitted for a “complete” application as per the *Planning Act*. In addition to this Planning Justification Report, the following materials were required to support the planning application:

- Architectural Elevations
- Functional Servicing Report
- Stormwater Management Report
- Preliminary Grading Plan
- Geotechnical Study
- Survey Plan
- Tree Protection Plan
- Urban Design Brief
- Sun Shadow Study
- Record of Site Condition
- Concept Plan
- Transportation Impact Study
- Transportation Demand Management Report
- Stage I Archaeological Assessment
- Cultural Heritage Impact Assessment
- Public Consultation Strategy
- Draft Official Plan Amendment and Draft Zoning By-law

## 2.2 Required Approvals

At the time the Formal Consultation Document was issued, it confirmed that approval of the following applications would be required to facilitate the development:

- an Official Plan Amendment;
- a Zoning By-law Amendment;
- a Site Plan application; and,
- a Draft Plan of Condominium.

As a settlement was supported by Council, ZAC-22-011 was approved by the OLT on September 19, 2023 (via OLT-22-003888), the enclosed development proposal complies with all applicable regulations and a Zoning By-law Amendment is no longer required.

The purpose of the Urban Hamilton Official Plan Amendment is to facilitate the proposal with regards to the boundary of the Mixed Use – Medium Density land use designation, units per hectare and permitted height requirements for mixed use development. As proposed, the development includes one (1) 8-storey mixed use building with step backs at the 3<sup>rd</sup>, 5<sup>th</sup> and 8<sup>th</sup> storey containing 1,475 m<sup>2</sup> of commercial space and 118 residential units. The proposed building height is 8 storeys, which differs from the maximum permitted height of 2.5 storeys in Mixed Use – Medium Density, Pedestrian Focus areas as per Policy 2.8.8.5a) of the Ancaster Wilson Street Secondary Plan. The proposed Official Plan Amendment would also be required to permit a net residential density of 155 units per hectare. The Draft Official Plan Amendment is contained within Appendix B of this Report.

A future submission of a site plan application will be required to implement the detailed design of the Concept selected for development.

A future Draft Plan of Standard Condominium application will also be submitted to establish the tenure of the residential dwellings contained in the mixed-use building.

### 3. Supporting Studies

In addition to this Planning Justification Report, the required studies have been completed in support of this proposal. The following is intended to provide a brief summary of the findings of each study.

#### 3.1 Stage 1, 2 & 3 Archaeological Assessment

An Archaeological Assessment of the site was prepared by Detritus Consulting dated April 23, 2020. After the Stage 1 was completed, it was determined that the archaeological potential indicators of the site warranted a Stage 2 Archaeological Assessment be carried out. The Stage 2 Archaeological Assessment was conducted in March of 2020 and found 200 Euro-Canadian artifacts from 53 positive test pits. In keeping with the recommendations of the Stage 2 Assessment, the necessary field work was undertaken and the Stage 3 Assessment was completed on September 14,

2023 confirming no further archaeological assessment is required. An Request for an Expedited Review was submitted to the Ministry on March 14, 2024.

### 3.2 Phase I Environmental Site Assessment

As it is acknowledged that a Record of Site Condition will be required prior to full permit issuance, Landtek Limited has completed a Phase I Environmental Site Assessment for the subject lands in July of 2018. The Phase I Environmental Site Assessment concluded that several Areas of Potential Environmental Concern (APECs) were present on the subject lands. As such, a Phase II Environmental Site Assessment was also completed in July 2018 for the property to investigate the APECs prior to the submission of a Record of Site Condition. This Phase II Environmental Site Assessment is being further refined to address conditions of the Heritage Permit granted to permit the relocation of the heritage building on site for the purpose of remediation. As such, the development provides an opportunity to facilitate the remediation of contaminated lands within Ancaster's Village Core.

### 3.3 Cultural Heritage Impact Assessment

A Cultural Heritage Impact Assessment was completed by GBCA Architects, on June 4, 2021, and a subsequent Cultural Heritage Impact Assessment Addendum were completed by AREA Architects on June 26, 2024 for the existing Marr House heritage building currently located on the south-west corner of the subject lands. This report analyzed the components of the existing heritage building on the subject lands and the surrounding heritage context to determine the feasibility of the proposed relocation of the heritage building. The report concludes that the proposed relocation is a necessary intervention for the required remediation of the site and for the long-term conservation of the heritage resource. The proposed heritage structure relocation and development of the subject lands can be accomplished in accordance with accepted conservation principles while balancing demands for intensification and heritage preservation. The relocation of the Marr House was approved by Council on October 13, 2021 via Heritage Permit No. PH2021-033 and PH2024-009 and the project team is actively working to clear the conditions of the Heritage Permit prior to relocating the structure.

### 3.4 Geotechnical Study

A preliminary Geotechnical Investigation was carried out by Landtek Limited. The purpose of the investigation was to determine the subsurface conditions at the site and provided construction and design recommendations with regards to building foundations, floor slabs, pavement structures and subsurface drainage. The report, dated January 21, 2019, concludes that the development can be designed to comply with the applicable codes and standards given the conditions found.

### 3.5 Functional Servicing Report

A Functional Servicing Report (FSR) was prepared by S. Llewellyn & Associates dated December 2021. This report concludes that the subject lands can be developed in accordance with municipal standards. The proposed development will not exceed the allowable discharge rates during storm events and sufficient stormwater storage is provided within a private storm sewer system designed and constructed in accordance with the standards and specifications of the City, directing all captured stormwater to a storm sewer located within the Wilson Street East boulevard. To provide the required stormwater storage, a cast-in-place 509.0 m<sup>3</sup> storage vault within the underground parking structure is proposed. Further, the proposed development will be serviced by an existing sanitary sewer which is adequately sized to provide sufficient flow capacity. In addition to the Functional Servicing Report, S. Llewellyn & Associates has also prepared a Preliminary Grading & Servicing Plan for the proposed development to ensure stormwater flows are directed to the appropriate locations. Since the completion of this report, there have been no notable changes to the infrastructure in the surrounding area and the conclusions of this report remain current. Further, the Zoning By-law approved by the OLT includes a Holding Provision requiring a final FSR and Water Hydraulic Analysis Report.

### 3.6 Hydraulic Assessment

As part of the Functional Servicing Report dated December 2021 that was completed for the project, a Hydraulic Assessment was also conducted by S. Llewellyn & Associates. The Assessment concludes that the service pressures under existing and future conditions are expected to fall within the operating standards established by the MECP and City of Hamilton Guidelines. The fire-flow analysis determined that the required fire flow can be achieved at all private watermains on site. Furthermore, the Hydraulic Assessment

confirmed that the proposed watermains can withstand the pressure necessary to service the development and surrounding built form.

### 3.7 Tree Protection Plan & Preliminary Landscape Plan

Adesso Design Inc. prepared the Tree Protection Plan on February 13<sup>th</sup>, 2020. The Plan notes and summarizes the status of the existing trees and provides recommendations for tree management. The Tree Protection Plan was initially prepared as part of the application for a Tree Removal Permit for the subject lands which was granted on March 18<sup>th</sup>, 2020. An updated preliminary Landscape Plan reflective of the current development concept has been prepared by Whitehouse Urban Design and is included within the enclosed submission package. The Plan provides a landscape design for the proposed development which includes features that support the proposed building, including the design of an outdoor amenity space, pedestrian circulation pathways, fencing/visual barriers, streetscape, locations of proposed plantings, as well as appropriate details to express design intent.

### 3.8 Transportation Impact Study & Transportation Demand Management Report

An updated Transportation Impact Study dated December 19, 2024, prepared by NexTrans Consulting Engineers has also been included within the enclosed submission package to reflect the current development proposal, as described in Section 2 of this Report. The study assesses the impact of traffic on the adjacent roadway related to the proposed development of the subject lands and provides recommendations to accommodate this traffic in a safe and efficient manner. The report concludes that the proposed development will not cause any operational issues and will not add significant delay or congestion to the local roadway network, but noted heavy northbound movement at the Wilson Street East and Old Dundas Road/Rousseaux Street intersection. As such, no physical off-site remedial measures are required to accommodate the proposed development and background growth rate. Rather, signal optimization at the Wilson Street East and Old Dundas Road/Rousseaux Street intersection would aid in reducing impacts on the wait times of the intersection. A Transportation Demand Management Report was also included in the Transportation Impact Study. This report conducted a review of the Transportation Demand Management Plan for the site which includes the inclusion of adequate on-site bike parking, transit incentives, and wayfinding and travel planning Welcome Packages for residents. Ultimately, it was



determined that the Transportation Demand Management Plan is comprehensive and will aid in reducing automobile reliance on site and increase travel by sustainable modes of transportation.

### 3.9 Sun/Shadow Study

The enclosed Sun/Shadow Study prepared by R. Bouwmeester & Associates dated December 19, 2024 has also been updated to reflect changes to the proposed site design and building massing detailed within the enclosed Architectural Package. In keeping with the guidelines contained in Appendix F of the City of Hamilton Shadow Impact Study for Downtown Hamilton Terms of Reference, the study evaluated shadows throughout the day on March 21<sup>st</sup> and September 21<sup>st</sup>. The study evaluated the maximum permitted height in the current Zoning on the subject lands against the required setbacks to determine the as of right shadows. A comparison of as of right shadows and those cast by the proposed development demonstrates that shadows cast by the massing design do not result in significant adverse impacts as adjacent residential amenity areas, public open space, public sidewalks, and the face of residential buildings are not subject to prolonged shadows. The Report concludes that shadowing of the public realm and neighbouring properties is minor and the development has been designed to be consistent with the direction provided in the City's design policies and guidelines.

### 3.11 Noise Impact Study

A Noise Impact Study, dated November 2021, was prepared by dBA Acoustical Consultants. The study concludes that sound levels will meet MECP guidelines at all lots in the proposed development. The report requires Standard Warning Clauses to be inserted into all Offers and Agreements of Purchase and Sale or Lease. Overall, the impacts of the environment can be adequately controlled with upgrades to the building construction, with the inclusion of 0.91 metre Safety Glass along the border of the proposed terraces, a 1.83 metre aesthetic board on board fence along the property line and the inclusion of ventilation and warning clause requirements. In addition, impacts of the proposed development on its surroundings are expected to meet the applicable guideline limits and can be adequately controlled. With regards to Outdoor Living Areas, the Study confirms that noise mitigation measures are not required for the proposed terraces. Further, the outdoor amenity area surrounding the relocated heritage building is setback enough from the roads, and shielded by the built form in a way that does not require noise mitigation. The report recommends that

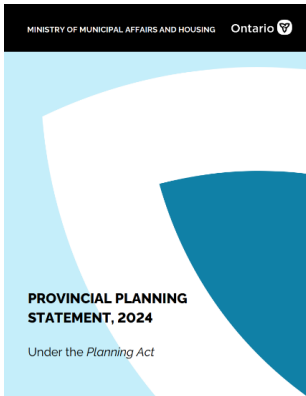
the builder's plans be reviewed by an Acoustical Consultant prior to issuance of a building permit to ensure required noise control measures have been incorporated.

### 3.12 Urban Design Brief

The enclosed Urban Design Brief prepared by Whitehouse Urban Design has been updated from the previously submitted version to reflect the aforementioned changes to the proposed development concept. The Brief concludes that the design complies with zoning in terms of permitted use, conforms to the policies, and implements the general intent of the Urban Hamilton Official Plan, Ancaster Wilson Street Secondary Plan and City of Hamilton Zoning By-law No. 05-200. The 3-storey podium streetwall reflects the heritage characteristics of the surrounding community and contributes to the overall compatibility of the proposal. The Brief confirms that the proposed design of the project enhances the public realm by creating a context-sensitive mixed use development with architecture and outdoor spaces which encourage vibrant pedestrian activity and enhance the historic beauty of the neighbourhood. Additionally, the landscape design creates safe, attractive, inviting streetscapes, while providing seasonal interest and buffering when necessary.

## 4. Planning Policy Framework

The following is intended to provide a review and highlight the planning policy framework applicable to the subject lands. The applicable documents include the Provincial Planning Statement (2024), the Urban Hamilton Official Plan (2019), the Ancaster Wilson Street Secondary Plan (2013), the Ancaster: Wilson Street Secondary Plan Area Design Guidelines (2012) and the City of Hamilton Zoning By-law No. 05-200.



#### 4.1 Provincial Planning Statement, 2024

On August 20, 2024 notice was received from the Ministry of Municipal Affairs and Housing on the creation of a new Provincial Planning Statement (PPS) which would consolidate the former A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019 and the Provincial Policy Statement, 2020. The new Provincial Planning Statement took effect as of October 20, 2024. The PPS supports the implementation of More Homes, More Choice: Ontario’s Housing Supply Action Plan and includes key changes to:

- Plan for and support development, and increase the housing supply across the province;
- Align development with infrastructure to build a strong and competitive economy that is investment-ready;
- Foster the long-term viability of rural areas; and
- Protect agricultural lands, the environment, public health and safety.

The PPS, 2024 works together with other recent changes to the land use planning system which collectively support key government priorities of increasing housing supply, supporting job creation and reducing red tape.

The PPS, 2024 policies took effect on October 20, 2024 and replaced the PPS, 2020 and A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019. In accordance with Section 3 of the Planning Act, all decisions affecting land use planning matters made after this date shall be consistent with the PPS, 2024. Recognizing that, this proposal has been prepared in accordance with this new policy framework.

In line with the Provincial Policy Statement 2020, the PPS 2024 continues the mandate of building strong healthy communities. The vision of the PPS 2024 includes the long-term prosperity and economic competitiveness of Ontario which depends on wisely managing change and promoting efficient land use and development patterns.

#### 2.0 Building Homes, Sustaining Strong and Competitive Communities

“2.1.6 Planning authorities should support the achievement of complete communities by:

- a) accommodating an appropriate range and mix of land uses, housing options, transportation options with multimodal access, employment, public service facilities and other institutional uses (including schools and associated child care facilities, long-term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long-term needs;
- b) improving accessibility for people of all ages and abilities by addressing land use barriers which restrict their full participation in society; and
- c) improving social equity and overall quality of life for people of all ages, abilities, and incomes, including equity-deserving groups.”

“2.2.1 Planning authorities shall provide for an appropriate range and mix of *housing options* and densities to meet projected needs of current and future residents of the *regional market area* by:

- a) establishing and implementing minimum targets for the provision of housing that is *affordable* to *low and moderate income households*, and coordinating land use planning and planning for housing with Service Managers to address the full range of housing options including *affordable* housing needs;
- b) permitting and facilitating:
  - 1. all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, including additional needs housing and needs arising from demographic changes and employment opportunities; and
  - 2. all types of residential *intensification*, including the *development* and *redevelopment* of underutilized commercial and institutional sites (e.g., shopping malls and plazas) for residential use, development and introduction of new

housing options within previously developed areas, and *redevelopment*, which results in a net increase in residential units in accordance with policy 2.3.1.3;

- c) promoting densities for new housing which efficiently use land, resources, infrastructure and *public service facilities*, and support the use of *active transportation*; and
- d) requiring *transit-supportive* development and prioritizing *intensification*, including potential air rights development, in proximity to transit, including corridors and stations.”

## 2.3 Settlement Areas and Settlement Area Boundary Expansions

The PPS contains specific policies related to lands located within identified settlement areas, including the following:

### 2.3.1 General Policies for Settlement Areas

“2.3.1.1 Settlement areas shall be the focus of growth and development. Within settlement areas, growth should be focused in, where applicable, strategic growth areas, including major transit station areas.”

“2.3.1.3 Planning authorities shall support general intensification and redevelopment to support the achievement of complete communities, including by planning for a range and mix of housing options and prioritizing planning and investment in the necessary infrastructure and public service facilities.”

## 2.4 Strategic Growth Areas

The PPS also contains policies specific to lands located within strategic growth areas:

“2.4.1.1 Planning authorities are encouraged to identify and focus growth and development in strategic growth areas.”

“2.4.1.2 To support the achievement of complete communities, a range and mix of housing options, intensification and more mixed-use development, strategic growth areas should be planned:

- a) to accommodate significant population and employment growth;
- b) as focal areas for education, commercial, recreational, and cultural uses;
- c) to accommodate and support the transit network and provide connection points for inter- and intra-regional transit; and
- d) to support affordable, accessible, and equitable housing.”

“2.4.1.3 Planning authorities should:

- a) prioritize planning and investment for infrastructure and public service facilities in strategic growth areas;
- b) identify the appropriate type and scale of development in strategic growth areas and the transition of built form to adjacent areas;
- c) permit development and intensification in strategic growth areas to support the achievement of complete communities and a compact built form;
- e) support redevelopment of commercially-designated retail lands (e.g., underutilized shopping malls and plazas), to support mixed-use residential.”

## 2.8 Employment

“2.8.1 Planning authorities shall promote economic development and competitiveness by:

- a) providing for an appropriate mix and range of employment, institutional, and broader mixed uses to meet long-term needs;
- b) providing opportunities for a diversified economic base, including maintaining a range and choice of suitable sites for employment uses which support

a wide range of economic activities and ancillary uses, and take into account the needs of existing and future businesses;

- c) identifying strategic sites for investment, monitoring the availability and suitability of employment sites, including market-ready sites, and seeking to address potential barriers to investment;
- d) encouraging intensification of employment uses and compatible, compact, mixed-use development to support the achievement of complete communities; and
- e) addressing land use compatibility adjacent to employment areas by providing an appropriate transition to sensitive land uses.”

## 2.9 Energy Conservation, Air Quality and Climate Change

“2.9.1 Planning authorities shall plan to reduce greenhouse gas emissions and prepare for the *impacts of a changing climate* through approaches that:

- a) support the achievement of compact, transit-supportive, and complete communities;
- b) incorporate climate change considerations in planning for and the development of infrastructure, including stormwater management systems, and public service facilities;
- c) support energy conservation and efficiency;
- d) promote green infrastructure, low impact development, and active transportation, protect the environment and improve air quality; and
- e) take into consideration any additional approaches that help reduce greenhouse gas emissions and build community resilience to the impacts of a changing climate.”

## 3.0 Infrastructure and Facilities

Chapter 3 of the PPS contains a range of policies related to Infrastructure and Public Service Facilities which promote their effective coordination and integration with land use planning. This includes an emphasis on the

optimization of existing infrastructure and public service facilities as well as the efficient delivery of new infrastructure and facilities.

### 3.6 Sewage, Water and Stormwater

Chapter 3.6 of the PPS contains a range of policies relating to the efficient use and optimization of existing municipal sewage and water services. This chapter also requires planning for stormwater management to be integrated with that for sewage and water services to ensure that such systems are optimized, feasible, and financially viable over their full life cycle.

### 4.1 Natural Heritage

Chapter 4.1 of the PPS contains policy direction related to the management and conservation of Natural Heritage features, including significant wetlands, woodlands, and wildlife habitat. Further, this Chapter requires that any development proposed within or adjacent to any of the aforementioned features successfully demonstrate that there will be no negative impacts on their ecological function(s).

### 4.6 Cultural Heritage and Archaeology

Similar to Chapter 4.1, Chapter 4.6 of the PPS contains policy direction related to the management and conservation of Cultural Heritage and Archaeological resources.



**Hamilton**

### 4.3 Urban Hamilton Official Plan (UHOP)

The City of Hamilton’s Urban Hamilton Official Plan (UHOP) was adopted by Council on July 9, 2009 and received final approval from the Ontario Municipal Board on August 16, 2013. UHOP Amendment No. 167 (“OPA 167”) was issued by the Minister of Municipal Affairs and Housing on November 4, 2022 (with modifications), which contained mapping and policy changes that have varying impacts on all areas of the City. On December 6, 2023, Bill 150 (which established the *Planning Statute Law Amendment Act, 2023*) received Royal Assent, which reversed all Provincial modifications made to the UHOP via OPA 167. The version of the UHOP currently in force and effect reflects these legislative changes and provides policies on community management, land use changes, and physical development in the City.



## Urban Land Use

Schedule E – Urban Structure of the UHOP shows the subject lands falling within the “Community Node” designation, as shown in Figure 4. Schedule E.1 – Urban Land Use of the UHOP applies the “Mixed Use - Medium Density” designation to the subject lands, as shown in Figure 5. As per Section E.2.3.3.2 of the UHOP, Areas identified as a “Community Node” consist of a range of uses that allow for access to housing, employment, services, and recreation in close proximity to each other and transit. Further, as per Section E.2.3.3.7 of the UHOP, “Community Nodes” are generally planned to achieve a target density of 100 to 150 persons and jobs per hectare and accommodate some residential intensification. Section E.4.6.2 of the UHOP notes that the “Mixed Use – Medium Density” designation is intended to be applied to traditional ‘main street’ commercial areas to promote the continuation of these areas as pedestrian oriented mixed use areas. Additionally, these areas are meant to serve as vibrant people places with increased day and night activity through the introduction of residential development which help to enhance these areas as transit supportive nodes and corridors. As outlined in Section E.4.6.7, lands designated as Mixed Use – Medium Density shall contain a range of densities and building heights to a maximum of six storeys, which shall be set out in the implementing Zoning By-law. The Mixed Use – Medium Density designation permitted uses as identified by Section E.4.6.5, consist of commercial uses, institutional uses, recreational uses, hotels, residential uses and accessory uses intended to serve the residents.

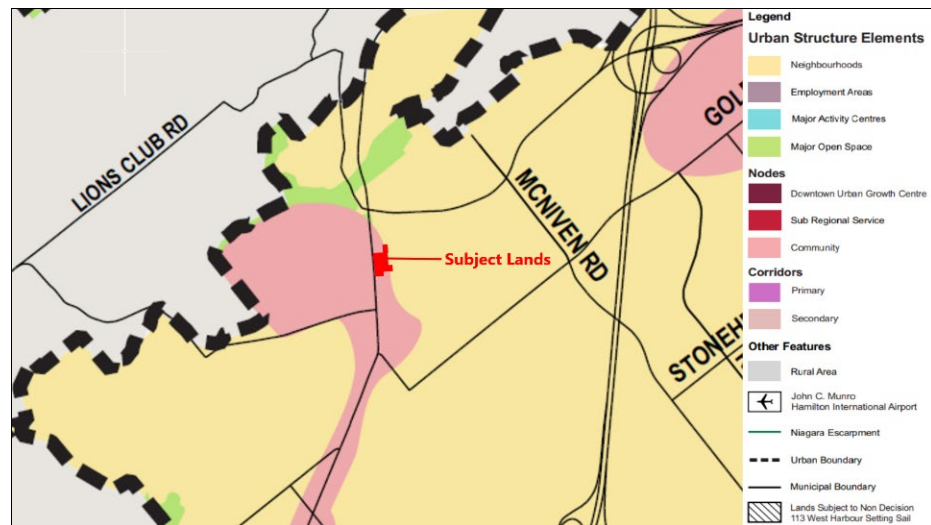


Figure 4 – Urban Hamilton Official Plan – Schedule E (Urban Structure)

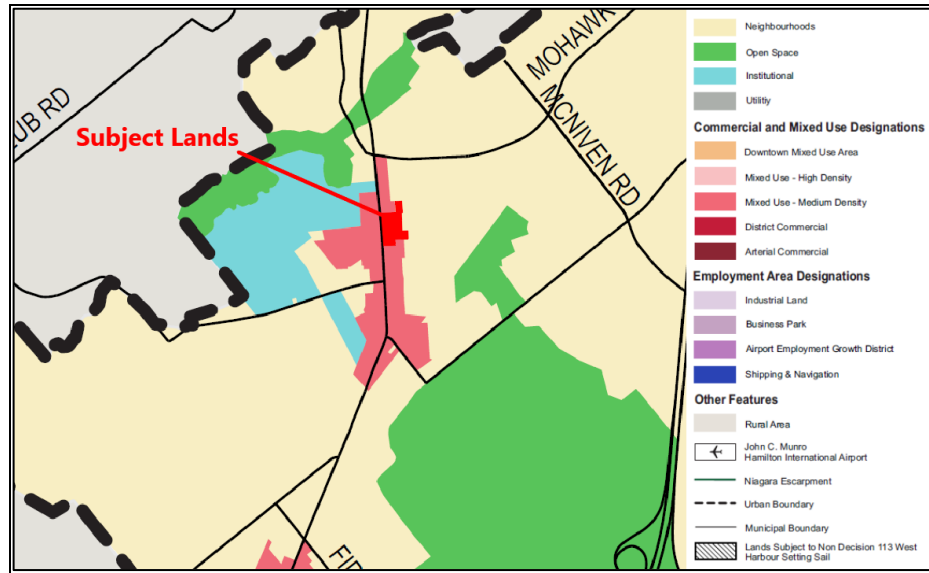


Figure 5 – Urban Hamilton Official Plan – Schedule E-1 (Urban Land Use)

## Transportation

Schedule C – Functional Road Classification of the UHOP identifies Wilson Street East as a Major Arterial Road and Academy Street & Lorne Avenue as Local Roads. Schedule C-2 – Future Road Widenings indicates that there are no planned road widenings for the segment of Wilson Street East on which the subject property has frontage. The current width of Wilson Street East is approximately 19.5 metres. A right-of-way dedication is therefore not required across the frontage of the subject lands.

### 4.4 Ancaster Wilson Street Secondary Plan

The City of Hamilton’s Urban Official Plan adopted the Ancaster Wilson Street Secondary Plan on July 9, 2009, which received Ministry Approval March 16, 2011 and came into effect on August 16, 2013. The Ancaster Wilson Street Secondary Plan runs along Wilson Street East from Hamilton Drive to Montgomery Drive and is approximately 250 metres in width on either side of Wilson Street East.

The former Town of Ancaster Official Plan was approved by the Minister of Municipal Affairs and Housing on July 6, 1984 and was used to inform the Ancaster: Wilson Street Secondary Plan Area Urban Design Guidelines in 2012. Further, those Urban Design Guidelines were then used to establish the Ancaster Wilson Street Secondary Plan in 2013. Section 4.5 and 5.1 of

this Report will provide a more detailed overview of the Ancaster Wilson Street Secondary Plan Area Urban Design Guidelines.

The Secondary Plan recognizes 15 Lorne Avenue as Low Density Residential 1 and the balance of the subject lands as Mixed Use – Medium Density on Map B.2.8-1 – Ancaster Wilson Street – Land Use Plan as shown in Figure 6. The subject lands are additionally identified as being within the Village Core Character Area on Appendix A – Character Areas and Heritage Features of the Secondary Plan. It is understood that the Village Core Character Area constitutes the hub of the Secondary Plan area. Sections B.2.8.7 and B.2.8.8 of Volume 2 outline the following policies for the residential and Mixed Use – Medium Density designations respectively.

Section 2.8.7.3 of the Ancaster Wilson Street Secondary Plan note that the permitted uses on Low Density Residential 1 designations shall be limited to single detached dwelling and semi-detached dwellings and building heights shall be restricted to 2.5 storeys. Section 2.8.8.4 of the Secondary Plan identifies a maximum permitted building height for the Mixed Use – Medium Density designation of 3 storeys. Section 2.8.8.4 further notes that commercial and residential facilities are to be encouraged within the Village Core area, with commercial land uses to be emphasized along Wilson Street East. As the subject lands are also identified as fronting a Pedestrian Focus Street on Map B.2.8-1 of the Secondary Plan, Section 2.8.8.5 also applies to the property. In Section 2.8.8.5, a maximum building height of 2.5 storeys is established for Pedestrian Focus Streets and it is noted that new development shall respect and reflect the existing heritage character of the Village Core.

Due to the nature of the proposed development and the applicable policy noted above, an Official Plan Amendment is required to facilitate the proposal. The purpose of this amendment is to redesignate the lands from Low Density Residential 1 and Mixed Use – Medium Density to a Site Specific Policy – Area-\_\_\_ Mixed Use - Medium Density, Pedestrian Focus to permit a maximum height of 8 storeys, whereas the maximum permitted height for the Mixed Use – Medium Density, Pedestrian Focus designation is 2.5 storeys as per Policy 2.8.8.5 c). Additionally, the Official Plan Amendment will permit a net residential density of 155 units per hectare. The effect of the amendment will accommodate an eight storey, 118 dwelling unit mixed-use building. A copy of the draft Official Plan Amendment can be found within Appendix B of this report.

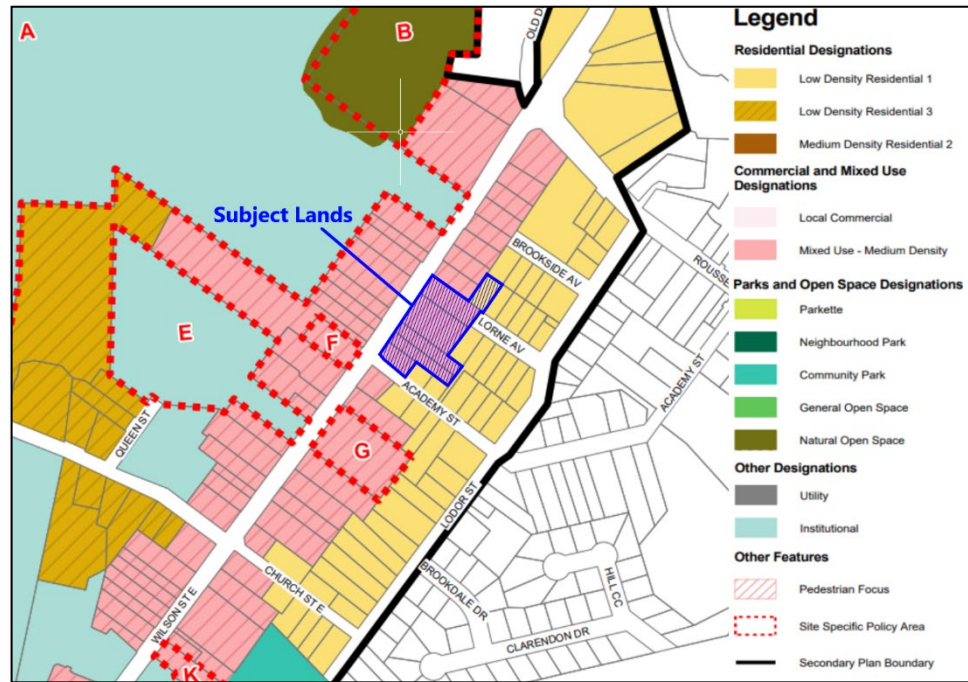


Figure 6 – Ancaster Wilson Street Secondary Plan – Land Use Map

#### 4.5 Ancaster: Wilson Street Secondary Plan Area Urban Design Guidelines

The Ancaster: Wilson Street Secondary Plan Area Urban Design Guidelines were prepared by Peter J. Smith & Company Inc. in February of 2012, prior to the implementation of the Ancaster Wilson Street Secondary Plan. The Urban Design Guidelines were used to direct the future design of the Secondary Plan area by identifying the design concept and outlining a vision for the development of properties within the study area.

Similar to the Ancaster Wilson Street Secondary Plan, the subject lands have been identified as part of the Village Core design district within the Urban Design Guidelines. As previously noted, the Village Core character area is considered to be the hub of the Plan. The design intent for this district is to enhance and promote its existing character to preserve the identity of the community and maintain the pedestrian scale of the corridor. The Urban Design Guidelines note that the Village Core should contain building masses that are compact and sited on individual lots with defined front and side yards, building heights which are limited to 2.5 storeys with pitched rooflines and promote vehicle parking located in connected rear lots.

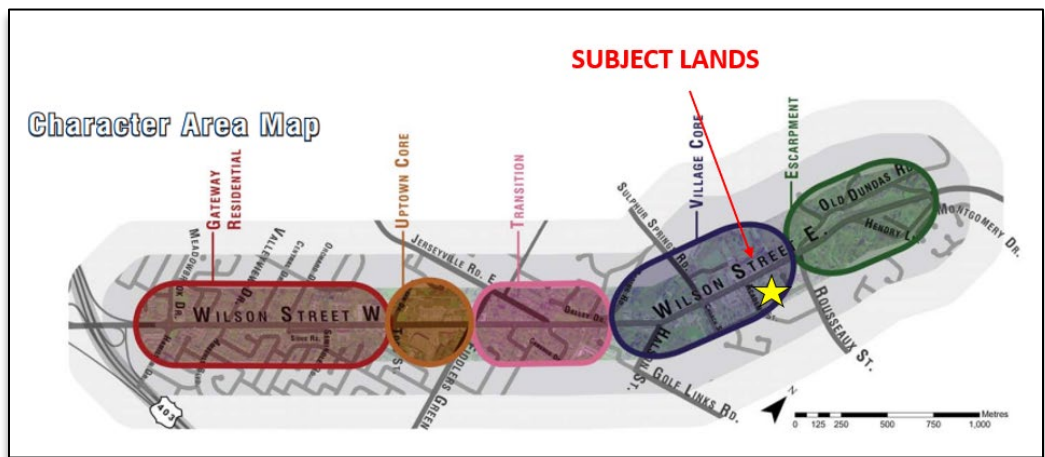


Figure 7 – Ancaster: Wilson Street Secondary Plan Design Guidelines – Character Area Map

#### 4.6 City of Hamilton Zoning By-law No. 05-200

As previously noted, ZAC-22-011 was approved by the OLT which had the effect of rezoning the subject lands from the 'Mixed Use Medium Density – Pedestrian Focus (C5a), Exception 570' Zone in the City of Hamilton Zoning By-law No. 05-200 and the 'Existing Residential (ER)' Zone in the Town of Ancaster Zoning By-law No. 87-57 to the 'Mixed Use Medium Density – Pedestrian Focus (C5a, 860, H154)' Zone in the City of Hamilton Zoning By-law No. 05-200, as shown in Figure 8 below. This site specific zone contains the appropriate regulations to permit the propose use and the mixed use multiple dwelling as proposed.

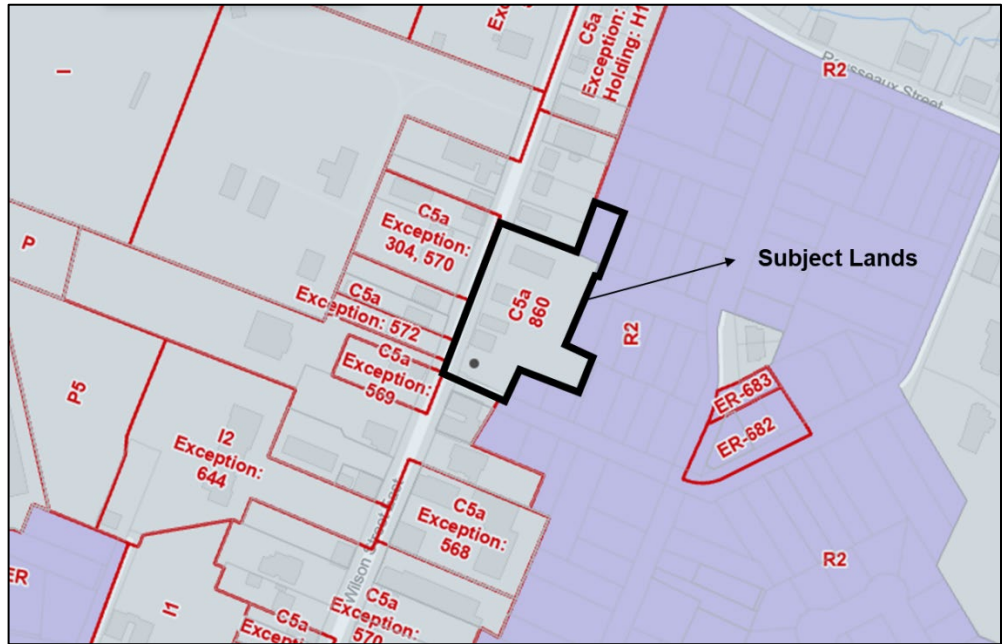


Figure 8 – City of Hamilton Zoning By-law No. 05-200

## 5.0 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. In this instance, the upper tier documents include the Planning Act, PPS 2020, the Growth Plan for the Greater Golden Horseshoe, the Urban Hamilton Official Plan, the Ancaster Wilson Street Secondary Plan and the Ancaster: Wilson Street Secondary Plan Area Urban Design Guidelines.

### **Planning Act, 1990**

Section 2 of the Planning Act identifies matters of provincial interest that approval authorities must have regard for when evaluating development proposals. They are as follows:

- a) The protection of ecological systems, including natural areas, features and functions;

Planning Comment: The natural areas or features contained on the subject lands will be appropriately protected if possible and/or replaced through the Tree Protection Plan and future conditions of Site Plan approval.

- b) The protection of the agricultural resources of the Province;

Planning Comment: The proposed development is located within the approved urban settlement boundary. Accordingly, the development protects the agricultural resources of the Province.

- c) The conservation and management of natural resources and the mineral resource base;

Planning Comment: The proposed development does not adversely impact natural resources or the mineral resource base, as such it has regard for these matters.

- d) The conservation of features of significant architectural, cultural, historical, archaeological or scientific interest;

Planning Comment: As identified in the Archeological Assessment completed by Archaeological Consultants Canada, the Cultural Heritage Impact Assessment Addendum prepared by AREA Architects, and the approved Heritage Permit to relocate the designated heritage structure, the proposed development will not adversely impact matters of cultural heritage or archaeological significance.

- e) The supply, efficient use and conservation of energy and water;

Planning Comment: As addressed in the S. Llewellyn & Associates Functional Servicing Report, the proposed development has regard for the efficient supply, use and conservation of energy and water.

- f) The adequate provision and efficient use of communication, transportation, sewage and water services and waste management systems;

Planning Comment: The proposed development ensures the adequate and efficient provision of communication, transportation and waste management systems. The Functional Servicing Report supports the development's provision of sewage and water services.

- g) The minimization of waste;

Planning Comment: Appropriateness of waste management systems provided will be secured through the Site Plan conditions of approval.

- h) The orderly development of safe and healthy communities;

Planning Comment: The future subdivision application and conditions of approval will ensure the proper and orderly development of the municipality.

h.1) The accessibility for persons with disabilities to all facilities, services and matters to which this Act applies;

Planning Comment: Conditions of approval will ensure pedestrian connections are AODA compliant and the Ontario Building Code will ensure best practices regarding accessibility are met for dwellings.

- i) The adequate provision and distribution of educational, health, social, cultural and recreational facilities;

Planning Comment: The Subject Lands are within the jurisdiction of the Hamilton District School Board and the Hamilton Catholic District School Board. These boards will be circulated on the Official Plan & Zoning By-law Amendment applications to evaluate school allocation.

- j) The adequate provision of a full range of housing, including affordable housing;

Planning Comment: The proposed development provides a range of dwelling types including 118 dwellings contained in the mixed-use building ranging from one-bedroom to three-bedroom units as illustrated in the enclosed Architectural Package prepared by SRM Architects.

- k) The adequate provision of employment opportunities;

Planning Comment: The proposed development provides 1,475 m<sup>2</sup> of commercial space on the first floor of the mixed use building, contributing to the employment opportunities of the neighbourhood.



- l) The protection of the financial and economic well-being of the Province and its municipalities;

Planning Comment: The proposed development supports long-term economic prosperity of the Province by adding to the overall housing supply and offering a range of housing options including to contribute to a diverse workforce. Conditions of approval for parkland dedication, development charges and cost sharing also protect the financial and economic well being of the Province and City. Once developed, the lands will contribute significantly more to the municipal tax base than the current underutilized parcel. Further, the proposed commercial space on the ground floor will enhance the economy of the Ancaster Village Core and Hamilton as a whole.

- m) The co-ordination of planning activities of public bodies;

Planning Comment: The comprehensive review of this application by the City of Hamilton ensures matters of provincial interest are accounted for and a coordinated approach of planning activities has been implemented.

- n) The resolution of planning conflicts involving public and private interests;

Planning Comment: N/A

- o) The protection of public health and safety;

Planning Comment: The proposed development does not present any negative impacts to public health and safety.

- p) The appropriate location of growth and development;

Planning Comment: Based on the subject property being located within the Urban Settlement Boundary for the municipality, the proposed development aids the City of Hamilton in achieving their growth and employment targets and implements appropriate intensification adjacent to built-up areas.

- q) The promotion of development that is designed to be sustainable, to support public transit and to be oriented to pedestrians;

Planning Comment: The proposed development will connect with the road network of the surrounding neighbourhood and provides routes which are walkable and support active transportation. The subject lands are placed in close proximity to several public transit stops, encouraging the use of public transit by future residents.

- r) The promotion of built form that,
  - i. is well-designed,
  - ii. encourages a sense of place, and
  - iii. provides for public spaces that are of high quality, safe, accessible, attractive and vibrant;

Planning Comment: The proposed development offers a well-designed, attractive pedestrian environment with access to Wilson Street East. The mixed-use building is designed to be compatible with the surrounding built form of the area with regards to massing and materiality in order to enhance the Wilson Street East streetscape and provide a more attractive and vibrant Village Core for Ancaster.

- s) The mitigation of greenhouse gas emissions and adaptation to a changing climate.

Planning Comment: Multi-unit dwellings have been shown to require less energy and water per resident, making them an integral part of the solution to address climate change. This will help to mitigate greenhouse gas emissions that will be produced and reduce the overall carbon footprint of the proposed development.

This proposal has regard for matters of Provincial interest as identified in Part 2 of the *Planning Act*.

#### **Provincial Planning Statement, 2024**

Legislation states that *Planning Act* applications must be “consistent with” the Provincial Planning Statement.

This proposal contributes to the Province’s objective of providing for an appropriate range and mix of housing options and densities to meet the projected needs of current and future residents, thus supporting the achievement of a complete community (Policy 2.2.1). Further, the proposed development will assist the Province in their objective of focusing growth

and development within settlement areas and strategic growth areas (Policy 2.3.1.1). The proposed level of density will support the efficient use of land, resources, infrastructure, and public service facilities and support the use of active transportation in accordance with Policy 2.2.1. The proposed mixed use development will also contribute to an appropriate mix and range of employment uses to meet long term needs in accordance with Policy 2.8.1 a). Additionally, the proposed compact, transit-supportive built-form will contribute to the reduction of greenhouse gas emissions in accordance with Policy 2.9.1. The Functional Servicing and Stormwater Management Report prepared by S. Llewellyn & Associates along with the Transportation Impact Study prepared by NexTrans Consulting Engineers confirm that the proposed development can be adequately serviced and accommodated by the existing transportation network and municipal servicing infrastructure (Policy 3.0 and 3.6). Further, as a Tree Removal Permit was previously issued by the City in March 2020 for the subject lands, and no Natural Heritage resources were identified by City Staff during the previous Formal Consultation process, the proposed development satisfies Policy 4.1 of the PPS. Similarly, the Cultural Heritage Impact Assessment Addendum prepared by AREA Architects, along with Cultural Heritage Permit (HP2021-033) issued by the City and the findings of the Stage 3 Archaeological Assessment completed by Detritus Consulting ensure that the policies of Chapter 4.6 are satisfied.

As demonstrated above, this proposal is consistent with the Provincial Planning Statement, 2024.

### **Urban Hamilton Official Plan (UHOP)**

The UHOP provides direction and guidance on the management of communities, land use change, and physical development. As an amendment to both the UHOP and Zoning By-law is required to facilitate the proposed development, the UHOP provides the appropriate framework for evaluating this proposal.

To achieve the City's projected population growth, Section B.2.4.1 of the Plan contains policy direction for residential intensification. More specifically, Section B.2.4.1.3(b) prescribes the City's 'Urban Nodes' and 'Urban Corridors' to accommodate 40% of the residential intensification target and the proposed development assist in achieving this objective.

Further, Section B.2.4.1.4 provided criteria to evaluate residential intensification developments. As proposed, and as outlined this Planning Justification Report, the Urban Design Brief prepared by Whitehouse Urban



Design and the Functional Servicing Report prepared by S. Llewellyn & Associates, the proposal satisfies the criteria contained in Section B.2.4.1.4(a-j).

“B.2.4.1.4 Residential intensification developments within the built-up area shall be evaluated based on the following criteria:

- a) a balanced evaluation of the criteria in b) through l) as follows;

Planning Comment: The proposed development represents an opportunity to implement the May 22, 2024 Council motion to review all existing nodes and secondary plans for increased heights/densities. Further, it balances and addresses the evaluation of criteria contained in the policies below.

- b) the relationship of the proposal to existing neighbourhood character so that it builds upon desirable established patterns and built form;

Planning Comment: The proposed development builds upon the established patterns and built forms of the surrounding neighbourhood by transitioning height and density from the low rise mixed use buildings along Wilson Street East to the proposed eight storey mixed use building which implements appropriate step backs and setbacks. These setbacks and step backs have been incorporated into the existing zoning to regulate the massing of the building. As noted in the Urban Hamilton Official Plan, the Community Nodes are intended to accommodate low to mid rise mixed use buildings, like the development proposed in the subject application.

- c) the contribution of the proposed development to maintaining and achieving a range of dwelling types and tenures;

Planning Comment: The neighbourhood is currently occupied by low rise mixed use buildings and residential dwellings; predominantly single detached dwellings. The proposed development will contribute to the provision of a range of housing forms and densities in the surrounding neighbourhood. As the proposed development consists of condominium one, two and three-bedroom residential units will contribute to a range of dwelling types tenures within the neighbourhood.

- d) the compatible integration of the development with the surrounding area in terms of use, scale, form and character. In this regard, the City encourages the use of innovative and creative urban design techniques;

Planning Comment: The scale and form of the proposal are regulated by the amending by-law to ensure an appropriate relationship is established between the proposed development and existing buildings nearby. The Urban Design Brief prepared by Whitehouse Urban Design demonstrates that the design of the mixed-use building includes step backs on the fourth, fifth and eight floors of the building along the perimeter of the structure to mitigate the impacts on the properties to the north. The building also implements a 3-storey street wall podium to reduce the impact of the façade.

- e) the contribution of the proposed development to achieving the planned urban structure as described in Section E.2.0 – Urban Structure;

Planning Comment: The Community Node designation is exemplified in the proposed development. This designation is intended to function as vibrant, mixed use areas containing a range of housing opportunities. The designation shall allow for access to housing, employment, services and recreation in close proximity to each other and transit. The proposal fulfills the intent of this designation as it is mixed use, will provide a range of housing forms while enhancing the vibrancy of the Wilson Street East streetscape, and is located in close proximity to existing public transit routes.

- f) existing and planned water, wastewater and stormwater capacity;

Planning Comment: As noted in Section 3.5 of this Report, the enclosed Functional Servicing and Stormwater Management Report prepared by S. Llewellyn & Associates confirms that the proposed development will not exceed the allowable discharge rates during storm events and that sufficient storage is provided within a private storm sewer which will be designed and constructed in accordance with City standards. Further, the Report also confirms that the proposed development will be serviced by an existing sanitary sewer which is adequately sized to provide sufficient

flow capacity. Further, the Hydraulic Assessment included within the enclosed Functional Servicing and Stormwater Management Report concludes that the service pressures under both existing and future conditions are expected to fall within the operating standards established by the MECP and City of Hamilton Guidelines.

- g) the ability to respect and maintain or enhance streetscape patterns including block lengths, setbacks, and building separations;

Planning Comment: The proposed development builds upon established patterns and built forms through the incorporation of building setbacks and upper-storey setbacks to achieve appropriate transitions in terms of height and density to/from the low-rise mixed use buildings along Wilson Street East. Further, the decision to locate surface parking internal to the site will maintain existing streetscape patterns and contribute to an enhanced pedestrian environment along Wilson Street East.

- h) the ability to complement the existing functions of the neighbourhood;

Planning Comment: The proposed mixed use development enhances the functions of the existing neighborhood through the introduction of a range and mix of dwelling types and sizes to meet a variety of income levels and household sizes, thus contributing to the achievement of a complete community. Further, the proposed ground floor commercial component will further animate the streetscape and contribute to a more pedestrian-oriented environment along Wilson Street East.

- i) the conservation of cultural heritage resources;

Planning Comment: As demonstrated in the Cultural Heritage Impact Assessment Addendum prepared by AREA Architects, the proposed relocation of the heritage building is a necessary intervention for the required remediation of the site and long-term conservation of the heritage resource.

- j) infrastructure and transportation capacity and impacts; and,

Planning Comment: Infrastructure and transportation impacts have been

reviewed and assessed via the Transportation Impact Study, Transportation Demand Management & Functional Servicing Report submitted in support of this application.

Section B.3.2.1 of the UHOP contains specific housing goals for lands located within the City's urban area.

"B.3.2.1 The following shall apply in the urban area:

B.3.2.1.1 Provide for a full range of housing types, forms, and densities to meet the social, health, and well-being requirements of all current and future residents.

Planning Comment: The proposed development will contribute to a full range of housing types, forms, and densities within the area to meet the social, health, and well-being requirements of all current and future residents.

B.3.2.1.2 Provide housing within complete communities.

Planning Comment: The proposed development will support the achievement of a complete community by contributing to a range of housing types, forms, and densities within an established area.

B.3.2.1.6 Increase the mix and range of housing types, forms, tenures, densities, affordability levels, and housing with supports throughout the urban area of the City.

Planning Comment: The proposed development offers a more attainable housing alternative to the ground-oriented dwellings that currently dominate the housing stock of the surrounding neighborhood. This will contribute to a more complete community and provide existing residents with the opportunity to age in place. Additionally, the provision proposed unit mix (including 46 3-bedroom "family-friendly" units) will accommodate a range of household sizes and income levels to further support the achievement of a complete community in the area.

Section B.3.2.4 of the UHOP provides general policies for urban housing. This proposal implements Policy B.3.2.4.1 which requires the City to plan for an appropriate range and mix of housing forms, types, and densities to meet market-based and affordable housing needs of current and future residents through residential intensification. Further, the proposed

development incorporates a mix of unit sizes (15 1-bedroom units, 11 1-bedroom + den units, 26 2-bedroom units, 20 2-bedroom + den units, and 46 3-bedroom units) to accommodate a range of household sizes and income levels, thus supporting the creation of a complete community (Section B.3.2.4.9).

The site is further evaluated against Section B.3.3 - Urban Design Policies of the UHOP to ensure compatible integration with the surrounding land uses. The following specific policies related to Urban Design are applicable to the subject proposal:

“B.3.3.2.5 Places that are safe, accessible, connected and easy to navigate shall be created by using the following design applications, where appropriate:

...

b) providing connections and access to all buildings and places for all users, regardless of age and physical ability;

...

g) designing streets and promoting development that provides real and perceived safety for all users of the road network.

B.3.3.2.6 Where it has been determined through the policies of this Plan that compatibility with the surrounding area is desirable, new development and redevelopment should enhance the character of the existing environment by:

...

b) Respecting the existing cultural and natural heritage features of the existing environment by re-using, adapting, and incorporating existing characteristics;

...

d) Complementing the existing massing patterns, rhythm, character, colour and surrounding context; and,

e) Encouraging a harmonious and compatible approach to infilling by minimizing the impacts of shadowing and maximizing light to adjacent properties and the public realm

...

B.3.3.2.7 Places that are adaptable in accommodating future change are desirable and should be created by:

...



- b) Encouraging design that accommodates the changing physical needs of people and their lifestyles through all stages of their lives;
- c) Encouraging innovative design of built forms and public spaces.

B.3.3.2.8 Urban Design should promote the reduction of greenhouse gas emissions, ability to adapt to the impacts of a changing climate now and in the future, and protect and enhance the natural urban environment by: (OPA 167)

- a) Achieving compact development and resulting built forms that promotes the reduction of greenhouse gas emissions; (OPA 167)
- ...
- c) encouraging on-site storm water management and infiltration through the use of techniques and technologies, including storm water management ponds, green roofs, vegetated swales, and low impact development techniques and green infrastructure; (OPA 167)
- d) encouraging the use of Leadership in Energy and Environmental Design (LEED), R-2000 Home, Passive House, Canadian Green Building Council's Zero Carbon Standard, or other environmental building rating tools and techniques that reduce energy consumption and greenhouse gas emissions for buildings and infrastructure for all development and redevelopment; (OPA 167)
- e) encouraging the reduction of resource consumption in building and site development and avoiding the release of contaminants into the environment, including promoting building conservation and adaptive reuse and encouraging the use of locally sourced and reclaimed building materials to reduce the amount of embodied carbon; and, (OPA 167)
- f) encouraging energy efficiency in neighbourhood design and development as set out in Section B.3.7.1.

B.3.3.3.5 Built form shall create comfortable pedestrian environments by:

- a) Locating principal facades and primary building entrances parallel to and as close to the street as possible;
- ...
- c) Including a quality landscape edge along frontages where buildings are set back from the street;
- d) locating surface parking to the sides or rear of sites or buildings, where appropriate; ...”

Planning Comment: The proposed development includes pedestrian connections from dwellings to internal sidewalks which connect to the municipal sidewalks along Wilson Street East and Academy Street. An existing Route 16 transit stop is located at the south-west corner of the subject lands, and an existing Route 5A/5C HSR transit stop is located approximately 190 metres north of the frontage of the subject lands on Wilson Street East. Thereby residents are well connected to existing transit opportunities and are encouraged in using forms of active transportation to access this mode of transportation. This proposal includes the provision of sidewalks which will provide the surrounding residents safe municipal walkway connections from the existing HSR transit stops to the internal sidewalks of the development.

Details such as landscaping, lighting, and signage (to be secured via the Site Plan Control process), will yield increased animation of the streetscape along Wilson Street East. The proposed building materials, height and setbacks will result in compatible massing and character for this development within the context of the surrounding community. Moreover, the surface parking area will be located internal to the site in close proximity to all dwelling units ensuring convenient access. This location will maintain the streetscape and provide a comfortable pedestrian environment as it will be appropriately screened from view along Wilson Street East.

Further, the OLTs approval of ZAC-22-011 ensures that an appropriate relationship is established between the proposed development and the existing neighbouring dwellings and natural features.

The surface parking for the proposed development is sheltered from the street - located internal to the site, and is minimized through the inclusion of underground parking to ensure the built form maintains an aesthetically pleasing and comfortable pedestrian environment throughout the site. Additionally, the portion of the mixed use building that extends closest to

the rear lot line has an approximate 6.0 metre rear yard set back from the property line. The portion of the proposed structure which is setback 6.0 metres is 23.0 metres in length, while the remaining +/- 77.5 metres of the structure's length is setback more than 35.0 metres from the rear property line. This ensures there are no adverse impacts on the units in terms of overlook or privacy and maintains a compatible relationship between the neighbouring existing low-rise built forms.

The subject lands comprise of a property with frontage along three roadways. As per Schedule C – Functional Road Classification, Wilson Street East is identified as a Major Arterial Road, while Academy Street and Lorne Avenue are Local Roads.

As indicated in Section 4.3 of the Planning Justification Report, the UHOP applies a Mixed Use – Medium Density designation to the subject lands. The City of Hamilton strives to manage urban growth and development that is sustainable and recognizes a balance between the economy, the environment, and a community's social needs. Section E.2.3.3 notes that Community Nodes represent the downtowns of the former municipalities which were amalgamated into the City of Hamilton. The function of this designation is to primarily contain a range of uses that allow for access to housing, employment, services and recreation in close proximity to each other and transit (2.3.3.2). Additionally, they should function as vibrant, mixed use areas containing a range of housing opportunities, including affordable housing and housing with supports (2.3.3.5). Further, Section E.2.3.3.6 requires the City to direct local transit routes through community nodes, where possible. Section E.2.3.3.9 notes that Community Nodes shall largely be in medium and low rise, mixed use buildings, which aligns with the mid-rise mixed use building proposed in the subject application. The fact that the UHOP directs Community Nodes to accommodate low to mid rise mixed use buildings demonstrates the policy gap between the older Ancaster Wilson Street Secondary Plan prescribed maximum height of 3 storeys for the same node.

Section E.4.6 of the UHOP provides general policies for the scale and design of areas designated as Mixed Use – Medium Density:

“E.4.6.7 Lands designated Mixed Use – Medium Density shall contain a range of densities and building heights to a maximum of six storeys, which shall be set out in the implementing zoning by-law. The specific permitted heights and densities shall depend

on the area and be established through secondary plans where one exists and the zoning by-law.

...

“E.4.6.9 The predominant built form shall be mid rise and low rise mixed use buildings that have retail and service commercial stores at grade. Single use commercial buildings and medium density ground related housing forms shall also be permitted, except for pedestrian focus streets as listed by Policy E.4.3.1.1.”

As noted above, Section E.4.6 of the UHOP provides policies on Mixed Use – Medium Density areas noting that these are characterized by mid-rise and low-rise mixed use built forms on traditional ‘main street’ commercial areas of neighbourhoods in proximity to existing or future transit networks. No specific maximum or minimum net residential density is prescribed for this designation, however Policy E.4.6.11 states that the amount of retail and service commercial space should generally range between 25,000 and 100,000 square metres of floor area. Further, Policy E.4.6.13 notes that some commercial areas within the Mixed Use – Medium Density designation may contain less than 25,000 square metres of retail and service commercial floor area.

Planning Comment – The proposed development is located on Wilson Street East, the main commercial street of Ancaster, and features 1,475 square metres of retail and service area at grade contained in a mid-rise 8-storey mixed use building. The location and massing of the proposal is consistent with the built form which is prescribed for the Mixed Use – Medium Density designation. Landscaping will be secured at the Site Plan stage and will serve to provide an attractive public realm enhancing the existing landscape character of the area, ensuring visual connectivity to the adjacent built form and natural features.

A total of 221 parking spaces allocated to residents and visitors will be located within the underground parking structure as shown in the Concept Plan in Appendix A. The 49 surface parking spaces for the commercial uses will be screened from view from Wilson Street East and Academy Street, with a majority of parking contained in the underground parking garage. The proposed parking locations allow convenient access to and from the dwelling units and does not dominate the streetscape, ensuring the street remains vibrant, aesthetically pleasing and pedestrian oriented.

The scale and form of this proposal is regulated by the amending by-law to ensure an appropriate relationship is established between the proposed development and the existing 1.5 to 3-storey detached dwellings and mixed use buildings nearby. The transition in height from eight to two storeys is minimal and in keeping with the building heights prescribed within the Mixed Use – Medium Density designation of the UHOP. Further, the scale and massing of the development is compatible with the surrounding built form as it is modest in height, implements step backs at the 3<sup>rd</sup>, 5<sup>th</sup>, and 8<sup>th</sup> storeys, enhances the existing Wilson Street East streetscape and provides adequate setbacks to abutting land uses. Further, the proposed development has been designed and situated in a visually compatible manner with the existing developed lands.

“...E.4.6.19 To strengthen the pedestrian focus in areas where it does not currently exist, the City shall require infilling of retail, service commercial, and mixed use buildings in a physical arrangement which assists in creating a vibrant and active street environment. Such buildings shall be located up to the street along a pedestrian focus street”

Planning Comment – The proposed location and massing of the subject development gives consideration to the enhancement of the pedestrian environment along Wilson Street East. The proposed front yard setback is 2.75 metres, creating a street setting which provides a sense of enclosure, stimulation and comfort for pedestrians. Further, the façade materiality of the proposed mixed use building appropriately maintains the historical character of the Ancaster Wilson Street Secondary Plan. Ultimately, the subject property represents an opportunity to provide an infill redevelopment which remediates an existing brownfield in the Community Node of Ancaster, contributing to the re-animation of this particular section of Wilson Street East.

### **Ancaster Wilson Street Secondary Plan, 2013**

The Ancaster Wilson Street Secondary Plan establishes land uses, development standards and provisions regarding cultural heritage, urban design, and transportation, to guide the development and/or redevelopment of lands located in the located in the Secondary Plan area.

The Secondary Plan also provides the following Urban Design Polices which are applicable to the subject lands and the proposed development:

2.8.12.1 In addition to Section B.3.3 – Urban Design Policies of Volume 1, the following policies apply:

a) Development and redevelopment shall be consistent with the Ancaster Wilson Street Secondary Plan Urban Design Guidelines, and shall be sympathetic to adjacent building styles, features, and materials when adjacent to a designated or listed heritage building.

...

a) New development or redevelopment shall complement the distinct character, design, style, building materials, and characteristics, which define each Character Area.

...

g) Development or redevelopment shall not negatively affect active transportation within the Ancaster Wilson Street Secondary Plan.

h) Development and redevelopment shall foster streets as interactive outdoor spaces for pedestrians.

i) Mixed use and commercial development or redevelopment shall provide a buffer, such as landscaped areas, for adjacent sensitive land uses.

j) Two primary commercial mixed use areas have been identified within the Ancaster Wilson Street Secondary Plan and are part of the Community Node: the Uptown Core and Village Core, as shown on Appendix A - Character Areas and Heritage Features. The following policies shall apply to the Uptown Core and Village Core:

...

i. The Village Core area, shown on Appendix A - Character Areas and Heritage Features, shall be consistent with the following design considerations:

1. Notwithstanding Policy E.4.3.4 b) of Volume 1, for buildings fronting onto Wilson Street, setbacks may be varied, as per the character of the Village Core area;
2. Buildings within the Village Core should incorporate historical building features and styles in order to encourage a

- village atmosphere and pleasant pedestrian experience, where feasible;
3. Additional considerations to encourage the historic characteristics of the Village Core, including heritage styled signage and building façades, as described in the Urban Design Guidelines, should be given for any development or redevelopment;
  4. The Village Core area should express a strong heritage design character that invites pedestrians and encourages interaction; and,
  5. The heritage characteristic of the Village Core area can be strengthened through the use of a public walkway linking buildings and other land uses.

Planning Comment: The design of the proposed mixed use structure provides adequate consideration to the historic character and building styles of the surrounding area which is reflected in the materiality of the façade. The proposal complements and enhances the existing character of the area while promoting the utilization of active and public transportation. The proposed front yard setback, landscaping, façade treatment and pedestrian connections implemented on site improve the pedestrian experience of the public realm on Wilson Street East.

While the proposed development breaches the prescribed maximum height of 3-storeys for the area, the building height is modest, implements a step back at the 3<sup>rd</sup>, 5<sup>th</sup> & 8<sup>th</sup> storey and provides appropriate transition to the abutting properties. The 3-storey maximum is considered inconsistent when contemplating the density and intensification targets set out in the newest version of the Growth Plan for the Greater Golden Horseshoe, which was released several years after the Secondary Plan was created. As it is unrealistic to accommodate all intensification within the downtown core of Hamilton, it is reasonable to direct modest infill projects like the one proposed to the community nodes of the amalgamated municipalities on the City's peripheries. Further, the City's zoning of the subject property sets a maximum permitted height of 22.0 metres, which is similar built form to what is proposed on site.

### **Ancaster: Wilson Street Secondary Plan Area Urban Design Guidelines**

The Ancaster Wilson Street Secondary Plan Area Urban Design Guidelines were prepared by Peter J. Smith & Company Inc. in February of 2012. The Design Guidelines were meant to inform the eventual creation and implementation of the Ancaster Wilson Street Secondary Plan, which came into effect in 2013. Given the dated nature of these Guidelines and the resulting changes to the planning policy framework, Council has appropriately supported the review of this Community Node and its related policies and guidelines.

The Urban Design Guidelines provide direction on how the Wilson Street East corridor evolves with regards to the public realm and design elements of future developments. The ultimate goal of the Design Guidelines is to maintain and enhance the existing character of the Wilson Street area, improve connectivity, promote local heritage, and strengthen the community focus of the area. The Guidelines break the study area down into five character areas with distinct design objectives for each individual area. These character areas are: the Escarpment area, the Village Core area, the Transition area, the Uptown Core area and the Gateway Residential area. The subject lands fall within the Village Core area, which is a concentration of one to three storey buildings featuring architectural heritage characteristics throughout. The Urban Design Guidelines provide the following relevant design elements to be implemented within the Village Core area:

#### **3.1.4.1 Village Core: Building Typology A:**

- Building should be a maximum of 2.5 storeys
- Buildings should have a gabled roof with an approximate 8/12 pitch
- Roofs should overhang
- Buildings should be grey-buff coloured stone, red brick or wood cladding
- Stucco may be used as an accent material to façade surfaces
- A maximum of two materials should be used
- Building should be parallel to street
- Should be a side yard on both sides of the building
- Should provide direct pedestrian connections from parking area to the building entrance and street
- For corner properties, access to rear yard parking from the side street is encouraged



- Properties should have pedestrian links abutting dead end streets
- Front yards and side yards should be landscaped
- Parking should be provided in the rear yard only

Planning Comment: The proposed massing design implements many of the design objectives outlined in Policy 3.1.4.1. The proposed mixed use building is located parallel to Wilson Street East, utilizes grey-buff coloured stone on its façade to be in keeping with the surrounding heritage character of the area, maintains a side yard setback on either side of the structure, and ensures parking is accessed from the side street for which it has frontage. Additionally, the proposal provides direct pedestrian connections from the parking area to the building entrance and street, which is located in the rear yard of the site.

While it is recognized that the proposal exceeds the maximum building height of 2.5 storeys recommended by the Urban Design Guidelines, and uses more than two materials in its façade design, the overall massing implements a built form which is compatible with the heritage character of the area. Appropriate regulations have been incorporated into the existing zoning by-law to further regulate the massing to have suitable regard for the Guidelines.

### **Zoning By-law No. 05-200**

As noted in the application history, the previous OLT decision placed the subject lands in the 'Mixed Use Medium Density – Pedestrian Focus (C5a, 860, H154)' Zone in the City of Hamilton Zoning By-law No. 05-200, as shown in Figure 8 below. This site specific zone contains the appropriate regulations to permit the propose use and the mixed use multiple dwelling as proposed.

### **Review of Planning Permissions to Align with Council's Intensification Direction**

Through Item 12.1 on the May 14, 2024 Planning Committee agenda and then on the May 22, 2024, Council for the City of Hamilton adopted a motion to review all existing nodes, corridors, and key intersections both within existing Secondary Plan areas and outside of existing Secondary Plan areas and planning permissions for increased heights/densities, to align with Council's intensification direction related to no urban boundary expansion and other more recent provincial policies.

## 6. Conclusion

Wilson St. Ancaster Inc. is the owner of 392, 398, 400, 402, 406 and 412 Wilson Street East & 15 Lorne Avenue in Hamilton, Ontario. It is proposed that the subject lands be permitted to be developed with the residential development as described. This proposal has been reviewed against the applicable provincial and municipal policies, as well as the surrounding land use context. To permit the proposed development, an Official Plan Amendment is required in addition to a future Site Plan Control application.

This Report provides the planning analysis and justification in support of the proposed amendment, concluding that it is consistent with and conforms to the applicable policy framework noted below:

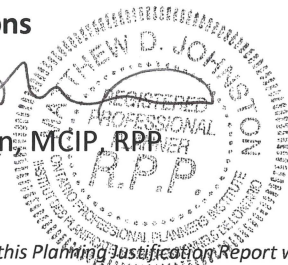
- The proposed Official Plan Amendment is consistent with the Provincial Planning Statement 2024;
- The proposed Official Plan Amendment supports the intent, goals and objectives of the Mixed Use – Medium Density designation in the Urban Hamilton Official Plan; and
- The proposed Official Plan Amendment implements the ‘Mixed Use Medium Density – Pedestrian Focus (C5a, 860, H154)’ Zone.
- The proposed Official Plan Amendment implements Council direction to ensure all Secondary Plans and Nodes to align with Council’s intensification direction related to no urban boundary expansion.

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

Respectfully submitted this 23<sup>rd</sup> day of December, 2024.

Regards,  
**UrbanSolutions**

  
Matt Johnston, MCIP, RPP  
Principal



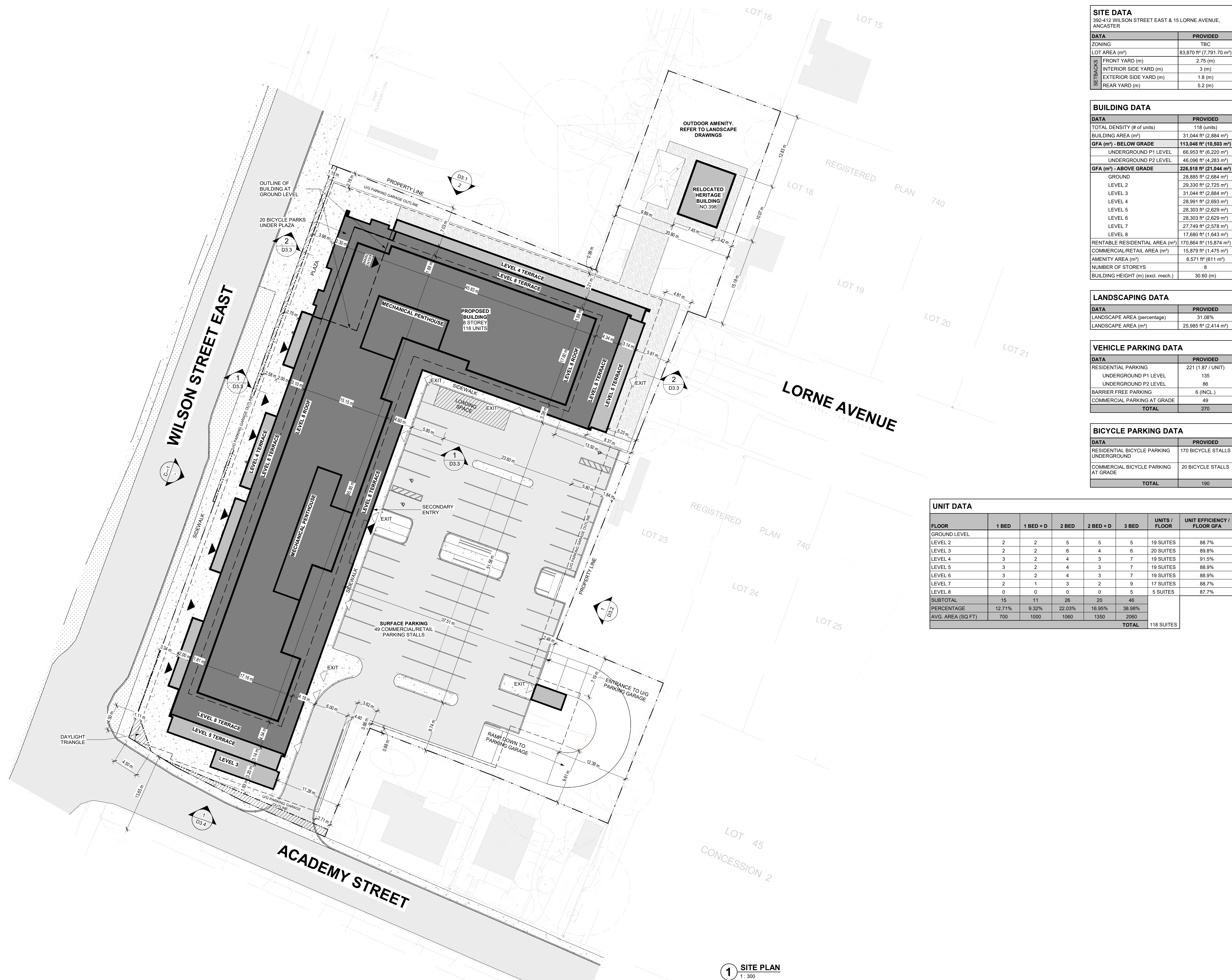
*I hereby certify that this Planning Justification Report was prepared by a Registered Professional Planner, within the meaning of the Ontario Professional Planners Institute Act, 1994. This report has been prepared based on a review of the subject application and cannot be used for any other purpose.*

# Appendix A

## Concept Plan

Do not scale drawings. Contractors must check and verify all dimensions and report any discrepancies to the Architect before proceeding with the work. All documents remain the property of the Architect. Unauthorized use, modification, or reproduction of these documents is prohibited without written permission. The Consultant documents were prepared by the Consultant for the account of the Owner. The material contained herein reflects the Consultant's best judgment in light of the information available to him at the time of preparation and is not intended to constitute a contract. The Consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the Consultant Documents.

C:\Users\wostia\Documents\2023\Wilson Street Ancaster\_Building\_2023-05-30\_8 Storey\_wcoast@urmararchitects.ca.rvt



SITE DATA	
392-412 WILSON STREET EAST & 15 LORNE AVENUE, ANCASTER	
DATA	PROVIDED
ZONING	TBC
LOT AREA (m <sup>2</sup> )	83,870 ft <sup>2</sup> (7,791.70 m <sup>2</sup> )
FRONT YARD (m)	2.75 (m)
INTERIOR SIDE YARD (m)	3 (m)
EXTERIOR SIDE YARD (m)	1.8 (m)
REAR YARD (m)	5.2 (m)

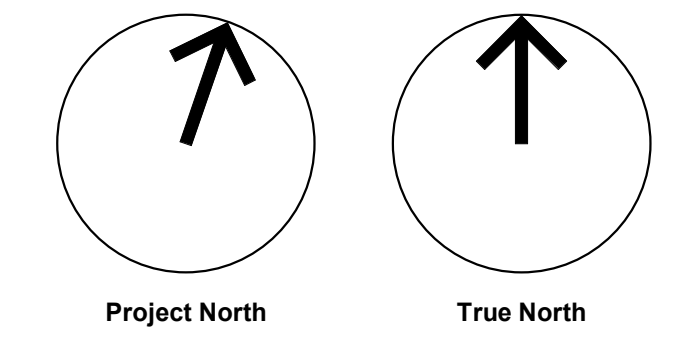
BUILDING DATA	
DATA	PROVIDED
TOTAL DENSITY (# of units)	118 (units)
BUILDING AREA (m <sup>2</sup> )	31,044 ft <sup>2</sup> (2,884 m <sup>2</sup> )
<b>GFA (m<sup>2</sup>) - BELOW GRADE</b>	<b>113,048 ft<sup>2</sup> (10,503 m<sup>2</sup>)</b>
UNDERGROUND P1 LEVEL	66,953 ft <sup>2</sup> (6,220 m <sup>2</sup> )
UNDERGROUND P2 LEVEL	46,096 ft <sup>2</sup> (4,283 m <sup>2</sup> )
<b>GFA (m<sup>2</sup>) - ABOVE GRADE</b>	<b>226,518 ft<sup>2</sup> (21,044 m<sup>2</sup>)</b>
GROUND	28,885 ft <sup>2</sup> (2,684 m <sup>2</sup> )
LEVEL 2	29,330 ft <sup>2</sup> (2,725 m <sup>2</sup> )
LEVEL 3	31,044 ft <sup>2</sup> (2,884 m <sup>2</sup> )
LEVEL 4	28,991 ft <sup>2</sup> (2,693 m <sup>2</sup> )
LEVEL 5	28,303 ft <sup>2</sup> (2,629 m <sup>2</sup> )
LEVEL 6	28,303 ft <sup>2</sup> (2,629 m <sup>2</sup> )
LEVEL 7	27,749 ft <sup>2</sup> (2,578 m <sup>2</sup> )
LEVEL 8	17,680 ft <sup>2</sup> (1,643 m <sup>2</sup> )
RENTABLE RESIDENTIAL AREA (m <sup>2</sup> )	170,864 ft <sup>2</sup> (15,874 m <sup>2</sup> )
COMMERCIAL/RETAIL AREA (m <sup>2</sup> )	15,879 ft <sup>2</sup> (1,475 m <sup>2</sup> )
AMENITY AREA (m <sup>2</sup> )	6,571 ft <sup>2</sup> (611 m <sup>2</sup> )
NUMBER OF STOREYS	8
BUILDING HEIGHT (m) (ext. mech.)	30.60 (m)

LANDSCAPING DATA	
DATA	PROVIDED
LANDSCAPE AREA (percentage)	31.08%
LANDSCAPE AREA (m <sup>2</sup> )	25,985 ft <sup>2</sup> (2,414 m <sup>2</sup> )

VEHICLE PARKING DATA	
DATA	PROVIDED
RESIDENTIAL PARKING	221 (1.87 / UNIT)
UNDERGROUND P1 LEVEL	135
UNDERGROUND P2 LEVEL	86
BARRIER FREE PARKING	6 (INCL.)
COMMERCIAL PARKING AT GRADE	49
<b>TOTAL</b>	<b>270</b>

BICYCLE PARKING DATA	
DATA	PROVIDED
RESIDENTIAL BICYCLE PARKING UNDERGROUND	170 BICYCLE STALLS
COMMERCIAL BICYCLE PARKING AT GRADE	20 BICYCLE STALLS
<b>TOTAL</b>	<b>190</b>

UNIT DATA							
FLOOR	1 BED	1 BED + D	2 BED	2 BED + D	3 BED	UNITS / FLOOR	UNIT EFFICIENCY / FLOOR GFA
GROUND LEVEL							
LEVEL 2	2	2	5	5	5	19 SUITES	88.7%
LEVEL 3	2	2	6	4	6	20 SUITES	89.8%
LEVEL 4	3	2	4	3	7	19 SUITES	91.5%
LEVEL 5	3	2	4	3	7	19 SUITES	88.9%
LEVEL 6	3	2	4	3	7	19 SUITES	88.9%
LEVEL 7	2	1	3	2	9	17 SUITES	88.7%
LEVEL 8	0	0	0	0	5	5 SUITES	87.7%
<b>SUBTOTAL</b>	<b>15</b>	<b>11</b>	<b>26</b>	<b>20</b>	<b>46</b>		
PERCENTAGE	12.71%	9.32%	22.03%	16.95%	38.98%		
AVG. AREA (SQ. FT)	700	1000	1060	1350	2060		
<b>TOTAL</b>						<b>118 SUITES</b>	



- GENERAL NOTES**
- Do not scale drawings. Written dimensions shall have precedence over scaled dimensions.
  - All work shall comply with the 2012 Ontario Building Code and amendments.
  - Contractors must check and verify all dimensions and specifications and report any discrepancies to the architect before proceeding with the work.
  - All contractors and sub-contractors shall have a set of approved construction documents on site at all times.
  - All documents remain the property of the architect. Unauthorized use, modification, and/or reproduction of these documents is prohibited without written permission. The contract documents were prepared by the consultant for the account of the owner.
  - The material contained herein reflects the consultant's best judgment in light of the information available to him at the time of preparation. Any use which a third party makes of the contract documents, or any reliance on or decisions to be made based on them are the responsibility of such third parties.
  - The consultant accepts no responsibility for damages, if any, suffered by any third party as a result of decisions made or actions based on the contract documents.

No.	Date	Revision
10	2023/05/30	ISSUED FOR CLIENT REVIEW
9	15/05/2023	ISSUED FOR CLIENT
8	10/05/2023	ISSUED FOR CLIENT
7	29/02/2023	ISSUED FOR CLIENT
6	15/12/2021	ISSUED FOR CLIENT
5	08/12/2021	ISSUED FOR CLIENT REVIEW
4	29/11/2021	ISSUED FOR CLIENT REVIEW
3	26/11/2021	ISSUED FOR CLIENT REVIEW
2	17/11/2021	ISSUED FOR CLIENT REVIEW
1	09/11/2021	ISSUED FOR COORDINATION

**Augustus**  
CONDOMINIUMS IN ANCASTER

Project Name / Address:  
**392-412 WILSON STREET EAST & 15 LORNE AVENUE, ANCASTER**

**SRM**  
architects+  
urban\*designers

Project No: 22023  
Drawing Date: 17/11/2021  
Drawn by: TH  
Checked by: ET  
Office Location: KITCHENER  
Plot Date / Time: 2023-07-20 9:21:40 AM

**SITE PLAN**

Drawing Name:  
Drawing Scale: As indicated  
Status:  
Revision No: r10  
Drawing No: D1.1

**PRELIMINARY**

# Appendix B

## Draft Official Plan Amendment

## Urban Hamilton Official Plan Amendment No. \_\_

The following text, together with Appendix “A” attached hereto, constitutes Official Plan Amendment No. \_\_ to the Urban Hamilton Official Plan.

### **1.0 Purpose and Effect:**

The purpose of the Official Plan Amendment (OPA) is to redesignate the lands from Mixed Use - Medium Density to a site-specific Mixed Use – Medium Density designation in the Urban Hamilton Official Plan. Additionally, the purpose of the Official Plan Amendment is to redesignate the lands from Low Density Residential 1 and Mixed Use – Medium Density, Pedestrian Focus to Site Specific Policy – Area-\_\_ Mixed Use – Medium Density to permit a maximum permitted height of 8 storeys and a maximum residential density of 155 units per hectare, whereas the maximum permitted height shall be 2.5 storeys as per Policy 2.8.8.5 a) and the maximum permitted density shall be 50 people per hectare as per Policy 2.8.6.1 g) in the Wilson Street Ancaster Secondary Plan. The effect of the amendment will accommodate an eight storey, 118-unit mixed-use building.

### **2.0 Location:**

The lands affected by this Amendment are Part of Lots 45 & 46, Concession 2, Geographic Township of Ancaster, now in the City of Hamilton, and Lot 17 of Registered Plan 740 in the City of Hamilton, municipally known as 392 – 412 Wilson Street East & 15 Lorne Avenue, Hamilton.

### **3.0 Basis:**

The basis for permitting this Amendment is as follows:

- The proposed Amendment is consistent with the Provincial Planning Statement;
- The proposed development supports the residential intensification policies of the Urban Hamilton Official Plan through the creation of residential areas consisting of a range of housing types and densities to satisfy a range of housing needs;
- The subject land is located along a Major Arterial Road (Wilson Street East) wherein a mix of uses are encouraged and supported, including mixed-use buildings, and wherein residential intensification may be considered;
- The proposed eight (8) storey mixed-use building represents a compatible form of intensification;
- The proposed Official Plan Amendment implements the ‘Mixed Use Medium Density – Pedestrian Focus (C5a, 860, H154)’ Zone; and,
- The proposed Official Plan Amendment implements Council direction to ensure all Secondary Plans and Nodes to align with Council’s intensification direction related to no urban boundary expansion.

### **4.0 Actual Changes:**

**4.1 Map Changes**

- 4.1.1 Volume 2 – Map B.2.8.-1 – Wilson Street Ancaster Secondary Plan: Land Use Plan is further amended by redesignating the lands located at 392 – 412 Wilson Street East & 15 Lorne Avenue from Low Density Residential 1 and Mixed Use – Medium Density, Pedestrian Focus to a Site Specific Policy Area within the Mixed Use – Medium Density, Pedestrian Focus designation, as amended as shown on Appendix A, attached.

**4.2 Text Changes**

- 4.2.1 That Volume 2, Chapter B-2 – Ancaster Secondary Plans, Section 2.8 Wilson Street Ancaster Secondary Plan is amended by adding a new Site Specific Policy - Area-\_\_ to read as follows:

**Site Specific Policy – Area \_\_\_\_**

2.8.16.\_\_ For the lands identified as Site Specific Policy – Area \_\_ on Map B.2.8-1 Ancaster Wilson Street Secondary Plan – Land Use Plan, designated Mixed Use – Medium Density, Pedestrian Focus, and known as 392 – 412 Wilson Street East & 15 Lorne Avenue, the following policies shall apply:

- a) Notwithstanding Policy 2.8.8.5 a) for the lands designated Mixed Use – Medium Density, Pedestrian Focus, the maximum permitted height shall be eight storeys.
- b) Notwithstanding 2.8.6.1(g) a maximum density of 155 units per hectare shall be permitted.

**5.0 Implementation:**

An implementing Zoning By-law will give effect to this Amendment.

This is Schedule “A” to By-Law No. 25-\_\_\_\_, passed on the \_\_\_\_ day of \_\_\_\_\_, 2025.

---

A. Horwath  
Mayor

---

A. Holland  
Clerk

**APPENDIX A**  
**AMENDMENT TO THE URBAN HAMILTON OFFICIAL PLAN**  
**ANCASTER WILSON STREET SECONDARY PLAN**



Lands to be designated as "Mixed Use - Medium Density"

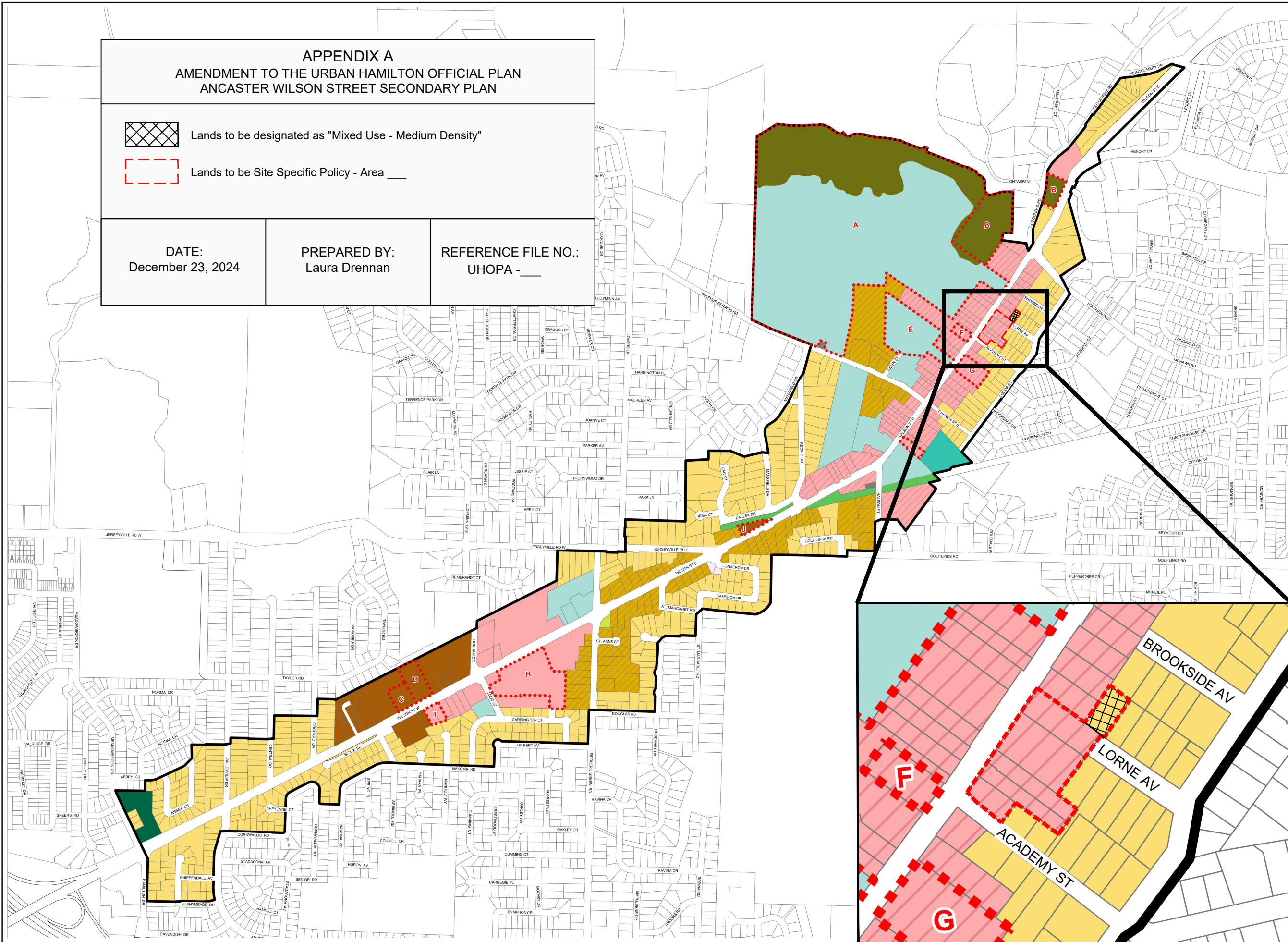


Lands to be Site Specific Policy - Area \_\_\_\_

DATE:  
December 23, 2024

PREPARED BY:  
Laura Drennan

REFERENCE FILE NO.:  
UHOPA - \_\_\_\_



**Legend**

**Residential Designations**

- Low Density Residential 1
- Low Density Residential 3
- Medium Density Residential 2

**Commercial and Mixed Use Designations**

- Local Commercial
- Mixed Use - Medium Density

**Parks and Open Space Designations**

- Parkette
- Neighbourhood Park
- Community Park
- General Open Space
- Natural Open Space

**Other Designations**

- Utility
- Institutional

**Other Features**

- Pedestrian Focus
- Site Specific Policy Area
- Secondary Plan Boundary

**Urban Hamilton Official Plan**  
**Ancaster Wilson Street**  
**Secondary Plan**  
 Land Use Plan  
 Map B.2.8-1

Date:  
January 2020



Not To Scale



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