

PUBLIC CONSULTATION STRATEGY GUIDELINES

Applicant: UrbanSolutions Planning & Land Development Consultants Inc.
 Date: December 12, 2024
 Location: 392-412 Wilson Street East & 15 Lorne Avenue, Ancaster
 Owner: Wilson St. Ancaster Inc.

RE: Official Plan Amendment Application

GUIDELINES	URBANSOLUTIONS STRATEGY
Target audience of the consultation	The target audience for this application is the general public, relevant indigenous communities and adjacent landowners of the subject land.
If done, record of consultation efforts made before the application was submitted	A Public Information Meeting was held on July 4 th , 2019, at the Ancaster Rotary Club to provide members of the public with an overview of the intent to develop at the subject lands, the proposed built form, and to answer any questions presented by the public. Further, previous iterations of the Official Plan and Zoning By-law Amendment were presented at the April 5 th , 2022 City of Hamilton Planning Committee which allowed for numerous delegations by relevant stakeholders.
List the stakeholders and how they are impacted	<p>Primary stakeholders are those within 120 metres of the subject lands. The community will be impacted by urbanizing a collection of underutilized parcels providing further residential units and commercial opportunities to the area. All potential impacts will be contemplated by the expert consultant team with necessary mitigations noted in the supporting plans and reports, with a significant portion of this work being already completed through previous phases of development applications.</p> <p>Collectively, all documentation submitted in support of this complete application and through future submissions will confirm the proposal is compatible without causing adverse impacts. We look forward to reviewing any public stakeholder comments received.</p>

<p>Tools to be used to consult/engage the public</p>	<p>UrbanSolutions will post a notification sign, following guidelines provided by the City of Hamilton. This signage will provide relevant information related to the purpose and intent of the requested Official Plan Amendment. This public notice sign will include contact information of our firm. This will allow members of the public to call or email and make enquiries regarding the proposal.</p> <p>UrbanSolutions will attend and be prepared to provide a presentation at the statutory public meeting and at Planning Committee.</p> <p>UrbanSolutions has prepared a microsite for this project for the previous Official Plan and Zoning By-law Amendment applications. This microsite provides a portal for members of the public to access the submitted reports, studies and supporting information that has been provided to the City. Key project milestones have been posted on the site and will continue to be uploaded as they occur in relation to the current Official Plan Amendment application.</p> <p>The link for this microsite will be provided to the Planner on file and Ward Councillor, as well as being noted on the Public Notice Sign.</p>
<p>Timing of consultation</p>	<p>Consultation with the public will begin once the application has been deemed complete by the City of Hamilton.</p> <p>The timing of the statutory public meeting will ultimately be determined by the City.</p>
<p>Method to receive document comments</p>	<p>Contact information for UrbanSolutions will be available on the posted notification sign. Comments received will be reviewed and provided to the City.</p>
<p>Proposed participants in consultation and their role</p>	<p>The proposed participants in consultation and their role include:</p> <p><u>Applicant/Agent:</u> The role of the applicant and agent is to facilitate all statutory public meetings and statutory Planning Committee meeting for the proposed application.</p>

	<p><u>City of Hamilton Staff:</u> The City’s role in the application process is to review the proposal against applicable policy framework and further consult with the members of the public to answer questions. City Staff are invited to participate in future public information meetings.</p> <p><u>Councillor Cassar:</u> The role of the City Councillor is to provide input and represent the residents of their ward including providing neighbour concerns to City Staff and the applicant’s/agent’s attention. Councillor Cassar is invited to participate in future public information meetings.</p> <p><u>Surrounding Neighbours & General Public:</u> The members of the community have a valuable role in the development process to provide their input and, through discussions, have any questions or concerns addressed. If applicable, any interested neighbourhood associations or groups are welcome to provide their input on the proposed development and participate in statutory public meetings.</p> <p><u>Consultants:</u> The various members of the project team who have compiled materials in support of the proposed applications. The project team members are available to answer questions and provide further justification as per their area of expertise.</p>
Requested City resources	No resources are requested from the City at this time.
Expected/Potential Issues	No issues are expected at this time.