City of Hamilton
PLANNING COMMITTEE
AGENDA

Meeting #: 26-005
Date: April 14, 2026
Time: 9:30 a.m.
Location: Council Chambers
Hamilton City Hall
71 Main Street West

Lisa Kelsey, Legislative Coordinator (905) 546-2424 ext. 4605

Pages

1. CALL TO ORDER

2. CEREMONIAL ACTIVITIES

3. APPROVAL OF AGENDA
(Added Items, if applicable, will be noted with *)

4. DECLARATIONS OF INTEREST

5. ADOPTION OF MINUTES OF PREVIOUS MEETING

5.1 March 24, 2026 6

6. DELEGATIONS

6.1 Shannon McKie, Landwise, respecting a Class 4 Designation for 231 Bay Street North (in-person)

7. ITEMS FOR INFORMATION

8. PUBLIC HEARINGS

Members of the public can contact the Clerk’s Office to acquire the documents considered at this meeting, in an alternate format.

8.1 PED26024 — 33
Application for a Zoning By-law Amendment for Lands Located at 1042 and 1050 West 5th Street, Hamilton (Ward 8)

a. Written Submissions: — 119
(i) Glenn Davies

8.2 PED26083 — 120
Applications for a Zoning By-law Amendment and Draft Plan of Subdivision for Lands Located at 36 Taylor Crescent, Flamborough (Ward 13)

a. Written Submissions: — 245
(i) Amanda Andrews

8.3 PED26063 — 246
Application for an Urban Hamilton Official Plan Amendment for Lands Located at 392, 398, 400, 406 and 412 Wilson Street East and 15 Lorne Avenue, Ancaster (Ward 12)

Deferred from the March 24th Planning Committee meeting

a. Written Submissions: — 420
(i) Suzanne Cooper
(ii) Seth Floyd
(iii) Paul and Sylvia Wentworth
(v) Marion Urquhart
(vi) Brian Karschti
(vii) Patrick DeNardis
(viii) Honor Hughes
(ix) Karen Reid
(x) Marilyn Daniels
(xi) Laurie and Colin Maier
(xii) Wayne Cook
(xiii) Lori and Brian Dale
(xiv) Samantha Vandermark
(xv) Lynne Bulger
(xvi) Lee and Wendy Cormie
(xvii) Robyn Covre
(xviii) Shauna Cone
(xix) Nicole McArthur-Newton
(xx) Marianne Morton
(xxi) Sharon Hall
(xxii) Katherine Smith

(xxiii) David Buck
(xxiv) Andy Hvizd
(xxv) Roy De Matos
(xxvi) Janelle Lanza
(xxvii) Genevieve Anson
(xxviii) Monica McCrory
(xxix) Andrea Spitale
(xxx) Chris Asimoudis
(xxxi) John Olmsted
(xxxii) Kathryn Hennessey
(xxxiii) Leslie Brown
(xxxiv) Maya Bartels
(xxxv) Tony Stillo
(xxxvi) Nonni Iler
(xxxvii) Mary Jo Glassco-Sinclair
(xxxviii) Debbie Mikalauskas
(xxxix) Jennifer Pate
(xl) John and Jan Allan
(xli) Erin Davis
(xlii) Julie Adams
(xliii) Ashlee Taylor
(xliv) Christine Nash
(xlv) Sadaf Ali
(xlvi) Anne Newbigging
(xlvii) Kari Morrow-Floren
(xlviii) Wendi Van Exan
(xlix) Olga Rosenbloom
(l) Matthew Rosenbloom
(li) Janice Currie
(lii) Howie Keown
(liii) Eric Cone
(liv) Lynsie Alkema
(lv) Rebecca Ripco
(lvi) Carol Donahoe
(lvii) Bonnie Buchko
(lviii) Elizabeth Gail Moffatt
(lix) Jan Bondy & Richard Chorney
(lx) Stephanie Gomes Wynne
(lxi) Karen Lane-Groen
(lxii) Kathleen Wheeler
(lxiii) Shaila Sinke
(lxiv) Karen Hanna
(lxv) Sarah King
(lxvi) Marg Peppler

Members of the public can contact the Clerk’s Office to acquire the documents considered at this meeting, in an alternate format.

(lxvii) Lynn Bommarito
(lxviii) Dave Howitt
(lxix) Min Sun and Bernd Zabel
(lxx) Katie Rebelo
(lxxi) Laura Donahoe
(lxxii) Jennifer Haverty
(lxxiii) Kara O'Donnell
(lxxiv) Paul Shields
(lxxv) Trudy Mcgovern
(lxxvi) Cynthia Watson
(lxxvii) Tim and Tara Lawr
(lxxviii) Cate Banfield
(lxxix) Sharon Mikula
(lxxx) Kristina Westbrook
(lxxxi) Allyson Short
(lxxxii) Danielle Molon
(lxxxiii) Nanda Cozzi
(lxxxiv) Paige Kaleci
(lxxxv) Ron and Grace Soldaat
(lxxxvi) Dianne Bender
(lxxxvii) Karen Shields
(lxxxviii) Annette Vedelago
(lxxxix) Hailey Cone
(xc) Mark Collings
(xci) Amy Telford
(xcii) Chris and Jennifer Asimoudis
(xciii) Hughanne and Paul Nopper
(xciv) Laura Hutchinson
(xcv) Marilyn Stewart
(xcvi) Peter Sommer
(xcvii) Brian and Susan Hamilton
(xcviii) Fran Welsh and David Repchuck
(xcix) Bonnie Angelini
(c) Leslie and Valda Farrington
(ci) Melissa Jeffrey
(cii) Margarita De Antuñano
(ciii) Muna and Zainab Pirbhai
(civ) Noora Grifi

8.4 PED26053 539
Application for a Zoning By-law Amendment for Lands Located at 974 and 980 Upper Paradise Road, Hamilton (Ward 14)

a. Written Submissions: 605
(i) Seth Floyd
(ii) Sandra Serafini

b. Registered Delegations:
(i) John Urbanek (in-person)

9. ITEMS FOR CONSIDERATION

9.1 PED26057 607
Application to Deem Lands Being Lots 1 and 2 of Registered Plan 62M-1229, known as 50 Aeropark Boulevard, and Block 7 of Registered Plan 62M-1229, known as Part of 110 Aeropark Boulevard, Glanbrook, not to be Part of a Registered Plan of Subdivision for the Purposes of Subsection 50(3) of the *Planning Act* (Ward 11)

9.2 PED26038 624
Fee and Process Review for Formal Consultation and Holding Removal Applications (City Wide)

10. MOTIONS

10.1 Reducing Demolition by Neglect 657

11. NOTICES OF MOTION

12. PRIVATE AND CONFIDENTIAL

12.1 Closed Session Minutes - March 24, 2026
Pursuant to Section 9.3, Sub-sections (e), (f) and (k) of the City's Procedural By-law 21-021, as amended; and, Section 239(2), Subsections (e), (f) and (k) of the *Ontario Municipal Act*, 2001, as amended, as the subject matter pertains to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and, a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

13. ADJOURNMENT

PLANNING COMMITTEE
MINUTES PLC 26-004

9:30 a.m.
March 24, 2025
Council Chambers (Hybrid), City Hall, 2nd Floor
71 Main Street West, Hamilton, Ontario

Present: Councillors M. Tadeson (Chair), M. Wilson (Vice-Chair), T. Hwang (2nd Vice-Chair), J. Beattie, C. Cassar, C. Kroetsch, E. Pauls, T. McMeekin, A. Wilson, M. Francis, N. Nann (virtual), R. Cooper

Also in Attendance: Councillor B. Clark (virtual)

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1. CALL TO ORDER

Committee Chair M. Tadeson called the meeting to order at 9:30 a.m.

2. CEREMONIAL ACTIVITIES

There were no ceremonial activities.

3. APPROVAL OF AGENDA

(a) (Cassar/Kroetsch)
That Item 8.3, Report PED26063 Application for an Urban Hamilton Official Plan Amendment for Lands Located at 392, 398, 400, 406 and 412 Wilson Street East and 15 Lorne Avenue, Ancaster (Ward 12), BE DEFERRED to the April 14, 2026 Planning Committee meeting.

Result: Motion CARRIED by a vote of 8 to 3, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
NO – Ward 5 Councillor M. Francis
NO – Ward 7 Councillor E. Pauls
NO – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson

Please refer to the April 1, 2026 Council Minutes for the disposition of these matters.

YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin
NOT PRESENT – Ward 8 Councillor R. Cooper

(b) The Committee Clerk advised of a Delegation that was added to the agenda:

6.5(ii) Claudia Martinez-Espinoza, Stop Sprawl Students McMaster

(Hwang/Kroetsch)
That the agenda for the March 24, 2026 Planning Committee meeting, BE APPROVED, as amended.

Result: Motion CARRIED by a vote of 9 to 2, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
NO – Ward 5 Councillor M. Francis
NO – Ward 7 Councillor E. Pauls
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin
NOT PRESENT – Ward 8 Councillor R. Cooper

4. DECLARATIONS OF INTEREST

There were no declarations of interest.

5. ADOPTION OF MINUTES OF PREVIOUS MEETING

5.1 February 24, 2026

(Pauls/Hwang)
That the Minutes of the February 24, 2026 Planning Committee meeting, BE ADOPTED, as presented.

CARRIED

Please refer to the April 1, 2026 Council Minutes for the disposition of these matters.

6. DELEGATIONS

6.1 Shannon McKie from Landwise respecting a Class 4 Designation for 1362-1374 Barton Street East (in-person)

Shannon McKie from Landwise addressed Committee respecting a Class 4 Designation for 1362-1374 Barton Street East.

(a) (Hwang/Pauls)
That the Delegation from Shannon McKie from Landwise, respecting a Class 4 Designation for 1362-1374 Barton Street East, BE RECEIVED.

CARRIED

(b) (Hwang/A. Wilson)
That Development Planning Staff BE DIRECTED to report back to a future Planning Committee meeting with recommendations about deeming the lands located at 1362, 1368, 1370 and 1374 Barton Street East, Hamilton as a Class 4 Area pursuant to the Ministry of the Environment, Conservation and Parks (MECP) Environmental Noise Guidelines NPC-300 (Stationary and Transportation Sources – Approval and Planning).

Result: Motion CARRIED by a vote of 12 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin
YES – Ward 8 Councillor R. Cooper

6.2 Shania Ramharrack Maharaj respecting the Status of Sustainable Development in Hamilton (in-person)

Shania Ramharrack Maharaj was not in attendance when called upon to speak.

6.3 Delegations respecting City Initiated Official Plan Amendments for Phase I of the Employment Area Review (Item 9.6)

Please refer to the April 1, 2026 Council Minutes for the disposition of these matters.

The following delegations addressed the Committee respecting City Initiated Official Plan Amendments for Phase I of the Employment Area Review (Item 9.6).

(i) Brenda Wilson, Stoney Creek Chamber of Commerce (in-person)
(ii) David Falletta, Bousfields Inc. (in-person)
(iii) Steven Dejonckheere, Slate HWF L.P. and Daniel Artenosi, Overland LLP (in-person)
(iv) Gerry Tchisler, MHBC Planning (in-person)

(Hwang/Cassar)
That the following delegations, respecting City Initiated Official Plan Amendments for Phase I of the Employment Area Review (Item 9.6) BE RECEIVED:

(i) Brenda Wilson, Stoney Creek Chamber of Commerce
(ii) David Falletta, Bousfields Inc.
(iii) Steven Dejonckheere, Slate HWF L.P. and Daniel Artenosi, Overland LLP
(iv) Gerry Tchisler, MHBC Planning

CARRIED

6.4 Matt Johnston, Urban Solutions, and Matthew Helfand, Aird & Berlis, respecting Planning Committee's Deferral of Public Meetings (in-person)

Matt Johnston, Ubran Solutions, and Matthew Helfand, Aird & Berlis, addressed Committee respecting Planning Committee's Deferral of Public Meetings.

(Pauls/A. Wilson)
That the delegation from Matt Johnston, Ubran Solutions, and Matthew Helfand, Aird & Berlis, respecting Planning Committee's Deferral of Public Meetings, BE RECEIVED.

CARRIED

6.5 Delegations respecting Renovation Licence and Relocation By-law Status Update (Item 9.2)

The following Delegations addressed the Committee respecting Renovation Licence and Relocation By-law Status Update (Item 9.2):

(i) Cherish Zhang, Stop Sprawl Students (in-person)
(ii) Claudia Martinez-Espinoza, Stop Sprawl Students McMaster (in-person) (Added Item 6.5 (b))

(A. Wilson/Hwang)
That the following Delegations BE RECEIVED:

(i) Cherish Zhang, Stop Sprawl Students
(ii) Claudia Martinez-Espinoza, Stop Sprawl Students McMaster

CARRIED

7. ITEMS FOR INFORMATION

(Cooper/Beattie)
That the following Items for Information BE RECEIVED:

7.1 PED26056
Feasibility of Permitting Chickens and Roosters within the Settlement Area (S1) Zone in Hamilton Zoning By-law No. 05-200 (City Wide)

7.2 PED26051
Update on Site Plan and Draft Plan of Subdivision Applications for 700 Garner Rd E, Ancaster (Ward 12)

7.3 PED26067
Appeal of a City Non-Decision on a Secondary Plan Amendment- Twenty Road West (Ward 11)

CARRIED

8. PUBLIC HEARINGS

In accordance with the *Planning Act*, Chair M. Tadeson advised those viewing the meeting that the public had been advised of how to pre-register to be a delegate at the Public Meetings on today's agenda.

If a specified person or public body would otherwise have an ability to appeal the decision of Council, City of Hamilton to the Ontario Land Tribunal but the specified person or public body does not make oral submissions at a public meeting or make written submissions to the City of Hamilton before the by-law is passed, the specified person or public body is not entitled to appeal the decision.

If a specified person or public body does not make oral submissions at a public meeting or make written submissions to the City of Hamilton before the by-law is passed, the specified person or public body may not be added as a party to the hearing of an appeal before the Ontario Land Tribunal unless, in the opinion of the Tribunal, there are reasonable grounds to do so.

8.1 PED26068
Applications for Official Plan Amendment and Zoning By-law Amendment for Lands Located at 861 Highway No. 8, Stoney Creek (Ward 10)

(i) James Van Rooi, Senior Planner, addressed the Committee respecting Applications for Official Plan Amendment and Zoning By-law Amendment for Lands Located at 861 Highway No. 8, Stoney Creek (Ward 10), with the aid of a presentation.

(Beattie/Cooper)
That the staff presentation from James Van Rooi, Senior Planner, respecting Applications for Official Plan Amendment and Zoning By-law Amendment for Lands Located at 861 Highway No. 8, Stoney Creek (Ward 10), BE RECEIVED.

CARRIED

(ii) Ed Fothergill from Fothergill Planning and Development Inc., was in attendance and indicated they are in support of the staff report with requested modifications.

(Beattie/Pauls)
That the delegation from Ed Fothergill with Fothergill Planning and Development Inc., BE RECEIVED.

CARRIED

(iii) Registered Delegations

(i) Edward John, Landwise (in-person)

Chair Tadeson called three times for public delegations and no one came forward.

(Beattie/Pauls)
That Ed Fothergill with Fothergill Planning and Development Inc., BE PERMITTED to address the Committee for a second time.

CARRIED

(iv) (Beattie/A. Wilson)
(i) That the public submissions were received and considered by Committee; and,

(a) Written Submission (Item 8.1(a)):

(i) Seth Floyd – In support of the development

(b) Delegation (Item 8.1(b)):

Please refer to the April 1, 2026 Council Minutes for the disposition of these matters.

(i) Edward John, Landwise – Concerns with development

(ii) That the public meeting BE CLOSED.

Result: Motion CARRIED by a vote of 12 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin
YES – Ward 8 Councillor R. Cooper

(v) (Beattie/Pauls)
That Report PED26068, dated March 24, 2026, respecting Applications for Official Plan Amendment and Zoning By-law Amendment for Lands Located at 861 Highway No. 8, Stoney Creek (Ward 10), be received, and the following recommendations BE APPROVED:

(a) That Official Plan Amendment Application UHOPA-25-014, by Fothergill Planning and Development Inc. (c/o Ed Fothergill), on behalf of KSCO Holdings Inc. (c/o Donna Spasic), Owner, to amend the Fruitland-Winona Secondary Plan – Land Use Plan by redesignating the front portion of the subject lands from “Low Density Residential 2” and “Low Density Residential 3” to “Institutional”, redesignating a portion of the remainder of the subject lands from “Low Density Residential 2” and “Neighbourhood Park” to “Natural Open Space”, and adding a new Site Specific Policy – Area “X”, to permit a six storey, 160 bed long term care facility, on lands located at 861 Highway No. 8, Stoney Creek, as shown in Appendix “A” attached to Report PED26068, BE APPROVED on the following basis:

(i) That the draft Official Plan Amendment, attached as Appendix “B” to Report PED26068, be adopted by City Council; and,

(ii) That the proposed Official Plan Amendment is consistent with the Provincial Planning Statement (2024).

(b) That Zoning By-law Amendment Application ZAC-25-028, by Fothergill Planning and Development Inc. (c/o Ed Fothergill), on behalf of KSCO Holdings Inc. (c/o Donna Spasic), Owner, to add lands to the Major Institutional (I3, 963, H214) Zone, the Conservation/Hazard Land (P5) Zone, and the Neighbourhood Park (P1) Zone, to permit a six storey, 160 bed long term care facility, on lands located at 861 Highway No. 8, Stoney Creek, as shown in Appendix "A" attached to Report PED26068, BE APPROVED on the following basis:

(i) That the draft By-law, attached as Appendix "C" to Report PED26068, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;

(ii) That the amending By-law apply the Holding Provisions of Section 36(1) of the *Planning Act, R.S.O. 1990* to the subject property by including the Holding symbol 'H' to the Major Institutional (I3, 963, H214) Zone.

The Holding Provision 'H214' is to be removed conditional upon:

(1) That the owner make satisfactory arrangements with the City's Growth Management Division and enter into and register on title of the lands, an external works agreement with the City for the design and construction of the identified sanitary sewer extension along Highway No. 8 from the existing sanitary maintenance hole at the intersection of Highway No. 8 and Glover Road to the western limit of the site in accordance with the Fruitland-Winona Block 2 Servicing Strategy Alternative Local Sanitary Sewer Highway 8, at the Owner's expense, and in general accordance with the Functional Servicing and Stormwater Management Report prepared by S. Llewellyn & Associates Limited for 861 Highway No. 8 dated November 2025, to the satisfaction of the Director of Development Engineering.

(iii) That the proposed change in zoning is consistent with the Provincial Planning Statement (2024); and,

(iv) That the zoning will comply with the Urban Hamilton Official Plan and the Fruitland-Winona Secondary Plan upon adoption of the Official Plan Amendment.

(c) That upon finalization of the Official Plan Amendment and the amending Zoning By-law, that Growth Management Division Staff BE DIRECTED to amend the land use identifications within the Block 2 Servicing Strategy from “Low Density Residential 2” and “Low Density Residential 3” to “Institutional”, and the “Neighbourhood Park”, “Natural Open Spaces” and the “Constraints Area Boundary” be realigned, and a portion of “Local Road” be deleted within the Block 2 Servicing Strategy, as shown in Appendix “J” to Report PED26068.

Result: Motion CARRIED by a vote of 12 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin
YES – Ward 8 Councillor R. Cooper

8.2 PED26065
Application for Draft Plan of Condominium (Vacant Land) for Lands Located at 140 and 164 Sulphur Springs Road, Ancaster (Ward 12)

(i) Daniel Barnett, Planner II, addressed the Committee respecting Application for Draft Plan of Condominium (Vacant Land) for Lands Located at 140 and 164 Sulphur Springs Road, Ancaster (Ward 12), with the aid of a presentation.

(Cassar/A. Wilson)
That the staff presentation from Daniel Barnett, Planner II, respecting Application for Draft Plan of Condominium (Vacant Land) for Lands Located at 140 and 164 Sulphur Springs Road, Ancaster (Ward 12), BE RECEIVED.

CARRIED

(ii) Ed Fothergill with Fothergill Planning and Development Inc. was in attendance and indicated they are in support of the staff report.

(Cassar/A. Wilson)
That the delegation from Ed Fothergill with Fothergill Planning and Development Inc., BE RECEIVED.

CARRIED

Chair Tadeson called three times for public delegations and no one came forward.

(iii) **(Cooper/Cassar)**

(i) That the public submissions were received and considered by Committee; and,

(a) Written Submissions (Item 8.2(a)):

(i) Seth Floyd – Concerns with the development

(ii) That the public meeting BE CLOSED.

Result: Motion CARRIED by a vote of 12 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin
YES – Ward 8 Councillor R. Cooper

(iv) **(Cassar/Cooper)**
That Report PED26065, dated March 24, 2026, respecting Application for Draft Plan of Condominium (Vacant Land) for Lands Located at 140 and 164 Sulphur Springs Road, Ancaster (Ward 12), be received and the following recommendations be approved:

(a) That Draft Plan of Condominium (Vacant Land) Application 25CDM-202503, by Fothergill Planning & Development Inc. (c/o Ed Fothergill) on behalf of Ahmed Bilal, Owner, to establish a Draft Plan of Condominium (Vacant Land), on lands located at 140 and 164 Sulphur Springs Road, Ancaster, as shown in Appendix "A" to Report PED26065, BE APPROVED subject to the following:

(i) That this approval apply to the Draft Plan of Condominium (Vacant Land) application 25CDM-202503, prepared by Fothergill Planning & Development Inc., and certified by R.A. McLaren, O.L.S., dated September 23, 2025, consisting of four vacant land units for single detached dwellings, and a private condominium road, as shown in Appendix "B" to Report PED26065;

(ii) That the owner enter into a Standard Form Condominium Agreement as approved by City Council and with the Special Conditions as shown in Appendix "C" to Report PED26065;

(iii) That the Special Conditions of Draft Plan of Condominium Approval 25CDM-202503, as shown in Appendix "C" to Report PED26065, be received and endorsed by City Council;

(iv) That Payment of Cash-in-Lieu or dedication of Parkland will be required, pursuant to Section 51 of the Planning Act, with the calculation for the payment to be based on the value of the lands on the day prior to the day of issuance of each building permit, all in accordance with the Financial Policies for Development and the City's Parkland Dedication By-laws, as approved by Council; and,

(v) In accordance with the City's Comprehensive Development Guidelines and Financial Policies Manual (2019) there will be no cost sharing for this development.

Result: Motion CARRIED by a vote of 12 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis

Please refer to the April 1, 2026 Council Minutes for the disposition of these matters.

YES – Ward 7 Councillor E. Pauls
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin
YES – Ward 8 Councillor R. Cooper

(Cassar/Hwang)
That the Committee recess from 12:51 p.m. until 1:30 p.m.

CARRIED

The Committee reconvened at 1:32 p.m.

9. ITEMS FOR CONSIDERATION

9.1 PED23105(a)
Major Transit Station Areas and Protected Major Transit Station Areas – Proposed Official Plan Amendments for Provincial Review and Public Consultation (City Wide)

(i) Jennifer Allen, Planner I, and Anni Buelles from Dillon Consultants, addressed the Committee respecting Major Transit Station Areas and Protected Major Transit Station Areas – Proposed Official Plan Amendments for Provincial Review and Public Consultation (City Wide), with the aid of a presentation.

(Beattie/McMeekin)
That the staff presentation from Allison Martin, Senior Planner, and Anni Buelles from Dillon Consultants, respecting Major Transit Station Areas and Protected Major Transit Station Areas – Proposed Official Plan Amendments for Provincial Review and Public Consultation (City Wide), BE RECEIVED.

CARRIED

(ii) **(McMeekin/Cooper)**
(a) That Report PED23105(a), dated March 24, 2026, respecting Major Transit Station Areas and Protected Major Transit Station Areas – Proposed Official Plan Amendments for Provincial Review and Public Consultation (City Wide), be received and the following recommendations be approved:

(i) That the Major Transit Station Areas Report Addendum (February 2026), prepared by Dillon Consulting, attached as Appendix “A” to Report PED23105(a), BE RECEIVED;

(ii) That the proposed Urban Hamilton Official Plan amendment, attached as Appendix “B” to Report PED23105(a) and the proposed Former City of Hamilton Official Plan Amendment, attached as Appendix "C" to Report PED23105(a), BE RECEIVED;

(iii) That Planning Division staff BE DIRECTED to send the proposed Urban Hamilton Official Plan Amendment, attached as Appendix “B” to Report PED23105(a) and the proposed Former City of Hamilton Official Plan Amendment, attached as Appendix "C" to Report PED23105(a) to the Minister of Municipal Affairs and Housing for review and comment, in accordance with the requirements of the Planning Act;

(iv) That Planning Division staff BE DIRECTED to provide a Communications Update to the Mayor and members of Council summarizing comments from the Minister of Municipal Affairs and Housing (if received) on the proposed Urban Hamilton Official Plan Amendment attached as Appendix “B” to Report PED23105(a) and the proposed Former City of Hamilton Official Plan Amendment, attached as Appendix "C" to Report PED23105(a);

(v) That Planning Division staff BE DIRECTED to:

(1) Schedule and give notice of a statutory Open House meeting to consider the draft Urban Hamilton Official Plan amendment and draft Former City of Hamilton Official Plan amendment, in accordance with the Planning Act;

(2) Prepare a draft Urban Hamilton Official Plan Amendment and draft Former City of Hamilton Official Plan Amendment in consideration of the feedback heard at the statutory Open House meeting and any comments received from the Ministry of Municipal Affairs and Housing; and,

(3) Schedule and give notice of a combined statutory Public Meeting and Special Meeting, in accordance with sections 17 and 26 of the Planning Act, to consider the draft Urban Hamilton Official Plan Amendment and draft Former City of Hamilton Official Plan Amendment.

Please refer to the April 1, 2026 Council Minutes for the disposition of these matters.

(b) That the written submissions be received (Item 9.1(a)):
(i) Mike Collins-Williams, West End Home Builders' Association
(ii) Stephanie Mirtitsch, MHBC Planning

Result: Motion CARRIED by a vote of 9 to 3, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
NO – Ward 5 Councillor M. Francis
NO – Ward 7 Councillor E. Pauls
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin
NO – Ward 8 Councillor R. Cooper

9.2 PED26055
Renovation Licence and Relocation By-law Status Update (City Wide)

(Hwang/A. Wilson)
That Report PED26055, dated March 24, 2026, respecting Renovation Licence and Relocation By-law Status Update (City Wide), be received and the recommendations contained therein be approved:

(a) That the amending By-law to the Renovation Licence and Relocation By-law No. 24-055, attached as Appendix "A" to Report PED26055, incorporating amendments respecting improvements for operational effectiveness, BE APPROVED.

Result: Motion CARRIED by a vote of 12 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin
YES – Ward 8 Councillor R. Cooper

Please refer to the April 1, 2026 Council Minutes for the disposition of these matters.

9.3 PED26071
Parking Penalty Increases (City Wide)

(Kroetsch/Hwang)
That Report PED26071, dated March 24, 2026, respecting Fee and Process Review for Formal Consultation and "H" Holding Removal Applications (City Wide), be received and the recommendations contained therein be approved:

(a) That the proposed amendment to the Administrative Penalty By-law 17-225 and Table 3 of Schedule A of this By-law, which outlines fees associated with parking penalties attached, as Appendix "A" and Appendix "B" to Report PED26071 BE APPROVED and be prepared in a form satisfactory to the City Solicitor.

Result: Motion CARRIED by a vote of 8 to 3, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
NO – Ward 5 Councillor M. Francis
NO – Ward 7 Councillor E. Pauls
NOT PRESENT – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin
NO – Ward 8 Councillor R. Cooper

9.4 HMHC 26-002
Hamilton Municipal Heritage Committee Minutes dated February 20, 2026

(Kroetsch/McMeekin)
That Hamilton Municipal Heritage Committees Minutes dated February 20, 2026, be received and the recommendations contained therein be approved.

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls

Please refer to the April 1, 2026 Council Minutes for the disposition of these matters.

NOT PRESENT – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin
YES – Ward 8 Councillor R. Cooper

9.5 Amendments to the Outstanding Business List

(Hwang/A. Wilson)
That the following Amendments to the Outstanding Business List, BE APPROVED:

(i) Items to be Removed:

(a) 19B - Modifications and Updates to the City of Hamilton Zoning By-law No. 05-200 (PED19029) (City Wide) (Addressed as Item 8.2 on Planning Committee Minutes 26-001)

(b) 23L - Detached Secondary Dwelling Units (Addressed as Item 9.1 on Planning Committee Report 24-005)

(c) 24D - Demolition Process respecting Reports to Planning Committee (Addressed as Item 9.2 on Planning Committee Report 24-010)

(d) 24J - Recommendation to Enter into a Heritage Conservation Easement or Covenant for 84 York Boulevard, Hamilton (Philpott Memorial Church) under Part IV of the Ontario Heritage Act (PED24077(a)) (Ward 2) (Addressed as Item 9.5 on Planning Committee Minutes 25-010)

(e) 24M - Self-Storage Facilities Review (CI-24-E) (PED24135) (City Wide) (Addressed as Item 8.2 on Planning Committee Minutes 26-001)

(f) 24R - Implementation of Changes to Section 41 of the Planning Act - Site Plan Approval, in Response to Provincial Bill 185 (PED24175) (City Wide) (Addressed as Item 9.1 on Planning Committee Minutes 25-005)

(g) 24S - Transit Oriented Corridor Expansion - Redesignating and Rezoning of a Portion of Upper James Street Between the Lincoln M. Alexander Parkway and Twenty Road, to the "Mixed Use - Medium Density" Designation and Transit Oriented Corridor Mixed Use (Addressed as Item 8.4 on Planning Committee Minutes 25-013)

Please refer to the April 1, 2026 Council Minutes for the disposition of these matters.

(h) 24T - Fruitland-Winona Secondary Plan Block 1 Servicing Strategy (PED24029) (Ward 10) (Addressed as Item 7.3 on Planning Committee Minutes 25-006)

(i) 24V - Fruitland-Winona Secondary Plan Block 1 Servicing Strategy (PED24029) (Ward 10) (Addressed as Item 7.3 on Planning Committee Minutes 25-006)

(j) 24W - Fruitland-Winona Secondary Plan Block 1 Servicing Strategy (PED24029) (Ward 10) (Addressed as Item 7.3 on Planning Committee Minutes 25-006)

(k) 25E - Report on the Feasibility of the Adoption and Enforcement of a By-law to Prohibit Protests at Places of Worship and Their Facilities (City Wide) (Addressed as Item 12.2 on Planning Committee Minutes 25-004)

(l) 25I - Demolition Permit - 85 Catharine Street North (Ward 2) (Addressed as Item 9.7 on Planning Committee Minutes 25-011)

(m) 25M - Expediting Development of SCUBE Lands (Addressed as Item 9.1 on Planning Committee Minutes 25-013)

(n) 25U - Review of Fortification By-law (Addressed as Item 7.2 on Planning Committee Minutes 25-016)

Result: Motion CARRIED by a vote of 11 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
NOT PRESENT – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin
YES – Ward 8 Councillor R. Cooper

Please refer to the April 1, 2026 Council Minutes for the disposition of these matters.

9.6 PED26034
City Initiated Official Plan Amendments for Phase 1 of the Employment Area Review (City Wide)

(Cassar/Kroetsch)
That consideration of Report PED26034 respecting City Initiated Official Plan Amendments for Phase 1 of the Employment Area Review (City Wide), be deferred until after Closed Session.

Result: Motion CARRIED by a vote of 11 to 1, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
NO – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
NOT PRESENT – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin
YES – Ward 8 Councillor R. Cooper

10. MOTIONS

Vice-Chair Hwang assumed the Chair.

10.1 Investigation of Renewable Energy Generation as a Secondary Use Associated with Agricultural Operations

(Tadeson/Hwang)
WHEREAS, the City of Hamilton Zoning By-law regulates permitted uses within agricultural zones in order to protect agricultural lands, support active farm operations, and ensure appropriate land use compatibility;

WHEREAS, the Provincial Planning Statement, 2024 protects agricultural uses in prime agricultural areas and permits agriculture-related and on-farm diversified uses where they are compatible with surrounding agricultural operations and where the agricultural use of the property remains the principal use;

WHEREAS, protecting agricultural primacy is a key planning objective, and any additional use on agricultural land must ensure that the principal use of the property remains agricultural and that the land base available for agricultural production is not materially reduced;

Please refer to the April 1, 2026 Council Minutes for the disposition of these matters.

WHEREAS, supporting farm viability is also a recognized planning objective, and farms may rely on diversified revenue streams to sustain agricultural operations, particularly where production is seasonal, crop-specific, or subject to fluctuating market conditions;

WHEREAS, diversified on-farm revenue opportunities, including renewable energy generation as a value-added economic contribution to the local grid, may support the long-term financial sustainability of farms where agriculture remains the principal use of the land;

WHEREAS, emerging agricultural practices such as agrivoltaics allow solar panel installations to operate in conjunction with agricultural production, providing a dual-benefit of renewable energy generation and crop protection;

WHEREAS, the City of Hamilton has declared a Climate Emergency and is committed to the Hamilton Community Climate Action Strategy and achieving Net Zero emissions by 2050;

THEREFORE BE IT RESOLVED:

(a) That Planning and Economic Development Department staff be directed to investigate policy and zoning options for permitting renewable energy generation facilities associated with an active agricultural operation as an on-farm diversified secondary use that remains clearly subordinate to the principal agricultural use of the property within agricultural zones in Zoning By-law No. 05-200, provided that:

(i) the principal use of the property remains agricultural and agricultural production remains the dominant land use on the property; and

(ii) the secondary use does not materially reduce the land base available for agricultural production and does not limit the continued operation of the agricultural use as the principal use of the property;

(b) That staff report back to the Planning Committee by Q3 2026 with recommendations respecting:

(i) appropriate zoning definitions and permissions that support both on-site use and contribution to the energy grid;

(ii) regulatory controls including setbacks, height, lot coverage, and other performance standards;

(iii) mechanisms to ensure agricultural use remains the principal use of the property;

(iv) how such permissions support the City's Net Zero targets and the long-term economic viability of local agricultural operations; and

(v) consistency with the Provincial Planning Statement, 2024, the City of Hamilton Official Plan, and any other applicable policy framework;

(c) That staff consider whether any recommended changes could be brought forward through a future Zoning By-law housekeeping amendment, if deemed appropriate.

Result: Motion CARRIED by a vote of 12 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin
YES – Ward 8 Councillor R. Cooper

Committee Chair Tadeson assumed the Chair.

11. NOTICES OF MOTION

Councillor Kroetsch introduced the following Notice of Motion:

11.1 Reducing Demolition by Neglect

WHEREAS, the current economic climate is slowing development which may result installed development proposals and buildings vacated for re-development remaining vacant for longer times and in greater numbers;

WHEREAS, we have heard from the Municipal Heritage Committee that early proactive enforcement of property standards regarding building maintenance such as roof repairs, heating and securing a site is essential to preventing future unsafe buildings and demolition by neglect for vacant heritage and non-heritage buildings across the city;

Please refer to the April 1, 2026 Council Minutes for the disposition of these matters.

WHEREAS, the proactive and effective management of vacant buildings can result in their re-use for housing and other uses supporting city goals, maintain the tax base, help keep neighborhoods safe and in the case of heritage buildings, preserve and celebrate our City's irreplaceable built heritage;

WHEREAS, the Built Heritage Emergency Protocol that provides guidance for the use of Structural Engineers with heritage expertise and the roles of the Building and Planning Divisions with respect to recognized heritage buildings under threat was approved in 2005 and has not been updated to include Licensing and By-law Services as well as and policy and legislative changes;

THEREFORE, BE IT RESOLVED:

(a) That staff review current resources, processes and policies in Licensing and By-law Services, Building, and Planning Divisions and recommend options to implement proactive enforcement of property standards associated with the City's Vacant Building Registry By-law to minimize situations where demolition by neglect occurs and future unsafe building orders are required, considering but not limited to the following:

    (i) A review and update of the Built Heritage Emergency Protocol to include both Building and Licensing and By-law Services Divisions and address legislative changes;

    (ii) To apply current legislation and ensure structural engineers and other consultants with appropriate expertise in heritage buildings are available in a timely manner to address building maintenance issues; and

    (iii) Resource considerations to ensure proactive enforcement of property standards associated with the Vacant Building Registry By-law can be actioned with appropriate expertise to manage vacant building files with heritage interests.

(b) That staff consult with the Municipal Heritage Committee on the review and update of the Built Heritage Emergency Protocol by Q4 2026; and,

(c) That staff report back on recommendations for any proposed policy or process changes and any staffing and financial impacts by Q1 2027.

Please refer to the April 1, 2026 Council Minutes for the disposition of these matters.

12. PRIVATE & CONFIDENTIAL

(Cooper/Pauls)
That Committee move into Closed Session for Items 12.1, 12.2 and 12.3 pursuant to Section 9.3, Sub-sections (e), (f) and (k) of the City's Procedural By-law 21-021, as amended; and, Section 239(2), Subsections (e), (f) and (k) of the Ontario Municipal Act, 2001, as amended, as the subject matter pertains to litigation or potential litigation, including matters before administrative tribunals, affecting the municipality or local board; advice that is subject to solicitor-client privilege, including communications necessary for that purpose; and, a position, plan, procedure, criteria or instruction to be applied to any negotiations carried on or to be carried on by or on behalf of the municipality or local board.

Result: Motion CARRIED by a vote of 12 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
YES – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
YES – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin
YES – Ward 8 Councillor R. Cooper

Committee resolved into Closed Session at 3:28 p.m.

Committee reconvened in Open Session at 4:31 p.m.

12.1 Confidential Appendix “K” to Item 9.6, Report PED26034 - City Initiated Official Plan Amendments for Phase 1 of the Employment Area Review (City Wide)

(Hwang/Cassar)
That Confidential Appendix “K” to Item 9.6, Report PED26034 - City Initiated Official Plan Amendments for Phase 1 of the Employment Area Review (City Wide), be RECEIVED and REMAIN CONFIDENTIAL.

Result: Motion CARRIED by a vote of 10 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
NOT PRESENT – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann

Please refer to the April 1, 2026 Council Minutes for the disposition of these matters.

YES – Ward 4 Councillor T. Hwang
NOT PRESENT – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin
YES – Ward 8 Councillor R. Cooper

12.2 LS26007
Appeal to the Ontario Land Tribunal for lands located at 448 Book Road East, Ancaster, for lack of decision on Official Plan Amendment (UHOPA-25-002), Zoning By-law Amendment (ZAC-25-012) and Draft Plan of Subdivision (25T-202502) Applications (Ward 12)

(Cassar/A. Wilson)

(a) That the directions provided to staff in closed session respecting Report LS26007, BE APPROVED;

(b) That closed session recommendation (a), (b), (c) and (d) of Confidential Report LS26007 REMAIN CONFIDENTIAL until made public as the City's position before the Ontario Land Tribunal; and,

(c) That the balance of Report LS26007 REMAIN CONFIDENTIAL.

Result: Motion CARRIED by a vote of 10 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
NOT PRESENT – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
NOT PRESENT – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin
YES – Ward 8 Councillor R. Cooper

12.3 LS25011(a)
Appeal to the Ontario Land Tribunal for Lands Located at 1494 Upper Wellington (Ward 8)

(Cooper/Pauls)

Please refer to the April 1, 2026 Council Minutes for the disposition of these matters.

(a) That the directions provided to staff in closed session respecting Report LS25011(a), BE APPROVED;

(b) That closed session recommendation (a), (b), (c), and (d) of Confidential Report LS25011(a) REMAIN CONFIDENTIAL until made public as the City's position before the Ontario Land Tribunal; and,

(c) That the balance of Report LS25011(a) REMAIN CONFIDENTIAL.

Result: Motion CARRIED by a vote of 10 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
NOT PRESENT – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang
NOT PRESENT – Ward 5 Councillor M. Francis
YES – Ward 7 Councillor E. Pauls
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
YES – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin
YES – Ward 8 Councillor R. Cooper

9. ITEMS FOR CONSIDERATION - Continued

9.6 PED26034
City Initiated Official Plan Amendments for Phase 1 of the Employment Area Review (City Wide)

(i) Charlie Toman, Senior Project Manager, addressed the Committee respecting City Initiated Official Plan Amendments for Phase 1 of the Employment Area Review (City Wide), with the aid of a presentation.

(Francis/Beattie)
That the staff presentation from Charlie Toman, Senior Project Manager, respecting City Initiated Official Plan Amendments for Phase 1 of the Employment Area Review (City Wide), be received.

CARRIED

(ii) (Hwang/Cassar)

(a) That Report PED26034, dated March 24, 2026, respecting City Initiated Official Plan Amendments for Phase 1 of the Employment Area Review (City Wide), be received and the recommendations contained therein be approved:

(i) That City Initiative CI-25-F, respecting amendments to the Employment Area Designations of the Urban Hamilton Official Plan to amend policies and schedules to align the land use permissions with the Planning Act BE APPROVED on the following basis:

(1) That Urban Hamilton Official Plan Amendment, attached as Appendix A to Report PED26034 which has been prepared in a form satisfactory to the City Solicitor, be adopted by Council; and

(2) That the proposed Amendment to the Urban Hamilton Official Plan is consistent with the Provincial Planning Statement, 2024.

(ii) That City Initiative CI-25-F, respecting amendments to the Employment Area Designations in Volume 1 of the Urban Hamilton Official Plan to amend the complete application requirements for privately initiated official plan amendments attached as Appendix A1 to Report PED26034 be held in abeyance until such time as written approval is received from the provincial Ministry of Municipal Affairs and Housing, in accordance with subsection 17(21.2) of the Planning Act.

(iii) That City Initiative CI-25-F respecting amendments to the Shipping and Navigation Designations in the former City of Hamilton Official Plan to amend policies applicable to the West Harbour (Setting Sail) Secondary Plan to align the land use permissions with the Planning Act BE APPROVED on the following basis:

(1) That the City of Hamilton Official Plan Amendment, attached as Appendix B to Report PED26034 which has been prepared in a form satisfactory to the City Solicitor, be adopted by Council; and

(2) That the proposed amendment to the former City of Hamilton Official Plan is consistent with the Provincial Planning Statement, 2024.

(iv) That City Initiative CI-25-F respecting amendments to the former Region of Hamilton-Wentworth Official Plan to amend policies applicable to the West Harbour (Setting Sail) Secondary Plan to align the land use permissions with the Planning Act BE APPROVED on the following basis:

(1) That the Region of Hamilton-Wentworth Official Plan Amendment, attached as Appendix C to Report PED24036 which has been prepared in a form satisfactory to the City Solicitor, be adopted by Council; and

(2) That the proposed amendment to the former Region of Hamilton-Wentworth Official Plan is consistent with the Provincial Planning Statement, 2024.

(v) That the Terms of Reference for Land Use/Employment Needs and Impact Assessment (Privately Initiated Official Plan Amendments to Remove Lands from Designated Employment Areas) attached as Appendix G to Report PED26034 BE APPROVED.

(vi) That Planning Division staff BE DIRECTED to proceed with Phase 2 of the Employment Area Review and undertake public consultation in accordance with the Consultation and Engagement Plan attached as Appendix E of Report PED26034.

(b) That the written submissions be received (Item 9.6(a)):

(i) Stephanie Mirtitsch, MHBC Planning
(ii) Gerry Tschisler, MHBC Planning
(iii) David Falletta, Bousfields Inc.
(iv) Daniel Artenosi, Overland LLP
(v) Dave Aston, MHBC Planning
(vi) Liam Murphy, Bousfields Inc.

Result: Motion CARRIED by a vote of 8 to 0, as follows:

YES – Ward 1 Councillor M. Wilson
NOT PRESENT – Ward 2 Councillor C. Kroetsch
YES – Ward 3 Councillor N. Nann
YES – Ward 4 Councillor T. Hwang

Please refer to the April 1, 2026 Council Minutes for the disposition of these matters.

YES – Ward 5 Councillor M. Francis
NOT PRESENT – Ward 7 Councillor E. Pauls
YES – Ward 10 Councillor J. Beattie
YES – Ward 11 Councillor M. Tadeson
YES – Ward 12 Councillor C. Cassar
NOT PRESENT – Ward 13 Councillor A. Wilson
YES – Ward 15 Councillor T. McMeekin
NOT PRESENT– Ward 8 Councillor R. Cooper

13. ADJOURNMENT

There being no further business, the Planning Committee adjourned at 5:18 p.m.

Respectfully submitted,

Lisa Kelsey
Legislative Coordinator
Office of the City Clerk

Councillor M. Tadeson,
Chair, Planning Committee

Please refer to the April 1, 2026 Council Minutes for the disposition of these matters.

City of Hamilton

Report for Consideration

To:	Chair and Members Planning Committee
Date:	April 14, 2026
Report No:	PED26024
Subject/Title:	Application for a Zoning By-law Amendment for Lands Located at 1042 and 1050 West 5th Street, Hamilton
Ward(s) Affected:	Ward 8

Recommendations

a) That **Amended Zoning By-law Amendment Application ZAC-25-031, by A.J. Clarke and Associates Ltd. (c/o Steve Fraser and James Thomas), on behalf of 1000259434 Ontario Inc. (c/o Anukur Patel), Owner,** for a change in zoning from "C/S-1822" (Urban Protected Residential, etc.) District, Modified, to "DE-2/S-1844" (Multiple Dwellings) District, Modified, to permit the development of 18 multiple dwelling townhouse units, on the lands located at 1042 and 1050 West 5th Street, Hamilton, as shown in Appendix "A" attached to Report PED26024, **BE APPROVED** on the following basis:

i. That the draft amending By-law, attached as Appendix "B" to Report PED26024, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;

ii. That the proposed change in zoning is consistent with the Provincial Planning Statement (2024) and complies with the Urban Hamilton Official Plan;

iii. That upon finalization of the amending By-law, the subject lands, known municipally as 1042 and 1050 West 5th Street and as shown in Appendix "A" attached to Report PED26024, be redesignated from "Single and Double" to "Attached Housing" in the Sheldon Neighbourhood Plan, as shown in Appendix "J" attached to Report PED26024.

Key Facts

- The application is for a Zoning By-law Amendment to change the zoning from "C/S-1822" (Urban Protected Residential, etc.) District, Modified, to "DE-2/S-1844" (Multiple Dwellings) District, Modified, to facilitate the development of 18 multiple dwelling townhouse units accessed through a private road as illustrated in Appendix "D" attached to Report PED26024.
- The lands are designated "Neighbourhoods" in the Urban Hamilton Official Plan.
- Site Plan Control and Draft Plan of Condominium applications will be required should the Zoning By-law Amendment be approved.
- Staff recommends approval of the Zoning By-law Amendment application.

Financial Considerations

Not applicable.

Analysis

The subject lands are municipally known as 1042 and 1050 West 5th Street, are approximately 0.36 square metres in area and consist of two parcels that are rectangular in shape with frontage along the western side of West 5th Street. The lands are currently occupied by two single detached dwellings that are to be demolished. The existing properties will need to be merged prior to the development of the multiple dwellings.

The development will have access from a private road that will be connected to West 5th Street. The eastern half of the subject lands will contain two blocks (Block A and Block B) of four storey stacked multiple dwelling townhouse units. Block A is proposed to contain four units and Block B is proposed to contain six units. Both blocks will have a height of approximately 14.0 metres. The western half of the subject lands will contain one block (Block C) containing eight, two storey multiple dwelling townhouse units with a height of approximately 8.5 metres. Each unit will have access to two parking spaces, one in the garage and a second space within each unit's driveway and no additional visitor parking spaces are proposed. Details on surrounding land uses are included in Appendix "A1", the Historical Background Factsheet in Appendix "C", and the Concept Plan in Appendix "D" attached to Report PED26024.

A full review of applicable Provincial Planning Statement (2024) and Urban Hamilton Official Plan policies is provided in Appendix "E" attached to Report PED26024.

Provincial Policy Framework

The Provincial planning policy framework is established through the *Planning Act* (Section 3) and the Provincial Planning Statement (2024). The *Planning Act* requires that all municipal land use decisions affecting planning matters be consistent with the Provincial Planning Statement (2024).

The development is located within a settlement area and is designed to promote efficient use of land. The proposal supports the development of healthy, livable, and complete communities by providing housing options in an area with access to a mix of land uses, employment, schools, parks, and open spaces. The proposal will utilize existing and planned infrastructure and public service facilities, supports active transportation, is transit supportive, and contributes to the provision of missing middle housing. Furthermore, the proposed development will act as a transition between existing two storey residential uses located to the north and west, and the new four storey and nine storey development to the east and northeast of the subject lands.

Based on the foregoing, the proposal is consistent with the Provincial Planning Statement (2024).

Urban Hamilton Official Plan

The subject lands are designated “Neighbourhoods” on Schedule E – Urban Structure. West 5th Street is categorized as a “Minor Arterial Road” on Schedule C – Functional Road Classification.

The “Neighbourhoods” designation permits the proposed residential use and those areas designated “Neighbourhoods" shall function as complete communities with diverse residential types, densities, and supporting uses. The proposal will intensify the subject lands by developing 10 four storey and eight, two storey multiple dwelling townhouse units. The subject lands are located directly adjacent to William Connell City Park and are approximately 900 metres to Ryckmans Corners, which contains various commercial and recreational uses. The proposed development is compatible with the building massing and characteristics of the two storey single detached and townhouse residential development located to the north and west of the subject lands. The western side of the subject lands will contain two storey structures whereas the eastern side of the lands will contain four storey structures. The two storey height limit on the western

side of the development will reduce privacy and overlook related concerns for abutting residences.

West 5th Street is in the process of urbanizing, with the addition of pedestrian sidewalks and road upgrades. Through the Site Plan Control application, the City will require that sidewalks be constructed along the west side of West 5th Street to improve connectivity between the subject lands and abutting properties.

The proposal is a form of medium density residential development and represents an appropriate form of housing compatible with the evolving nature of the neighbourhood. A portion of the development will exceed the height of existing residential uses to the west; however, the overall building massing and scale achieves an appropriate transition between the subject lands and the surrounding neighbourhood.

The subject lands contain 66 existing trees with 45 trees proposed to be removed to accommodate the proposed development. To compensate for the proposed tree removal, the applicant is proposing to plant 24 trees and additional vegetation on the subject lands and provide monetary compensation to offset the trees slated for removal.

Based on the foregoing, the proposal complies with the Urban Hamilton Official Plan.

Sheldon Neighbourhood Plan

The subject lands are identified as “Single and Double” within the Sheldon Neighbourhood Plan. The Neighbourhood Plans are adopted by Council resolution and do not form part of the Official Plan. However, development or redevelopment must conform to the designations and policies in the Neighbourhood Plan.

The “Single and Double” designation in the Neighbourhood Plan is for “single and double family housing”. Therefore, staff are recommending that the Sheldon Neighbourhood Plan be amended to change the designation of the subject lands to “Attached Housing” on Map 7605 – Sheldon Neighbourhood Plan, as shown in Appendix “J” attached to Report PED26024 to implement the proposed development.

The proposed amendment can be supported for the following reasons:

- It allows for the residential intensification of the subject lands, consistent with the Provincial Planning Statement and represents good planning; and,
- The proposal complies with the Urban Hamilton Official Plan and the policy objectives.

City of Hamilton Zoning By-law No. 6593

The purpose of the Zoning By-law Amendment application is to change the zoning from "C/S-1822" (Urban Protected Residential, etc.) District, Modified, to "DE-2/S-1844" (Multiple Dwellings) District, Modified. Modifications proposed by the applicant and staff to the "DE-2 (Multiple Dwellings) District are required to facilitate the proposal and are discussed in Appendix "G" to Report PED26024.

Rationale For Recommendation

1. The proposal has merit and can be supported for the following reasons:

    (i) It is consistent with the Provincial Planning Statement (2024);

    (ii) It complies with the Urban Hamilton Official Plan; and,

    (iii) It is compatible with existing development in the area and represents good planning by introducing a residential development that is compatible with the existing and planned character of the area and contributes to the creation of a complete community by providing housing types and densities that are in keeping with the neighbourhood, while making efficient use of the land, existing municipal services, and supporting multi modal transportation infrastructure.

2. Zoning By-law Amendment

   The proposal expands the range of housing options within the neighbourhood and introduces a built form that will not have an adverse impact on adjacent properties and is considered appropriate intensification. Staff are satisfied that the proposed Zoning By-law Amendment complies with the policies of the Urban Hamilton Official Plan, as outlined in Appendix “E” attached to Report PED26024.

   Therefore, staff support the proposed Zoning By-law Amendment.

3. Neighbourhood Plan Amendment

   Staff support the Neighbourhood Plan amendment from “Single and Double” to “Attached Housing” as it meets the general intent and vision for the area and the “Attached Housing” designation is the most appropriate under the Sheldon Neighbourhood Plan given the scale of proposed development and range of available designations.

Alternatives

Should this application be denied, the subject lands can be used in accordance with the “C/S-1822” (Urban Protected Residential) District, Modified, in the Former City of Hamilton Zoning By-law No. 6593.

Relationship to Council Strategic Priorities

1. Sustainable Economic & Ecological Development
   1.1. Facilitate the growth of key sectors

2. Safe & Thriving Neighbourhoods
   2.1. Increase the supply of affordable and supportive housing and reduce chronic homelessness.

Consultation

The applications were circulated to internal departments and external agencies. Refer to the comment summary and responses provided in Appendix “F” attached to Report PED26024.

The applicant held an online meeting on January 21, 2025, and submitted a public consultation summary. The summary included notifying the Ward Councillor and mailing information to property owners within 120 metres and was extended 400 metres west to include most existing residential development along the southern end of Stone Church Road. Three members of the public were in attendance. The response to the Public Consultation that occurred prior to the submission of the application is included as Appendix “H” attached to Report PED26024. The public was mainly concerned about height of the buildings, screening considerations and privacy issues.

At the time of writing this report, one submission was received from the public regarding the proposed development, and a summary is included in Appendix “I” attached to Report PED26024. A member of the public was supportive of the development due to the size and scale of the development being smaller than what is located along the southeastern corner of Stone Church Road and West 5th Street.

Appendices and Schedules Attached

Appendix A: Location Map

Appendix A1: Existing and Surrounding Land Uses and Zoning

Appendix B: Amendment to Zoning By-law No. 6593

Appendix C: Historical Background Report Fact Sheet

Appendix D: Concept Plan

Appendix E: Policy Review

Appendix F: Staff and Agency Comments

Appendix G: Zoning Modification Table

Appendix H: Public Consultation Summary

Appendix I: Public Comments Received

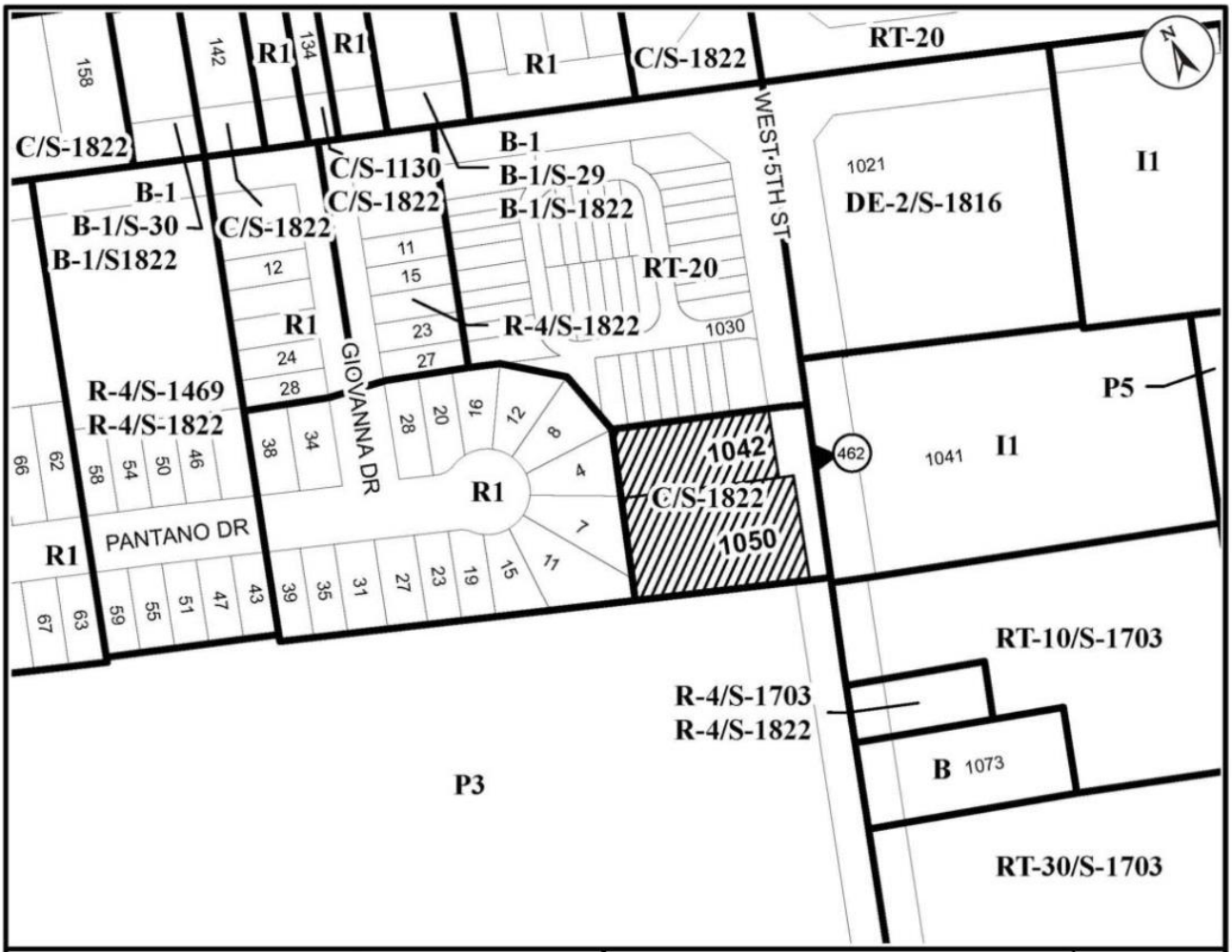
Appendix J: Amendment to Sheldon Neighbourhood Plan Mapping

Prepared by:

Abdullah Pasha, Planner I, Planning and Economic Development Department

Submitted and Recommended by:

Anita Fabac, Acting Director of Planning and Chief Planner**,** Planning and Economic Development Department





Key Map - Ward 8

Location Map

Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:	Date:	
ZAC-25-031	November 28, 2025	
Appendix "A"	**Scale:** N.T.S	**Planner/Technician:** AP/RS

Subject Property

1042-1050 West 5th Street

Change in Zoning from "C/S-1822" (Urban Protected Residential, etc.) District, Modified to "DE-2/S-1844" (Multiple Dwellings) District, Modified

Existing and Surrounding Land Uses and Zoning

	Existing Land Use	**Existing Zoning**
Subject Lands:	Single detached dwellings.	"C/S-1822" (Urban Protected Residential, etc.) District, Modified.
Surrounding Land Uses:		
North	Townhouse dwellings.	"RT-20" (Townhouse – Maisonette) District.
South	William Connell Park, and open space.	City Wide Park (P3)
East	Residential care facility.	Neighbourhood Institutional (I1, 462) Zone.
West	Single detached dwellings.	Low Density Residential (R1) Zone.

Authority: Item,
Report (PED26024)
CM:
Ward: 8

Bill No.

CITY OF HAMILTON

BY-LAW NO.

To amend Zoning By-law No. 6593 with respect to lands located at 1042 and 1050 West 5th Street, Hamilton

WHEREAS the *City of Hamilton Act, 1999*, Statutes of Ontario, 1999 Chap.14, Sch. C did incorporate, as of January 1st, 2001, the municipality "City of Hamilton";

AND WHEREAS the City of Hamilton is the successor to certain area municipalities, including the former area municipality known as the "The Corporation of the City of Hamilton" and is the successor to the former Regional Municipality, namely, "The Regional Municipality of Hamilton-Wentworth";

AND WHEREAS the *City of Hamilton Act, 1999*, provides that the Zoning By-laws and Official Plans of the former area municipalities and the Official Plan of the former regional municipality continue in force in the City of Hamilton until subsequently amended or repealed by the Council of the City of Hamilton;

AND WHEREAS Zoning By-law No. 6593 (Hamilton) was enacted on the 25th day of July, 1950, and approved by the Ontario Land Tribunal on the 7th day of December, 1951;

AND WHEREAS Council approved Item XXX of Report PED26024 of the Planning Committee, at its meeting held on the 14th day of April, 2026;

AND WHEREAS this By-law conforms to the Urban Hamilton Official Plan;

NOW THEREFORE Council amends Zoning By-law No. 6593 as follows:

1. That Sheet No. W-9c of the District Maps, appended to and forming part of Zoning By-law No. 6593 (Hamilton), is amended by changing the zoning from "C/S-1822" (Urban Protected Residential, etc.) District to "DE-2/S-1844" (Multiple Dwellings) District, Modified, for the lands known as 1042 and 1050 West 5th Street, Hamilton, the extent and boundaries of which are shown on Schedule "A" to this By-law.

2. That SECTION TWO – INTERPRETATIONS AND DEFINITIONS is modified to include the following special requirements:

   (a) That in addition to Section 2.(2)A. – RESIDENTIAL USES, for the purpose of the DE-2/S-1844 (Multiple Dwellings) District, Modified, the following definition shall apply:

   "Multiple Dwelling Townhouse" shall mean:

   (i) One separate building containing five or more dwelling units; or,

   (ii) Two or more separate buildings containing three or more dwelling units each, which form one comprehensive development containing a total of five or more dwelling units;

   And,

   (i) Dwelling units are divided by common walls preventing internal access between units;

   (ii) Each dwelling unit has at least one exclusive exterior pedestrian access;

   (iii) Dwelling Units within a Multiple Dwelling Townhouse may have shared amenity areas(s), parking area(s) and common vehicular access to a street, such as a condominium road.

   (iv) A Multiple Dwelling Townhouse shall include a block townhouse, a stacked townhouse, a back-to-back townhouse, a stacked back-to-back townhouse, a maisonette, and a townhouse development comprising townhouse units or parcels of tied land, except as restricted in the By-law.

   (b) That notwithstanding Section 2.(2)(J)(xi) – MISCELLANEOUS DEFINITIONS – TECHNICAL as it relates to the definition of "Lot", and in addition to Section 2.(2)(J)(xii) – MISCELLANEOUS DEFINITIONS – TECHNICAL as it relates to the definition of "Lot-Line", for the purpose of the regulations contained in Hamilton Zoning By-law No. 6593, the external boundary of the lands shown on Schedule "A" shall be deemed to be the lot lines for this purpose and the regulations of the "DE-2/S-1844" (Multiple Dwellings) District, Modified, including but not limited to the lot area, lot frontage, lot depth, lot coverage, landscape area, and building setbacks, shall be from the external boundaries of this parcel shown on Schedule "A" and not the individual property boundaries

of any parcels created by registration of a Condominium Plan, Part Lot Control, or Consent.

(c) That notwithstanding Section 2.(2)J.(xiii) – MISCELLANEOUS DEFINITIONS – TECHNICAL as it relates to the definition of “Lot-Line, Front”, the front lot line shall mean the lot line along West 5th Street.

3. That the “DE-2” (Multiple Dwellings) District regulations, as contained in Section Ten B of Zoning By-law No. 6593, are modified to include the following special requirements:

(a) That in addition to Section 10B.(1), a Multiple Dwelling Townhouse shall also be permitted.

(b) That in addition to Section 10B.(2), no building or structure within 30 metres of the rear lot line shall exceed 8.5 metres in height.

(c) That in addition to Section 10B.(2), no building or structure within 25 metres of the front lot line shall exceed 14.5 metres in height.

(d) That notwithstanding Section 10B.(3)(ii)(b), there shall be provided and maintained within the district, for every building and structure in a “DE-2” District:

(i) a northerly side yard having a width of at least 3.0 metres for stacked townhouse structures;

(ii) a northerly side yard having a width of at least 1.6 metres for block townhouse structures;

(iii) a southerly side yard having a width of at least 6.0 metres for stacked townhouse structures;

(iv) a southerly side yard having a width of at least 6.0 metres for block townhouse structures;

4. That SECTION EIGHTEEN – SUPPLEMENTARY REQUIREMENTS AND MODIFICATIONS is modified to include the following special requirements:

(a) That notwithstanding Section 18.(3)(vi)(d), a roofed-over but otherwise unenclosed one-storey porch at the first storey level, including eaves and gutters, may project into a required front yard a distance not more than 3.0 metres, and shall be distant at least 1.0 metre from the front lot line.

(b) That notwithstanding Section 18.(8)1., a separation distance of at least 3.0 metres shall be provided between the side walls of block townhouse buildings that contain windows to habitable rooms.

(c) That Section 18.(10)(i)(a) shall not apply.

5. That SECTION EIGHTEEN A – PARKING AND LOADING REQUIREMENTS is modified to include the following special requirements:

(a) That in addition to Section 18A.(1)(a) and (b), Table 1 and Table 2, for a Multiple Dwelling Townhouse a minimum of one (1) parking space per Class A dwelling unit shall be provided and maintained, inclusive of visitor parking spaces.

(b) That notwithstanding Section 18A.(1)(c) and Table 3, no loading spaces shall be required.

(c) That notwithstanding Section 18A.(1)(f) and 18A.(10), tandem parking shall be permitted for each unit of a Multiple Dwelling Townhouse.

(d) That notwithstanding Section 18A.(7), every required parking space, other than a parallel parking space, shall have dimensions not less than 2.8 metres wide and 5.8 metres long.

6. That no building or structure shall be erected, altered, extended, or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the modified "DE-2/S-1844" (Multiple Dwellings) District, Modified provisions, subject to the special requirements referred to in Sections 2, 3, 4 and 5 of this By-law.

7. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law in accordance with the *Planning Act.*

PASSED this _____day of ____ , 2026

A. Horvath	M. Trennum
Mayor	City Clerk



This is Schedule "A" to By-law No. 26-

Mayor

Passed the ..... day of ....., 2026

Clerk

Schedule "A"

Map forming Part of
By-law No. 26-_____

to Amend By-law No. 6593

Scale: N.T.S	File Name/Number: ZAC-25-031
Date: November 28, 2025	Planner/Technician: AP/RS

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

Hamilton

Subject Property

1042-1050 West 5th Street, Hamilton (Ward 8)

Change in Zoning from "C/S-1822" (Urban Protected Residential, etc.) District, Modified to "DE-2/S-1844" (Multiple Dwellings) District, Modified

Historical Background

Application Details	
Owner:	1000259434 Ontario Inc. (c/o Ankur Patel).
Applicant:	A.J. Clarke and Associates Ltd. (c/o Steve Fraser and James Thomas).
File Number:	ZAC-25-031
Type of Applications:	Zoning By-law Amendment
Proposal:	The purpose of the Zoning By-law Amendment is for a change in zoning from "C/S-1822" (Urban Protected Residential, etc.) District, Modified, to a site specific "DE-2/S-1844" (Multiple Dwellings) District, Modified, to permit the development of eight block townhouse units and 10 stacked townhouse units for a total of 18 multiple dwelling townhouse units. Each unit will have two parking spaces located within an attached garage and driveway and will be accessed through a private laneway accessed from West 5th Street. The application was amended by the applicant to increase the side yard setback to require a minimum of 6 metres on the south side for additional tree retention. The increased side yard also reduced the number of dwelling units to 18 from 21 units.
Property Details	
Municipal Address:	1042 and 1050 West 5th Street
Lot Area:	0.33 ha and 0.55 ha (total of 0.88 ha).
Servicing:	Existing municipal services.
Existing Use:	Single detached dwellings.
Proposed Use:	Multiple dwelling townhouse.

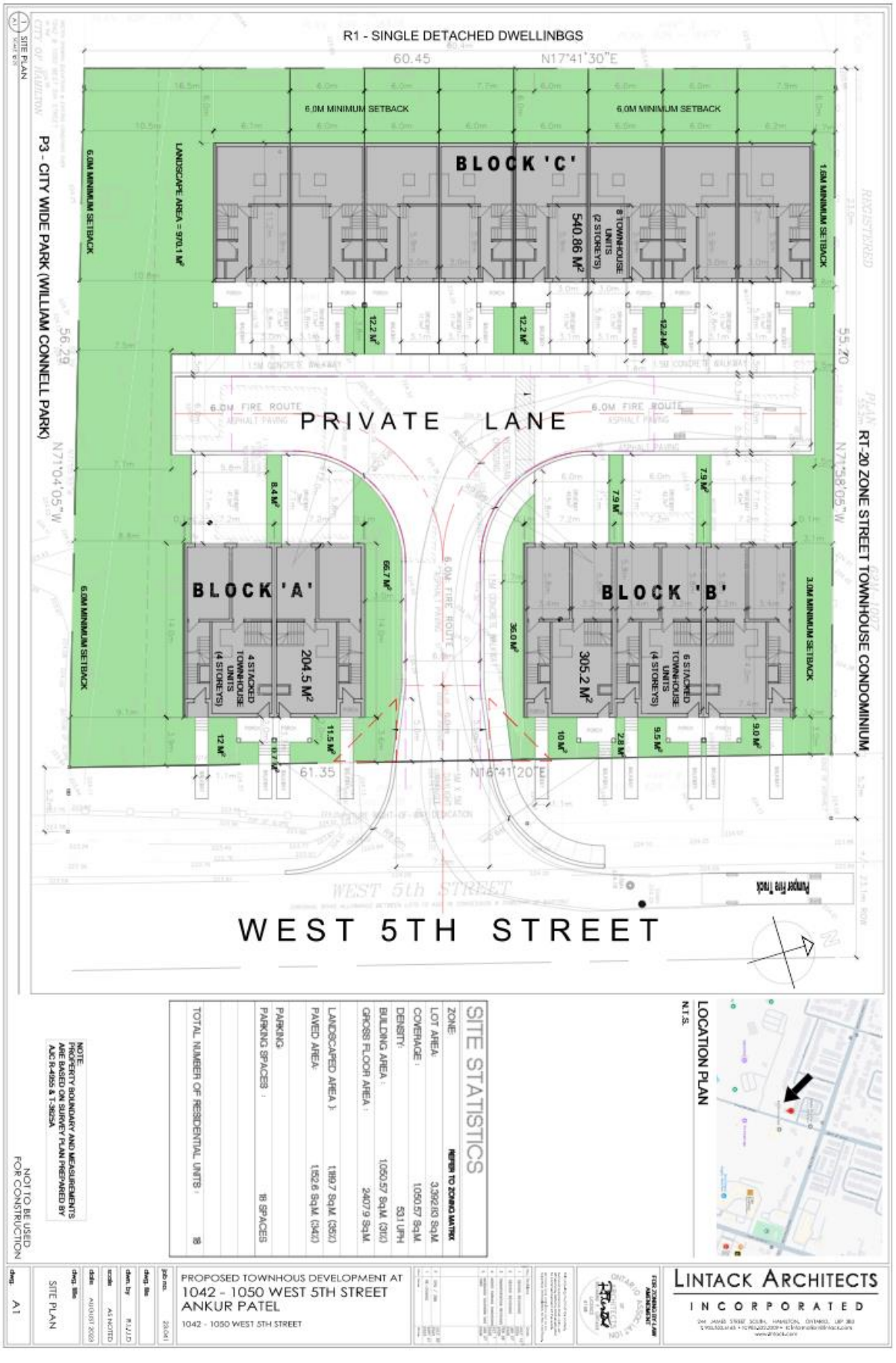
Documents	
Provincial Planning Statement:	The proposal is consistent with the Provincial Planning Statement (2024).
Official Plan Existing:	"Neighbourhoods" on Schedule E – Urban Structure and E-1 – Urban Land Use Designations.
Zoning Existing:	"C/S-1822" (Urban Protected Residential, Etc.) District, Modified.
Zoning Proposed:	"DE-2/S-1844" (Multiple Dwellings) District, Modified.
Modifications Proposed:	The following modifications have been requested by the applicant: • To identify the external lot boundaries of the combined lots as the lot lines for the subject property and to deem those regulations be evaluated from the external boundaries of the subject lands; • To identify the location of the front lot line for the subject lands as West 5th Street; • To add "Multiple Dwelling Townhouse" as a permitted use in the "DE-2/S-1844" (Multiple Dwellings) District, Modified and add the following definition: "Multiple Dwelling Townhouse" is defined as: a) One separate building containing five or more dwelling units; or, b) Two or more separate buildings containing three or more dwelling units each which form one comprehensive development containing a total of five or more dwelling units; c) Dwelling units are divided by common walls preventing internal access between units;

Documents	
Modifications Proposed: **(continued)**	d) Each dwelling unit has at least one exclusive exterior pedestrian access; and, e) Dwelling units within a multiple dwelling townhouse may have shared amenity area(s), parking area(s) and common vehicular access to a street, such as a condominium road. The following modifications have been requested by the applicant: • To identify the external lot boundaries of the combined lots as the lot lines for the subject property and to deem those regulations be evaluated from the external boundaries of the subject lands; • To identify the location of the front lot line for the subject lands as West 5th Street; • To add “Multiple Dwelling Townhouse” as a permitted use in the “DE-2/S-1844” (Multiple Dwellings) District, Modified and add the following definition: “Multiple Dwelling Townhouse” is defined as: a) One separate building containing five or more dwelling units; or, b) Two or more separate buildings containing three or more dwelling units each which form one comprehensive development containing a total of five or more dwelling units; c) Dwelling units are divided by common walls preventing internal access between units; and, d) Each dwelling unit has at least one exclusive exterior pedestrian access.

Documents	
Modifications Proposed: **(continued)**	e) Dwelling units within a multiple dwelling townhouse may have shared amenity area(s), parking area(s) and common vehicular access to a street, such as a condominium road; and, f) A multiple dwelling townhouse shall include a block townhouse, a stacked townhouse, a back-to-back townhouse, a maisonette, and a townhouse development comprising townhouse units or parcels of tied land, except as restricted in the By-law. • That the northerly side yard have a width of at least 3.0 metres for stacked townhouse dwelling structures; • That the northerly side yard have a width of at least 1.6 metres for block townhouse dwelling structures; • That the projection requirement into a front yard is a distance of not more than 3.0 metres and a distance at least 1.0 metre from the front lot line; • That the separation distance between the sides of block townhouse buildings be a minimum distance of 3.0 metres; • That Section 18.(10)(i)(a) shall not apply; • To reduce the minimum parking space requirement to one space per dwelling unit; • To remove the loading space requirement; and, • To permit parking dimensions of not less than 2.8 metres in width and 5.8 metres in length. The following modifications have been requested by staff: • That no building or structure within 30.0 metres of the rear lot line shall exceed 8.5 metres in height.

Documents	
Modifications Proposed: **(continued)**	• That no building or structure within 25.0 metres of the front lot line shall exceed 14.5 metres in height; • That a southerly side yard having a width of at least 6.0 metres for stacked townhouse dwelling structures; and, • That a southerly side yard having a width of at least 6.0 metres for block townhouse dwelling structures. The applicant is supportive of the staff proposed modifications.
Processing Details	
Received:	October 28, 2025.
Deemed Complete:	October 28, 2025.
Notice of Complete Application:	Sent to 223 property owners within 240 metres of the subject property on November 7th, 2025. The notice was also posted in the newspaper on November 5th, 2025.
Public Notice Sign:	Posted October 31, 2025.
Notice of Public Meeting:	Sent to 223 property owners within 240 metres of the subject property on April 3, 2026. The notice was advertised in The Hamilton Spectator on April 3, 2026.
Staff and Agency Comments:	Staff and agency comments have been summarized in Appendix “F” attached to Report PED26024.
Public Consultation:	A Community Meeting was held on January 21, 2025, and a public mailout was delivered to surrounding landowners within a 120 metre radius of the subject lands and the applicant extended the distance to approximately 400 metres to the west to include most of the existing neighbourhood south of Stone Church Road. The Ward Councillor and City staff were notified through a mailout letter.

Processing Details	
Public Consultation: **(continued)**	The public feedback raised concerns about height, screening, privacy concerns as well as potential loss of property value. The response to the public consultation that occurred prior to the submission of the application is included as Appendix “H” attached to Report PED26024.
Public Comments:	The public were concerned about the tree removal, overlook and privacy as well as the height of the proposed structures. A member of the public is in support of the application due to the scale of the proposed development being smaller than development occurring on lands abutting the subject lands to the northeast. The public comments are summarized in Appendix “I” attached to Report PED26024.
Processing Time:	168 days.



SITE STATISTICS

ZONE:	REFER TO ZONING MATRIX
LOT AREA:	3,392.83 SqM
COVERAGE :	1,050.57 SqM
DENSITY:	53.1 UPH
BUILDING AREA :	1,050.57 SqM. (31%)
GROSS FLOOR AREA :	2407.9 SqM.
LANDSCAPED AREA):	1,189.7 SqM. (35%)
PAVED AREA:	1,152.6 SqM. (34%)
PARKING	
PARKING SPACES :	18 SPACES
TOTAL NUMBER OF RESIDENTIAL UNITS :	18

NOTE:
PROPERTY BOUNDARY AND MEASUREMENTS ARE BASED ON SURVEY PLAN PREPARED BY AJC R-4855 & T-36254

NOT TO BE USED FOR CONSTRUCTION

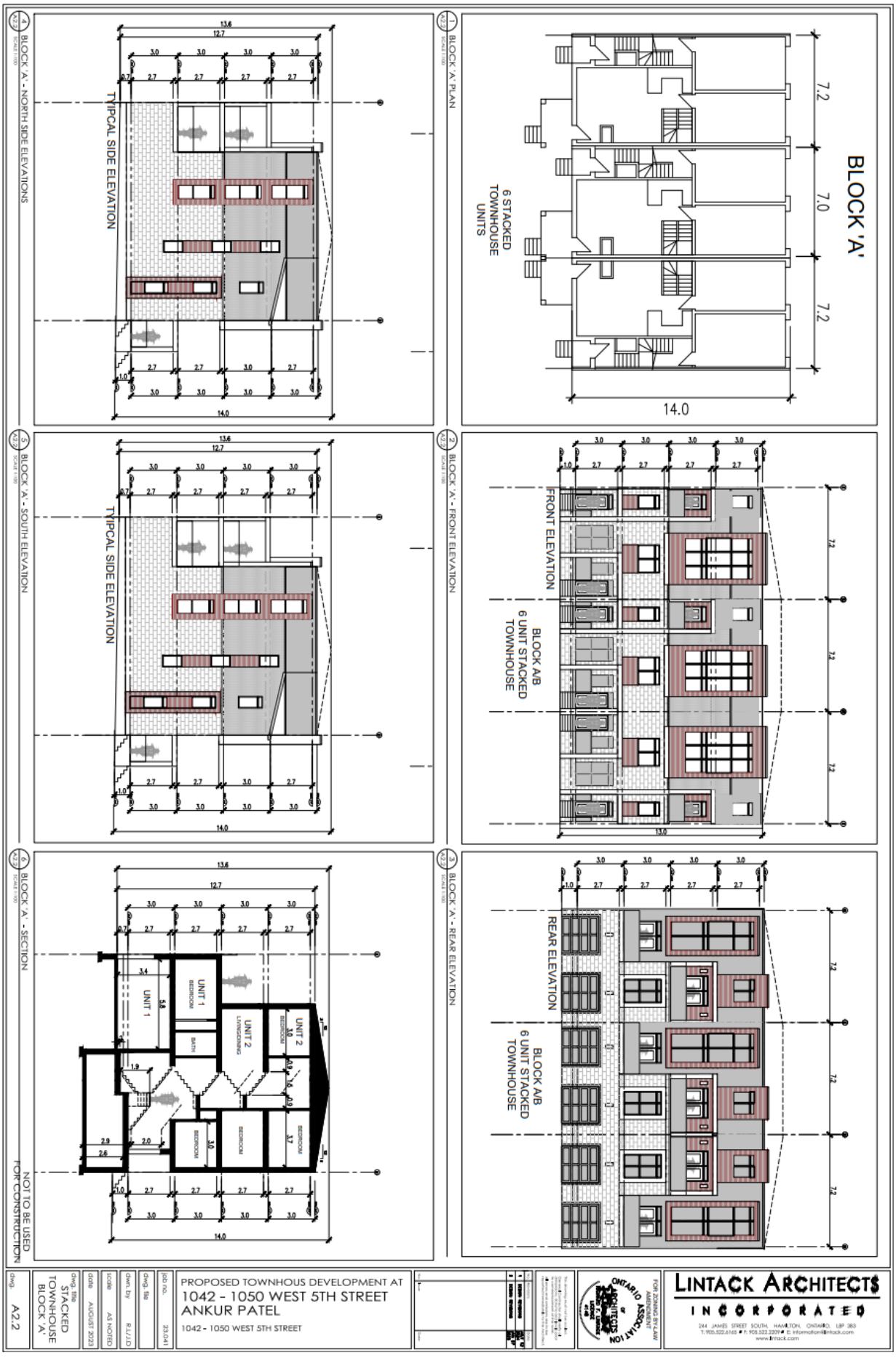
LOCATION PLAN
N.T.S.

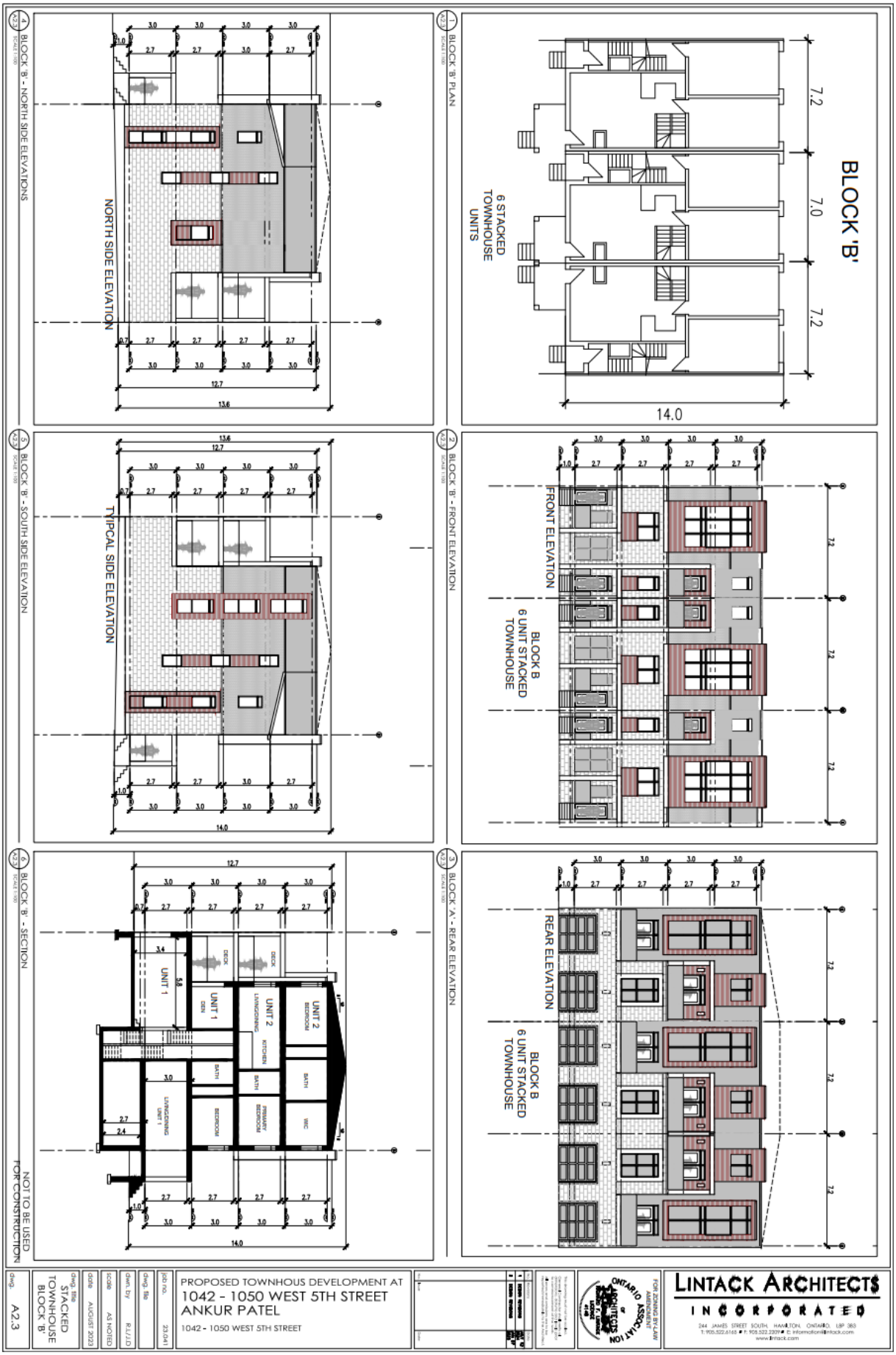
PROPOSED TOWNHOUS DEVELOPMENT AT
1042 - 1050 WEST 5TH STREET
ANKUR PATEL
1042 - 1050 WEST 5TH STREET

LINTACK ARCHITECTS
INCORPORATED

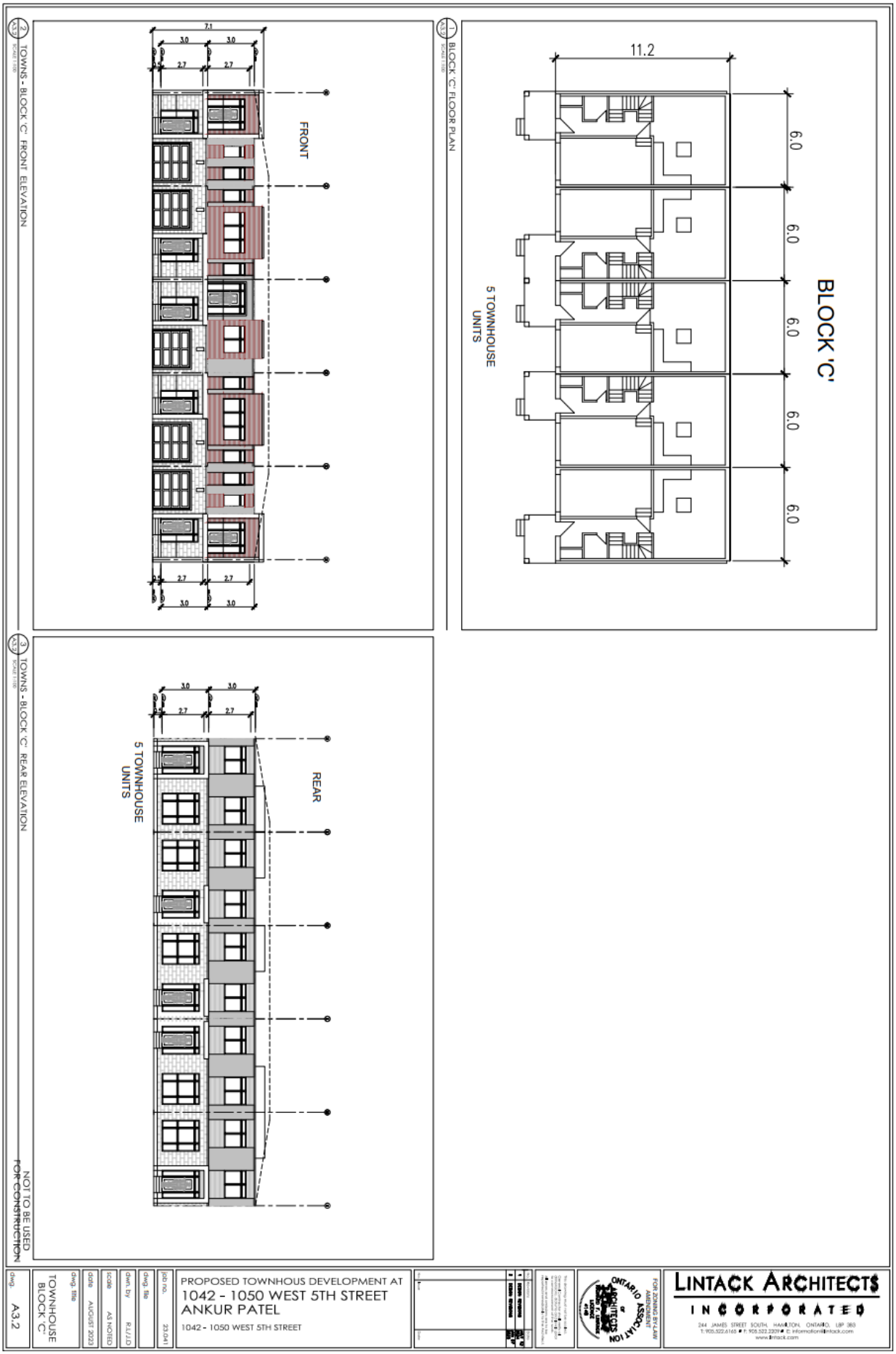
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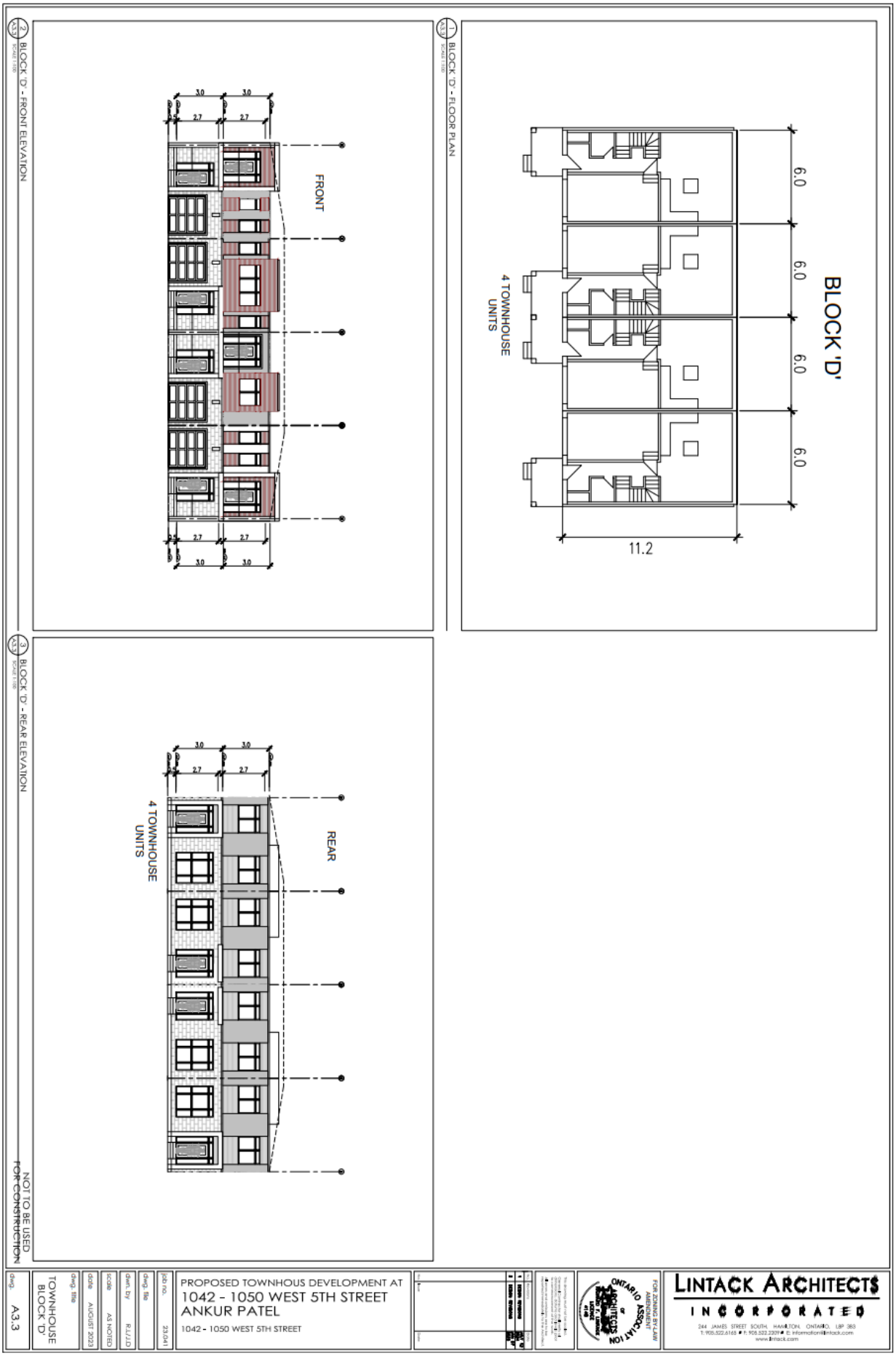

STACKED TOWNS PLANS
UNITS 1 & 2
UNITS 1 & 2
UNIT 2
UNIT 2
STACKED TOWNS - FRONT AND REAR ELEVATIONS
STACKED TOWNHOUSE UNITS -OPTION 1-
FRONT
REAR
STACKED TOWNS - NORTH SIDE ELEVATIONS
TYIPCAL SIDE ELEVATION
STACKED TOWNS - SOUTH SIDE ELEVATION
TYIPCAL SIDE ELEVATION
STACKED TOWNS - SECTION
NOT TO BE USED FOR CONSTRUCTION
PROPOSED TOWNHOUS DEVELOPMENT AT
1042 - 1050 WEST 5TH STREET
ANKUR PATEL
1042 - 1050 WEST 5TH STREET
STACKED TOWNHOUSE PLANS
A2.1
LINTACK ARCHITECTS INCORPORATED


BLOCK 'A'
6 STACKED TOWNHOUSE UNITS
7.2
7.0
7.2
14.0
BLOCK 'A' PLAN
FRONT ELEVATION
BLOCK A/B
6 UNIT STACKED
TOWNHOUSE
BLOCK 'A' - FRONT ELEVATION
REAR ELEVATION
BLOCK A/B
6 UNIT STACKED
TOWNHOUSE
BLOCK 'A' - REAR ELEVATION
TYPICAL SIDE ELEVATION
BLOCK 'A' - NORTH SIDE ELEVATIONS
TYPICAL SIDE ELEVATION
BLOCK 'A' - SOUTH ELEVATION
UNIT 1
UNIT 2
BLOCK 'A' - SECTION
NOT TO BE USED FOR CONSTRUCTION
PROPOSED TOWNHOUS DEVELOPMENT AT
1042 - 1050 WEST 5TH STREET
ANKUR PATEL
1042 - 1050 WEST 5TH STREET
STACKED TOWNHOUSE BLOCK 'A'
A2.2
AUGUST 2023
AS NOTED
R.J./J.D.
23.041
FOR ZONING BY-LAW AMENDMENT
LINTACK ARCHITECTS INCORPORATED


BLOCK 'B'
6 STACKED TOWNHOUSE UNITS
14.0
7.2
7.0
7.2
BLOCK 'B' PLAN
FRONT ELEVATION
BLOCK B
6 UNIT STACKED TOWNHOUSE
BLOCK 'B' - FRONT ELEVATION
REAR ELEVATION
BLOCK B
6 UNIT STACKED TOWNHOUSE
BLOCK 'A' - REAR ELEVATION
NORTH SIDE ELEVATION
BLOCK 'B' - NORTH SIDE ELEVATIONS
TYPICAL SIDE ELEVATION
BLOCK 'B' - SOUTH SIDE ELEVATION
UNIT 1
UNIT 2
BLOCK 'B' - SECTION
NOT TO BE USED FOR CONSTRUCTION
PROPOSED TOWNHOUS DEVELOPMENT AT
1042 - 1050 WEST 5TH STREET
ANKUR PATEL
1042 - 1050 WEST 5TH STREET
STACKED TOWNHOUSE BLOCK 'B'
A2.3
AUGUST 2023
AS NOTED
RJ/JJ/JD
23.041
FOR ZONING BY-LAW AMENDMENT
LINTACK ARCHITECTS INCORPORATED


1 A3.1 TYPICAL TOWNHOUSE PLAN
SCALE 1:100
BASEMENT
OPEN BASEMENT
GROUND
GARAGE
KITCHEN
LIVING / DINING
PORCH
WIC
SECOND
BEDROOM
BATH
PRIMARY BEDROOM
BALCONY
ALT SECOND
116.01M²/1248.7 SF
AREA = 47.83
AREA =68.18
8 A3.1 TOWNS - TYPICAL SIDE ELEVATION
SCALE 1:100
SIDE ELEVATION 1
2 A3.1 TOWNS - FRONT ELEVATION 1
SCALE 1:75
FRONT 1
7 A3.1 TOWNS - REAR ELEVATION 1
SCALE 1:75
REAR 2
3 A3.1 TOWNS - FRONT ELEVATION 2
SCALE 1:75
FRONT 2
6 A3.1 TOWNS - REAR ELEVATION 2
SCALE 1:75
REAR 2
4 A3.1 TOWNS - FRONT ELEVATION 3
SCALE 1:75
FRONT 1
5 A3.1 TOWNS - REAR ELEVATION 3
SCALE 1:75
REAR 1
NOT TO BE USED FOR CONSTRUCTION
dwg A3.1
dwg. title TYPICAL TOWNHOUSE PLANS
date AUGUST 2023
scale AS NOTED
dwn. by R.J./J.D.
dwg. file
job no. 23.041
PROPOSED TOWNHOUS DEVELOPMENT AT
1042 - 1050 WEST 5TH STREET
ANKUR PATEL
1042 - 1050 WEST 5TH STREET
FOR ZONING BY-LAW AMENDMENT
LINTACK ARCHITECTS INCORPORATED
244 JAMES STREET SOUTH, HAMILTON, ONTARIO, L8P 3B3


BLOCK 'C'
11.2
6.0
6.0
6.0
6.0
6.0
5 TOWNHOUSE UNITS
BLOCK 'C' FLOOR PLAN
FRONT
TOWNS - BLOCK 'C' FRONT ELEVATION
REAR
5 TOWNHOUSE UNITS
TOWNS - BLOCK 'C' REAR ELEVATION
NOT TO BE USED FOR CONSTRUCTION
PROPOSED TOWNHOUS DEVELOPMENT AT
1042 - 1050 WEST 5TH STREET
ANKUR PATEL
1042 - 1050 WEST 5TH STREET
TOWNHOUSE BLOCK 'C'
A3.2
AUGUST 2023
AS NOTED
R.J.J.D
23.041
LINTACK ARCHITECTS INCORPORATED


BLOCK 'D' - FRONT ELEVATION
SCALE 1:100
FRONT
3.0
3.0
2.7
2.7
2.7
2.7
3.0
3.0
BLOCK 'D' - FLOOR PLAN
SCALE 1:100
BLOCK 'D'
4 TOWNHOUSE UNITS
6.0
6.0
6.0
6.0
11.2
BLOCK 'D' - REAR ELEVATION
SCALE 1:100
REAR
4 TOWNHOUSE UNITS
3.0
3.0
2.7
2.7
NOT TO BE USED FOR CONSTRUCTION
PROPOSED TOWNHOUS DEVELOPMENT AT
1042 - 1050 WEST 5TH STREET
ANKUR PATEL
1042 - 1050 WEST 5TH STREET
FOR ZONING BY-LAW AMENDMENT
ONTARIO ASSOCIATION OF ARCHITECTS
LINTACK ARCHITECTS INCORPORATED
244 JAMES STREET SOUTH, HAMILTON, ONTARIO, L8P 3B3
T: 905.522.6169 F: 905.522.2309 E: information@lintack.com
www.lintack.com
dwg. A3.3
TOWNHOUSE BLOCK 'D'
dwg. title
AUGUST 2023
date
AS NOTED
scale
R.J./J.D.
dwn. by
dwg. file
job no. 23.041

SUMMARY OF POLICY REVIEW

The following policies, amongst others, apply to the proposal.

Provincial Policy Statement (2024)		
Theme and Policy	**Summary of Policy or Issue**	**Staff Response**
Planning for People and Homes Policies: 2.1.6. a), b), and c)	Planning authorities should promote complete communities by accommodating a diverse mix of land uses, housing, transportation options, employment, and public services to meet long term needs; enhancing accessibility for people of all ages and abilities by addressing land use barriers; as well as improving social equity and quality of life for all, including equity deserving groups.	The proposed development supports housing needs by introducing 18 multiple dwelling townhouse units. The proposed development acts as a transition between existing single dwelling units and existing and ongoing developing including midrise built forms. This proposal will contribute to a complete community by providing additional housing options in an area with access to multimodal transportation, employment, public service facilities, institutional uses, recreation, and open spaces. The proposed development will improve connectivity along West 5th Street through the proposed layout and an interior pedestrian sidewalk that will connect to West 5th street.

Theme and Policy	**Summary of Policy or Issue**	**Staff Response**
Planning for People and Homes Policies: 2.1.6. a), b), and c) **(continued)**		The proposed building envelopes will be setback outside of the existing right-of-way dedication, providing an opportunity to complete the pedestrian sidewalk along West 5th Street. The proposal is consistent with these policies.
Housing Policies: 2.2.1 a), b) 1, 2, c), and d)	Planning authorities must ensure a range of housing options to meet current and future needs, including affordable housing for low and moderate income households. They should support residential intensification, particularly for underutilized institutional sites, and increase housing in developed areas.	The proposed development introduces appropriate densities through suitable residential intensification on an underutilized residential site by introducing 18 new residential units. The subject lands will be serviced by existing municipal infrastructure and served by multiple public transportation options as the subject lands are located within 400 metres of public transit. Hamilton Street Railway currently operates Route 43 Stone Church and Route 35 College (J Branch) within 400 metres of the subject site.

Theme and Policy	**Summary of Policy or Issue**	**Staff Response**
Housing Policies: 2.2.1 a), b) 1, 2, c), and d) **(Continued)**	Additionally, development should prioritize efficient land use, infrastructure, active transportation, and transit-oriented development near transit corridors and stations.	The proposal is consistent with these policies.
General Policies for Settlement Areas Policies: 2.3.1.1, 2.3.1.2 a), b), c), d), and 2.3.1.3	Settlement areas shall be the primary focus of growth and development, with an emphasis on strategic growth areas, including major transit station areas. Land use patterns should be based on densities and a mix of land uses which efficiently use land and resources, optimize existing infrastructure and public services, support active transportation, and be transit supportive.	The proposed development is located within a settlement area and is near existing and planned transit routes. The development is a form of medium density residential that is compatible with the massing of the single detached, and townhouse residential units within the surrounding neighbourhood. The proposal will further increase pedestrian connectivity along West 5th Street by completing a portion of missing sidewalk infrastructure as well as benefit from the existing open space and recreation facilities to the south of the subject lands. The development will connect to existing municipal services and make efficient use of the current infrastructure and resources. The proposal is consistent with these policies.

Theme and Policy	**Summary of Policy or Issue**	**Staff Response**
General Policies for Settlement Areas Policies: 2.3.1.1, 2.3.1.2 a), b), c), d), and 2.3.1.3 **(continued)**	The proposal must demonstrate that it encourages intensification and redevelopment to promote complete communities which provide diversification of housing options and prioritize the necessary infrastructure and local services to support growth.	
Transportation Systems Policies: 3.2.1, 3.2.2, and 3.2.3	Transportation systems should facilitate the movement of people and goods, be safe and energy efficient and should support the use of zero and low emissions vehicles. Efficient use should be made of existing and planned infrastructure, and connectivity within and among transportation systems and modes should be planned for, maintained and improved.	The proposed development is approximately 112 metres from local transit services and bicycle routes. Furthermore, the proposed development is located along a minor arterial road which is proposed to be redeveloped and urbanized, with turning lanes, sidewalks, and bike paths. A new transit route is proposed along West 5th Street to accommodate the increased density within the area that is currently planned for 2031. The proposal is consistent with these policies.

Theme and Policy	**Summary of Policy or Issue**	**Staff Response**
Public Spaces, Recreation, Parks, Trails, and Open Space. Policies**:** 3.9.1 a), and b)	Healthy, active, and inclusive communities should be promoted by planning public streets and spaces that meet the needs of persons of all ages and abilities while also facilitating active transportation and connectivity. These communities should also be promoted by providing a range of publicly accessible built and natural settings for recreation, parklands, open space areas, trails, and linkages.	The proposed development is located along West 5th Street which has been planned for reconstruction and urbanization. The upgrades along West 5th Street include completing the sidewalk across the frontage of the property and road upgrades. The proposed development is also located directly adjacent to the William Connell Park, providing future residents access to an open space and recreation facility. The proposal is consistent with this policy.
Urban Hamilton Official Plan		
General Residential Intensification Policies: B.2.4.1.1 and, B.2.4.1.4	Proposals are evaluated based on how it builds upon desirable established patterns as well as built form and requires an evaluation of compatible integration with the surrounding area in terms of use, scale, form, and character.	The proposal is for residential intensification within the existing neighbourhood and proposes to increase density by providing a diverse housing type. The surrounding land uses are of a similar scale and height in comparison to the proposed development which makes it compatible with the surrounding area in terms of use, scale, form, and character.

Theme and Policy	**Summary of Policy or Issue**	**Staff Response**
General Residential Intensification Policies: B.2.4.1.1 and, B.2.4.1.4 **(continued)**	This policy also considers evaluating the proposal against the Urban Structure (Schedule E of the Urban Hamilton Official Plan) to ensure that the overall structure goals of the Urban Hamilton Official Plan are also achieved.	The proposed development complies with these policies.
Residential Intensification Policy: B.2.4.2.2	Residential intensification within the "Neighbourhoods" designation shall consider matters such as, but not limited to, compatibility with adjacent land uses, relationship with nearby buildings and lot patterns, transitions in height and density, relationship of the proposed lot(s) with the lot pattern and configuration within the neighbourhood, the provision of amenity space, the ability to respect and maintain or enhance the streetscape patterns including block lengths.	The proposed development will introduce 18 multiple dwelling townhouse units on the subject lands. The units will range from a height of 8.5 metres (two storeys) to 14 metres (four storeys) with the taller units located closer to West 5th Street and the lower units abutting the existing single detached dwellings at the rear of the site. The buildings along the western portion of the subject lands will reduce potential overlook and privacy concerns from the adjacent single detached dwellings. The subject lands are adjacent to William Connell Park, which is located to the south of the subject land.

Theme and Policy	**Summary of Policy or Issue**	**Staff Response**
Residential Intensification Policy: B.2.4.2.2 **(continued)**	Setbacks and building separations, the ability to complement the existing functions of the neighbourhood, the conservation of cultural heritage resources and infrastructure and transportation capacity and impacts.	The proposed development provides opportunity to improve pedestrian connectivity along West 5th Street and will utilize existing municipal servicing infrastructure. The proposed development complies with this policy.
General Policies and Principles for Urban Design Policy: B.3.3.2.3	Urban design should foster a sense of community by respecting existing character, built forms, landscapes; protect cultural history of its community; conserve existing built heritage features and natural heritage features; contribute to the character of the ambiance of the community through appropriate streetscapes; and respect prominent sites and ambiance.	The proposed development has regard for the existing built form, is compatible with the surrounding neighborhood and acts as a transition between existing and ongoing development along West 5th Street. The four storey multiple dwelling townhouse units are proposed along West 5th Street, directly across from the four storey residential care facility, while the two storey multiple dwelling townhouse units will be located on the western edge of the subject lands abutting the existing residential lots that front onto Pantano Drive. The four storey multiple dwelling townhouse units will contribute to the streetscape by providing a continuous street wall, giving the minor arterial road a more urban and continuous feel.

Theme and Policy	**Summary of Policy or Issue**	**Staff Response**
General Policies and Principles for Urban Design Policy: B.3.3.2.3 **(continued)**		The façade and the landscaping along the front yard will also contribute to the character of the community. The proposal complies with this policy.
General Policies and Principles for Urban Design Policy: B.3.3.2.6	New development and redevelopment should enhance the character of the existing environment by, complementing and animating existing surroundings; respecting the existing cultural and natural heritage features of the existing environment by incorporating existing characteristics; and encouraging a harmonious and compatible approach to infilling by minimizing the impacts of shadowing and maximizing light to adjacent properties and the public realm.	The adjacent properties will not be negatively impacted from shadow due to the massing of the proposed development aligning with existing built form and the proposed setbacks would be sufficient to address privacy concerns from adjacent lots. A Shadow Impact Study was not requested as part of a complete application due to the proposal not exceeding a height of six storeys. The subject lands contain 66 private and municipal trees and as a result of an increased side yard setback, the proposed development requires the removal of 45 trees and will preserve 21 trees.

Theme and Policy	**Summary of Policy or Issue**	**Staff Response**
General Policies and Principles for Urban Design Policy: B.3.3.2.6 **(continued)**		The applicant is proposing to plant 24 replacement trees along with additional small scale vegetation to offset the removal of the existing vegetation. The proposal complies with this policy.
Built Form Policies: B.3.3.3.1, B.3.3.3.2, B.3.3.3.3, and B.3.3.3.4	New development shall be located and organized to fit within the existing planned context of an area and shall be designed to minimize impact on neighbouring buildings and public spaces by creating transitions in scale to neighbouring buildings; ensuring adequate privacy and sunlight to neighbouring properties; and minimizing the impacts of shadows and wind conditions.	The proposed development is compatible with the scale and planned context of the area. The proposed built form is permitted within the “Neighbourhoods” designation and provides a transition in scale between neighbouring medium and low rise buildings. The proposed development minimizes the impact of shadows on neighbouring properties while ensuring adequate privacy and sunlight is maintained. Shadow Studies are required for structures that are over six stories in height, whereas the proposed development will be four storeys and two storey in height.

Theme and Policy	**Summary of Policy or Issue**	**Staff Response**
Built Form Policies: B.3.3.3.1, B.3.3.3.2, B.3.3.3.3, and B.3.3.3.4 **(continued)**		The massing of the proposed development is designed in such a way to respect the existing building heights along the frontage of West 5th Street and the surrounding neighbourhood. The proposed built form maintains an adequate setback from the municipal right-of-way. The proposal complies with these policies.
Built Form Policy: B.3.3.3.5	Built form shall create comfortable pedestrian environments by including a quality landscape edge along frontages where buildings are set back from the street and locating surface parking to the sides or rear of sites or buildings.	Each proposed dwelling will contain a garage as well as a driveway that can accommodate parking. The proposed development will be setback 3.0 metres from the lot line abutting West 5th Street. The Landscape Plan prepared by Hill Design Studios, dated February 19, 2026, indicates landscaping for Blocks A and B (four storey multiple dwelling townhouse fronting West 5th Street) will be within the front yard, enhancing the streetscape and pedestrian experience.

Theme and Policy	**Summary of Policy or Issue**	**Staff Response**
Built Form Policy: B.3.3.3.5 **(continued)**		The submitted Landscape Plan also indicates landscaping for Block C (two storey multiple dwelling townhouse on the western side of the subject lands) to be located along the yard fronting the private road as well as tree planting near the abutting residences. The proposal complies with this policy.
Archeology Policies Policy: B.3.4.4	An archaeological assessment is required for applications involving site alteration or soil disturbance in areas of archaeological potential.	A Stage 1-2 (P038-1273-2023) archaeological report for the subject property was submitted to the City and the Ministry of Citizenship and Multiculturalism. The province acknowledged the reports for compliance with licensing requirements in a letter dated July 10, 2024. Staff are of the opinion that the municipal interest in the archaeology of the site has been satisfied. The proposal complies with this policy.

Theme and Policy	**Summary of Policy or Issue**	**Staff Response**
Road Traffic Noise and Vibration Policy: B.3.6.3.9	A noise feasibility and detailed noise study will be required by the City prior to or at the time of application submission for residential or noise-sensitive developments located within 400 metres of an arterial road.	The applicant submitted a noise study titled "Environmental Noise Feasibility Study 1042-1050 West 5th Street", prepared by Valcoustics Canada Ltd., dated January 16, 2025. Staff have reviewed the study and with the incorporation of the recommended noise warning clauses as well as exterior wall and window construction satisfying the minimum non-acoustical requirements of the Ontario Building Code (OBC), the applicable Ministry of the Environment, Conservation and Parks noise guidelines can be met. Staff are satisfied with the findings of the noise study. The noise warning clauses will be addressed through the future Site Plan Control process. The proposal complies with this policy.

Theme and Policy	**Summary of Policy or Issue**	**Staff Response**
Trees and Green Infrastructure Policies: C.2.11.1, and C.5.6	The City recognizes the importance of trees and woodlands to the health and quality of life in our community. The City shall encourage sustainable forestry practices and the protection and restoration of trees and forests. The City will encourage the use of green infrastructure by incorporating rainwater harvesting, rain gardens, bioswales, permeable pavements and green roofs. Furthermore, the City will encourage the use of an increased urban tree canopy.	The subject lands contain 66 trees (including 11 public trees) as indicated in the Tree Protection Plan prepared by Hill Design Studio Inc., dated February 19, 2026. A total of 45 trees have been proposed to be removed. The proposed Tree Protection Plan will retain 21 trees of which 17 trees are in fair condition, three trees are in poor condition, and one tree is in very poor condition. The trees have an average diameter of 30 centimetres at breast height with the smallest tree being below 10 centimetres and the largest tree being 70 centimetres. A Tree Protection Plan will be required as part of a future Site Plan Control application. The proposal complies with these policies.
Transportation Policy: C.4.5.12	The City shall require transportation impact studies to assess the impact of proposed developments on current travel patterns and / or future transportation	The City has approved the Transportation Assessment provided in support of the subject application. Infrastructure improvements are required in the form of sidewalks along the full length of the property.

Theme and Policy	**Summary of Policy or Issue**	**Staff Response**
Transportation Policy: C.4.5.12 **(continued)**	requirements as part of a complete application.	West 5th Street is to be between 26.213 metres to 30.48 metres in width. A right-of-way dedication of approximately 5.2 metres is required along the frontage of the subject lands abutting the western side of West 5th Street. Other requirements related to a turning plan, snow storage, and visibility angles can be addressed during the Site Plan Control approval phase. The proposal complies with this policy.
Infrastructure Policies: C.5.3.6, C.5.3.13, C.5.3.17, and C.5.4.3	All new development and redevelopment within the urban area shall be connected to the City's water and wastewater system. The City shall ensure that any change in density can be accommodated within the municipal water and wastewater system and that investments into the system will support the achievement of the intensification and density targets.	The proposed development will be connected to existing municipal water and wastewater services located along West 5th Street. It is estimated that the development requires 6.3 liters per second of domestic water usage for the development which is acceptable. Staff have reviewed the sanitary servicing and have indicated that there are no further comments. A Watermain Hydraulic Analysis will be required at the detailed design Site Plan Approval phase.

Theme and Policy	**Summary of Policy or Issue**	**Staff Response**
Infrastructure Policies: C.5.3.6, C.5.3.13, C.5.3.17, and C.5.4.3 **(continued)**	The City shall be satisfied that adequate infrastructure services can be provided prior to any development or intensification proceeding. A detailed stormwater management plan prior to development is required to properly address on site drainage and to ensure that new development has no negative impact on offsite drainage.	The City's Development Engineering Approvals section has no concerns with the Zoning By-law amendment application. The proposal complies with these policies.
Neighbourhoods Designation – General Policies Policies: E.3.2.1, and E.3.2.3	Areas designated "Neighbourhoods" shall function as complete communities, including the full range of residential dwelling types and densities as well as supporting uses intended to serve local residents. The following uses are permitted:	The proposed development will contribute to a complete community by increasing the density of residential units and providing an alternative dwelling type within the neighbourhood. The proposed multiple dwelling townhouse units are permitted as a Medium Density Residential use in the "Neighbourhoods" designation. The proposal is consistent with these policies.

Theme and Policy	**Summary of Policy or Issue**	**Staff Response**
Neighbourhoods Designation – General Policies Policies: E.3.2.1, and E.3.2.3 **(continued)**	Residential dwellings, including second dwelling units and housing with supports, open space and parks, local community facilities/services, and local commercial uses.	
Neighbourhoods Designation – Scale and Design Policy: E.3.2.4	Areas designated “Neighbourhoods” are to maintain the existing character and intensification within these areas shall enhance and be compatible with the scale and character of the existing residential neighbourhood in accordance with Section B.2.4 – Residential Intensification and other applicable policies of the Official Plan.	The proposal complies with this policy by ensuring residential intensification enhances and complements the scale and character of the existing neighborhood. The scale of the proposed development acts as a transition between the existing two storey single detached dwellings and townhouse dwelling units adjacent to the site as well as the nine storey multiple dwelling and four storey residential care facility to the east. The proposal complies with this policy.

Theme and Policy	**Summary of Policy or Issue**	**Staff Response**
Medium Density Residential – Function Policy: E.3.5.1, and E.3.5.2	Medium density residential areas are characterized by multiple dwelling forms on the periphery of neighbourhoods in proximity to major or minor arterial roads, or within the interior of neighbourhoods fronting on collector roads.	The proposal is for two storey and four storey multiple dwelling townhouses. Multiple dwelling is defined as: “a building or part thereof containing five or more dwelling units; and b) two or more separate buildings, each containing three or more dwelling units, which form one comprehensive development containing a total of five or more dwelling units”. Stacked and block townhouse dwellings that front onto a condominium road are also considered a multiple dwelling as per the Urban Hamilton Official Plan. The proposed development is located along the northwestern side of West 5th Street. As per Schedule C – Functional Road Classification, West 5th Street is classified as a minor arterial road, and the subject lands are located within the northeastern corner of the Sheldon Neighbourhood Plan. The proposal complies with these policies.

Theme and Policy	**Summary of Policy or Issue**	**Staff Response**
Medium Density Residential – Design Policy: E.3.5.9	Development within "Medium Density Residential" category shall be evaluated on the basis of the following criteria: • Developments should have direct access to a collector or major or minor arterial road; • Development shall be integrated with other lands in the "Neighbourhoods" designation with respect to density, design, and physical and functional considerations; and, • Development shall be comprised of sites of suitable size and provide adequate landscaping, amenity features, on-site parking, and buffering if required. The height, massing, and arrangement of buildings and structures shall be compatible with existing and future uses in the surrounding area.	The proposed development will have direct access to a minor arterial road (West 5th Street). Furthermore, the proposal provides a built form that is compatible with the physical characteristics of the surrounding neighbourhood. The proposed development will have a 6.0 metre side yard setback from the southern lot line providing adequate space for landscaping and preserving existing vegetation. The increased setback provides for an additional landscaped area that can be planted. The proposed development provides sufficient parking for each dwelling unit, and while separate visitor and on street parking has not been provided, each dwelling unit contains a garage and a one car driveway space. This provides a potential one additional parking space for each individual unit. The proposal complies with this policy.

Theme and Policy	**Summary of Policy or Issue**	**Staff Response**
Medium Density Residential – Design Policy: E.3.5.9 **(continued)**	• Access to the property shall be designed to minimize conflicts between traffic and pedestrians both on-site and on surrounding streets; The City may require studies to demonstrate that the height, orientation, design, and massing of a building or structure shall not unduly overshadow, block light, or result in the loss of privacy of adjacent residential uses.	
Sheldon Neighbourhood Plan		
Planning for People and Homes Policies: 2.1.6. a), b), and c)	Planning authorities should promote complete communities by accommodating a diverse mix of land uses, housing, transportation options, employment, and public services to meet long term needs; enhancing accessibility for people of all ages and abilities by addressing land use barriers; as well as improving social	The proposed development supports housing needs by introducing 18 dwelling units in the form of two storey and four storey multiple dwelling townhouse units. The proposed development is a transition between existing single and semi-detached dwelling units as well as a midrise multiple dwelling built form to the east. This approach will achieve a complete community by providing additional housing options in an area with multi modal transportation access, employment, public service facilities, institutional uses, recreation, and open spaces.

Theme and Policy	**Summary of Policy or Issue**	**Staff Response**
Planning for People and Homes Policies: 2.1.6. a), b), and c) **(continued)**	equity and quality of life for all, including equity deserving groups.	The proposed development will improve connectivity along West 5th Street by providing an opportunity to develop pedestrian access. The subject lands are designated “Single and Double” in the Sheldon Neighbourhood Plan. Staff note that a change in designation to “Attached Housing” is required as indicated in Appendix “J” attached to Report PED26024. The proposal is consistent with these policies.

CONSULTATION – DEPARTMENTS AND AGENCIES

Department/Agency	**Comment**	**Staff Response**
• Hamilton Fire Department, Healthy and Safety Communities. • Corporate Real Estate, Economic Development, Planning and Economic Development Department. • Hamilton Conservation Authority. • Alectra Utilities.	No objections or concerns.	Noted.
Development Engineering Section, Growth Management Division, Planning and Economic Development Department	The Applicant has demonstrated through the updated submission that there is adequate capacity within the existing downstream sanitary sewer system to accommodate the proposed development.	Development Engineering staff has no concerns with the Zoning By-law Amendment application.

Department/Agency	**Comment**	**Staff Response**
Development Engineering Section, Growth Management Division, Planning and Economic Development Department **(continued)**	A watermain hydraulic analysis (WHA), identifying the modelled system pressures at pressure district (PD6) level under various boundary conditions and demand scenarios, will be required to support the site plan control application. To determine the approximate static pressure of the existing watermain and to collect calibration data for hydraulic modelling purposes, the proponent shall retain a licensed private contractor to conduct two-hydrant flow tests at the nearest municipal hydrants. The Applicant has generally demonstrated at a functional level that the site can be serviced from a stormwater perspective.	At the Site Plan stage, the applicant will be required to submit a Watermain Hydraulic Analysis to confirm that the required domestic water and fire flow demands are available within the appropriate pressure ranges.
Waste Policy and Planning Section, Waste Management Division, Public Works Department	The proposed development, as currently designed, is defined as single detached residential, specifically street townhouses.	

Department/Agency	**Comment**	**Staff Response**
Waste Policy and Planning Section, Waste Management Division, Public Works Department **(continued)**	The dwelling units are eligible for Curb side Collection Service of Organics Material, Yard Waste, and Garbage and Bulk Item collection of large household items. The future Draft Plan Approval should include notations related to: 1. Waste collection can be initiated after the development is substantially complete and free of construction debris and construction related activities. 2. The developer is responsible for all waste removal up until an “Agreement for On-site Collection of Solid Waste” is finalized. 3. “Agreement for On-site Collection of Solid Waste” is completed an executed. 4. Signed engineering letter related to the access route being constructed according to the City guidelines is provided.	Waste storage and collection matters will be addressed at the future Site Plan Control stage and the Draft Plan of Condominium stage if condominium tenure is considered.

Department/Agency	**Comment**	**Staff Response**
Waste Policy and Planning Section, Waste Management Division, Public Works Department **(continued)**	Private Waste Collection The developer is responsible for informing the City in their desire to retain private waste collection services. The City may allow for an eligible development to be designed in a manner that does not conform to the design requirements and retain private waste collection services if staff determine that the site constraints make it impossible for all the applicable Design Requirements to be met. The developer shall provide a waste management plan identifying the waste design considerations for the development and the proposed method of providing waste collection services. Information which should be included in the waste management plan includes the size and locations of internal and external storage areas, waste collection services to be provided, waste collection method, and collection frequency.	

Department/Agency	**Comment**	**Staff Response**
Forestry and Horticulture Section, Environmental Services Division, Public Works Department	Forestry will approve the Tree Management Plan issue #1 dated June 27, 2025. A Public Tree Permit will be issued upon receipt of required fees. • Site fencing is to be installed at the property line, to exclude the boulevard from construction impacts and preserve soil structure for future street trees. Forestry will approve Landscape Plan issue #1 dated June 27, 2025. • Street trees are required every 8 metres of frontage. Based on scale provided, 61 metres requires compensation for seven street trees, unless otherwise designed Forestry conditions will be considered met, and a Public Tree Permit will be issued, upon receipt of the fees.	Noted.

Department/Agency	**Comment**	**Staff Response**
Forestry and Horticulture Section, Environmental Services Division, Public Works Department **(continued)**	Please note, Forestry conditions and approval are separate to Natural Heritage conditions which relate to trees on private property.	
Hamilton Street Railway, Transit Planning Division, Department of Public Works	As part of this Zoning By-law Amendment application, the applicant is proposing to reduce the required parking from 31 to 18 spaces for 18 dwelling units (one per townhouse dwelling and no visitor parking). As part of HSRNext changes, this site will fall within the top 5% of sites by transit access across Hamilton. Therefore, the HSR supports the proposed reduction in parking. Further reductions could be considered to encourage the use of higher capacity and sustainable forms of transportation.	Noted.
Legislative Approvals, Growth Management Plan, Planning and Economic Development Department	1. The subject lands are adjacent to a defined area of cost recoveries. 2. According to the application, the tenure for the subject proposal will be a Condominium. Please note a PIN Abstract would be required with the	Noted. The comments provided by Legislative Approvals staff will be addressed at the future Site Plan Control stage and the

Department/Agency	**Comment**	**Staff Response**
Legislative Approvals, Growth Management Plan, Planning and Economic Development Department **(continued)**	submission of a future Draft Plan of Condominium application. If condominium, it should be confirmed if the proposed parking and any proposed storage lockers will be unitized. 3. The Owner and Agent should be made aware that the municipal address for the proposed development will be determined after conditional Site Plan approval is granted.	Draft Plan of Condominium stage if condominium tenure is considered.
Six Nations of the Grand River Elected Council	**Tree Compensation** Six Nations of the Grand River Elected Council requires a 10:1 tree replacement ratio for all trees removed regardless of DBH and 1:1 for any dead trees/snags removed as these are an important habitat feature. A high tree replacement ratio helps to restore lost ecological function and considers time for regrowth and reduced survivability due to deer browsing and tree die-off. The goal of an increased tree replacement ratio is also to create habitat and strengthen ecological resilience.	It should be noted that the City of Hamilton's tree compensation ratio is based on a 1:1 tree replacement ratio based on the diameter at breast height. Staff acknowledge that the tree compensation strategy requires an update and are currently working with internal and external agencies, including the Six

Department/Agency	**Comment**	**Staff Response**
Six Nations of the Grand River Elected Council **(continued)**	Six Nations of the Grand River Elected Council acknowledges that the City of Hamilton has a 1:1 tree replacement requirement but deems this requirement insufficient as it is a bare minimum settler perspective and does not take into account the indigenous perspective and obligation to protect and enhance the natural environment. Further, the higher tree replacement ratio better compensates for the long lasting, permanent impact of the development on the land which will no longer be able to be used by Indigenous people. The removal of or damage to the natural environment has an immense negative impact to Six Nations of the Grand River Aboriginal and Treaty Rights in this area. Planting additional trees and improving the environment helps make up for the negative impacts from development on these rights.	Nations of the Grand River Elected Council, to update the policies. Staff will continue to engage with Six Nations of the Grand River Elected Council regarding the Natural Heritage policies contained within the Official Plans.

Department/Agency	**Comment**	**Staff Response**
Six Nations of the Grand River Elected Council **(continued)**	Planted trees must be site-specific native species and should be planted as close to the site as possible without impacting existing natural features and ecosystems. The 10:1 ratio can be achieved by planting plugs or other earlier-growth trees, and they do not all need to be full street-tree size. Planting earlier-growth trees will require protection (i.e. herbivore browsing guards) and minor maintenance. SNGREC requires planting best practices are used and suggests collaboration with Kayanase Plant Nursery for recommendations and guidance. Please be advised, if tree offset is not feasible onsite, Six Nations of the Grand River Elected Council expects offset plantings to take place as close as reasonably possible to the impacted site. Six Nations of the Grand River Elected Council encourages collaboration with the Hamilton Conservation Authority or the City of Hamilton to achieve these offset plantings.	

Department/Agency	**Comment**	**Staff Response**
Six Nations of the Grand River Elected Council **(continued)**	Lastly, the Six Nations of the Grand River Environmental Levy may be considered should closer sites be unavailable, which is a cash-in-lieu option that is more financially feasible than other cash-in-lieu options as Six Nations of the Grand River Elected Council will plant trees that are not full calibre. Six Nations of the Grand River Elected Council expects that the tree replacement will be paired with a robust and complete monitoring and maintenance plan complete with contingency actions to ensure successful establishment of the trees for long term success.	
Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development	Transportation Planning have no objection to the Zoning By-law Amendment that will permit the proposed development; however, to protect the existing and future public road, the following will be required as a condition of any future land or condominium division or Site Plan approval: - A ±5.2 metre right-of-way dedication on West 5th Street;	Right-of-Way dedications will occur during the Site Plan Approval Process.

Department/Agency	**Comment**	**Staff Response**
Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development **(continued)**	- Permanent and / or temporary municipal sidewalk along the entire frontage of the site and, if required, a connecting segment to the nearest existing sidewalk network to the north. Transportation Planning reviewed the submitted Transportation Assessment document which is approved.	
Alectra Utilities	The applicant was provided information for the developer's consideration regarding electrical service requirements.	Noted.

Site Specific Modifications to the "DE-2" (Multiple Dwelling) District

Regulation	**Required**	**Modification**	**Analysis**
10B.1) Permitted Uses	A two family dwelling A lodging house A foster home A residential care facility Retirement home	That in addition to Section 10B.(1), a "multiple dwelling townhouse" shall also be permitted.	Staff have considered the permitted uses in the "DE-2" (Multiple Dwellings) District and compared it to the proposed development. Given that the proposed development is consistent with the medium density residential uses as indicated within the Urban Hamilton Official Plan as well as existing development within the surrounding area, staff have determined that the proposed permitted use is compatible and appropriate for the subject lands. The zoning modification allows for the development of two storey and four storey multiple dwelling townhouses on the subject lands.

Regulation	**Required**	**Modification**	**Analysis**
10B.1) Permitted Uses **(continued)**			The subject lands are well suited for the proposed use as they are located on a minor arterial road, optimize the existing and planned infrastructure, and support active transportation. Staff support the modification.
10B.2) Height Requirements	(i) No building for a single family dwelling, two family dwelling or three family dwelling shall exceed two and one-half storeys in height; (ii) No building or structure for any other use shall exceed eight storeys or 26.0 metres (85.30 feet) in height.	That in addition to Section 10B.(2), no building or structure within 30 metres of the rear lot line shall exceed 8.5 metres in height. That in addition to Section 10B.(2), no building or structure within 25 metres of the front lot line shall exceed 14.5 metres in height.	Staff have added an additional modification to address the height requirements of the proposed residential development. Two storey multiple dwelling townhouse units are being proposed at the western end of the subject lands to address potential overlook and privacy concerns that may occur from a larger built form. The "DE-2" (Multiple Dwellings) District permits a height of eight storeys or 26.0 metres.

Regulation	**Required**	**Modification**	**Analysis**
10B.2) Height Requirements **(continued)**	(72-239) (76-148) (79-288) (80-049)		The proposed modification ensures that the heights of the rear multiple dwelling townhouses will be restricted to two storeys and the multiple dwelling townhouses within 25 metres of the front lot line will be restricted to 14.5 metres in height, as proposed by the applicant. Staff support the modification.
2.(2)A (viii) Definition of Multiple Dwelling Townhouse	"Dwelling, Multiple" shall mean a building comprising four or more self-contained Class A dwelling units, whether or not a private garage or any other accessory building is attached except a building comprising a	That in addition to Section 2.(2)A, a 'Multiple Dwelling Townhouse' shall mean: i. One separate building containing five or more dwelling units; or, ii. Two or more separate buildings containing three or more dwelling units each which form one comprehensive	The proposed modification is to add a definition for "multiple dwelling townhouse". The existing definitions for "dwelling multiple", "dwelling, townhouse" and "dwelling, street townhouse" do not reflect the scope and built form of the proposed development. The proposed modification is appropriate and captures the scope of the development being proposed on the subject lands.

Regulation	**Required**	**Modification**	**Analysis**
2.(2)A (viii) Definition of Multiple Dwelling Townhouse **(continued)**	Townhouse Dwelling or a Maisonette Dwelling;	development containing a total of five or more dwelling units; and, i. Dwelling units are divided by common walls preventing internal access between units; ii. Each dwelling unit has at least one exclusive exterior pedestrian access; iii. Dwelling units within a Multiple Dwelling Townhouse may have shared amenity areas(s), parking area(s) and common vehicular access to a street, such as a condominium road.	Furthermore, the proposed modification meets the intent of the Medium Density Residential policies of the Urban Hamilton Official Plan. Staff support the modification.

Regulation	**Required**	**Modification**	**Analysis**
2.(2)A (viii) Definition of Multiple Dwelling Townhouse **(continued)**		iv. A Multiple Dwelling Townhouse shall include a block townhouse, a stacked townhouse, a back-to-back townhouse, a stacked back-to-back townhouse, a maisonette, and a townhouse development comprising townhouse units or parcels of tied land, except as restricted in the By-law.	
2.(2)(J)(xi) and Section 2.(2)(J)(xi) "Lot" and "Lot-Line" Definitions	"Lot" shall mean a parcel of land the boundaries of which are described in accordance with a registered conveyance or conveyances, occupied, or to be	The external boundary of the lands shall be deemed to be the lot lines for the purpose and the regulations of the "DE-2/S-1844" (Multiple Dwellings) District, Modified, including but not limited to the lot	The proposed modification is to define the boundaries of the subject lands for the proposed development. The subject lands are currently two properties, both of which have frontage onto West 5th Street and the properties have not been merged on title. A condition of Site Plan approval will be that the two properties merge on title.

Regulation	**Required**	**Modification**	**Analysis**
2.(2)(J)(xi) and Section 2.(2)(J)(xi) “Lot” and “Lot-Line” Definitions **(continued)**	occupied by a building, structure, a group of buildings or structures or of buildings or structures in a single establishment, or a use together with any accessory building, structure or use, and including all yards and open spaces required by this By- Law and shall include a Lot of Record. "Lot-Line" shall mean any boundary line of a lot.	area, lot frontage, lot depth, lot coverage, landscape area, and building setbacks, shall be from the external boundaries and not the individual property boundaries of any parcels created by registration of a Condominium Plan, Part Lot Control, or Consent.	By defining the boundaries of the subject lands, the proposed development can be accommodated without interference from the existing property boundaries. The setbacks to the proposed structures will be measured from the exterior boundaries rather than the existing boundaries. Staff support the modification.

Regulation	**Required**	**Modification**	**Analysis**
2.(2)(J)(xiii) **(continued)**	"Lot-Line Front" with reference to an interior lot shall mean the boundary line along the street; with reference to a corner lot shall mean either of the boundary lines along a street at the option of the owner, provided that where one of such boundary lines along a street is chosen as the front lot line, the other shall be considered as a side lot line.	That notwithstanding Section 2.(2)J.(xiii) MISCELLANEOUS DEFINITIONS – TECHNICAL as it relates to the definition of “Lot-Line, Front”, the front lot line shall mean the lot line along West 5th Street.	The proposed modification defines the location of the front lot line in respect to the subject property. This modification is technical in nature and specifically identifies the lot lines abutting West 5th Street as the front lot line. The modification permits the development of the multiple dwelling townhouse units in accordance with the front yard setback originating from West 5th Street rather than the proposed private laneway. Through the modification, the applicant can achieve the proposed built form in the location identified within Appendix “D” attached to Report PED26024. Staff support the modification.

Regulation	**Required**	**Modification**	**Analysis**
2.(2)(J)(xiii) **(continued)**	And with reference to a through lot shall mean and include each of the two		
10B.3) Area Requirement	(a) for every other building or structure, along each side lot line a side yard of a width of at least one one-hundred and twentieth part of the product obtained by multiplying the height of the building by its length, less 1.5 metres (4.92 feet) where no balcony, sunroom or any	That notwithstanding Section 10B.(3)(ii)(b), there shall be provided and maintained: a northerly side yard having a width of at least 3.0 metres for stacked townhouse structures; a northerly side yard having a width of at least 1.6 metres for block townhouse structures;	The provision is required to address deficient side yard setbacks for the multiple dwelling townhouse units. The provision will permit the proposed two storey structures to have a northerly side yard setback of 1.6 metres and a southerly side yard setback of 1.2 metres. Furthermore, the provision will permit the four storey structures to have a northerly setback of 3.0 metres and southerly setback of 1.2 metres. Staff have requested a modification to the proposed southerly side yard setback to permit a 6.0 metre setback instead of the requested 1.6 and 1.2 metre setback.

Regulation	**Required**	**Modification**	**Analysis**
10B.3) Area Requirement **(continued)**	window of a habitable room overlooks the side yard, but no such side yard shall have a width of less than 1.5 metres (4.92 feet), and need not have a width of more than 9.0 metres 29.53 feet), but plus 3.0 metres (9.84 feet) where any balcony, sunroom or window of a habitable room does overlook such side yard, but no such side yard shall have a width of less than 4.5 metres (14.76 feet)	a southerly side yard having a width of at least 6 (6.0) metres for stacked townhouse structures; a southerly side yard having a width of at least 6 (6.0 m) metres for block townhouse structures.	The modification will prevent development near the southerly lot line so that a larger portion of the existing tree canopy can be preserved. The exception for the building setbacks is appropriate as they provide an adequate buffer between the multiple dwelling townhouse units as well as the abutting lot lines of the corner townhouse units. The proposed setbacks provide an appropriate buffer to the existing residential built form to the north and the existing natural features to the south. The greater setbacks will provide access to the rear yards and will provide adequate space to accommodate maintenance of the proposed units. It is staff's opinion that the modification meets the general intent of this provision.

Regulation	**Required**	**Modification**	**Analysis**
10B.3) Area Requirement **(continued)**	and need not have a width of more than 13.5 metres (44.29 feet).		Staff support these modifications.
18.(3) Encroachments on Yards	vi.(d) A roofed-over or screened but otherwise unenclosed one-storey porch at the first storey level, including eaves and gutters, may project into a required front yard or rear yard to a distance of not more than 3.0 metres (9.84 feet), and every such projecting porch shall be distant at least 1.5 metres (4.92 feet) from the front lot line, and the enclosure of	That notwithstanding Section 18.(3)(vi)(d), a roofed-over one-storey porch at the first storey level, including eaves and gutters, may project into a required front yard a distance not more than 3.0 metres, and distance of at least 1.0 metre from the front lot line.	The modification is to permit a roofed front porch that will provide direct access onto West 5th Street to be located 1.0 metre from the front lot line rather than the required 1.5 metres from the front lot line. The proposed modification does not impact street views or turning lanes. The modification is required due to the configuration of the lot and the front lot line being at an angle, impacting the lot frontages of the proposed built form. The modification to the front yard encroachment is considered appropriate. Staff support the modification.

Regulation	**Required**	**Modification**	**Analysis**
18.(3) Encroachments on Yards **(continued)**	such a porch to the following extent shall not be deemed enclosure for the purpose of this Section: (i) the porch may have a solid guard around the perimeter of the porch not more than 1.0 metres (3.28 feet) in height measured from the floor of the porch; (ii) the roof may be supported on columns or piers having maximum width of 0.5 metres (1.64 feet);		

Regulation	**Required**	**Modification**	**Analysis**
18.(3) Encroachments on Yards **(continued)**	(iii) the beam, lintel or crown of an arch shall be no more than 0.3 metres (0.98 feet) in depth; (iv) the minimum distance between piers or columns shall be 1.0 metre (3.28 feet) and in the case of arches, the arches shall have a minimum clear width of 1.0 metre (3.28 feet).		

Regulation	**Required**	**Modification**	**Analysis**
18.(8) Special Requirements for Groups of Townhouse Dwellings, Maisonette Dwellings, Multiple Dwellings	1) For multiple dwellings, the entire lot or tract of land shall be shown on a plan under By-Law No. 79-275 which shall indicate which street line is to be considered the front lot line in the case of a corner lot and which shall show the location of all buildings and that the yards as required by the district provisions are provided around all boundaries of the lot or tract of land and that each building is distant from	That notwithstanding Section 18.(8) 1., a separation distance of at least 3.0 metres shall be provided between the side walls of block townhouse buildings that contain windows to habitable rooms.	The proposed modification is to permit a separation of 3.0 metres between two storey multiple dwelling townhouse blocks with windows to habitable rooms. Staff have reviewed the modification and find it appropriate. The separation of 3.0 metres between the two storey multiple dwelling townhouse blocks provides an adequate buffer and access in case of an emergency or maintenance purposes. The concept plan provided by the applicant includes one block of eight units whereas the original proposal included two blocks of three units each. The proposed modification can still be utilized in the event the concept plan will need to be amended during the site plan phase. Staff support the modification.

Regulation	**Required**	**Modification**	**Analysis**
18.(8) Special Requirements for Groups of Townhouse Dwellings, Maisonette Dwellings, Multiple Dwellings **(continued)**	every other building by at least by at least ½ of the height of the taller of the two buildings provided that the same encroachments into the distance separating buildings shall be permitted as are permitted into a required side yard and provided further that the same provisions with regard to parking spaces, manoeuvring spaces and access driveways shall be observed in the distance separating buildings as if that		

Regulation	**Required**	**Modification**	**Analysis**
18.(8) Special Requirements for Groups of Townhouse Dwellings, Maisonette Dwellings, Multiple Dwellings **(continued)**	distance was a rear yard.		
18.(10) Setback of Buildings	Where a lot is adjacent to a street referred to in Schedule "C", and (71-216) (78-37) (78-38) i)(a) there is a yard requirement, no required yard or part thereof shall be nearer to the centre line of the	Notwithstanding Section 18.(10)(i)(a) of this By-law shall not apply.	Section 18.(10)(i) of the Zoning By-law No. 6593 states that a required yard along this section of West 5th Street should be located 15.24 metres from the centreline of the street. West 5th Street is currently 20.02 metres in width and will be expanded to a width of 23.08 metres through a right-of-way dedication from 1041 West 5th Street.

Regulation	**Required**	**Modification**	**Analysis**
18.(10) Setback of Buildings **(continued)**	adjacent street than the distance set forth in column 4 of Schedule "C", measured from the centre line of the street to a line parallel to the centre line of the street and on that side of the street to which the lot is adjacent.		The proposed development has also accounted for a potential right-of-way dedication of 5.18 metres from 1042 and 1050 West 5th Street which would expand the street to 28.26 metres, causing the required yard to begin 14.13 metres from the centreline. Schedule C-2 of the Urban Hamilton Official Plan provides a list of future right-of-way dedications. It states that the right-of-way width of West 5th Street between 90.0 metres south of Stone Church Road and Rymal Road will be 26.213 metres. The intent behind Section 18.10.i) a) is to preserve space for future rights-of-way and to prevent development from encroaching into land meant to be conveyed for future dedications.

Regulation	**Required**	**Modification**	**Analysis**
18.(10) Setback of Buildings **(continued)**			Transportation Planning staff require a 5.2 metre dedication from the subject lands which will be addressed through the Site Plan Approval phase. Furthermore, the road width of 28.26 metres is compliant with the Urban Hamilton Official Plan policies related to the Future Right-of-Way Dedications. Staff support the modification.
18A. Table 2 Minimum Number of Visitor Spaces	Multiple dwellings: 0.25 of a space per Class A dwelling 18 x 0.25 = 4.5 5 visitor spaces	That in addition to Section 18A.(1)(a) and (b), Table 1 and Table 2, for a Multiple Dwelling Townhouse a minimum of one (1) parking space per Class A dwelling unit shall be provided and maintained, inclusive of visitor parking spaces.	The proposed development will not include visitor parking spaces within the subject lands. The proposed amendment considers a modification that reduces the parking requirements to a minimum of one space per dwelling unit inclusive of visitor parking spaces rather than a separate space for visitor parking.

Regulation	**Required**	**Modification**	**Analysis**
18A. Table 2 Minimum Number of Visitor Spaces **(continued)**			Based on the current zoning provisions, the proposed development requires 0.25 visitor parking spaces per each individual Class A dwelling (Multiple Dwelling Townhouse Unit), requiring a total of 4.5 spaces. However, if Zoning By-law No. 05-200 was applied, the proposal would require a minimum of 2.7 visitor parking spaces. The elimination of visitor parking spaces will have minimal impact on the subject lands and the surrounding landscape. Each multiple dwelling townhouse unit will have two parking spaces, one space located within the garage of each unit, and a second space being the driveway for the units.

Regulation	**Required**	**Modification**	**Analysis**
18A. Table 2 Minimum Number of Visitor Spaces **(continued)**			Through this method of allocation, each unit will have two parking spaces which can accommodate one personal vehicle and one visitor vehicle. The elimination of the general visitor spaces will encourage further public transit usage, create a more pedestrian friendly environment and, will create a community that is less reliant on vehicular travel. Staff support the modification.
18A.(1)(f) Minimum Maneuvering Space	6.0m for 90°	(k) That notwithstanding Section 18A.(1)(f) and 18A.(10), tandem parking shall be permitted for each unit of a Multiple Dwelling Townhouse.	Planning staff note that tandem parking will permit a parking space within a garage and the driveway, providing two parking spaces for each unit. Staff support the modification.

Regulation	**Required**	**Modification**	**Analysis**
18A.(7) Minimum Parking Space Size	2.7m x 6.0m	That notwithstanding Section 18A.(7), every required parking space, other than a parallel parking space shall have dimensions not less than 2.8 metres wide and 5.8 metres in length.	The proposed modification is required to address the parking space sizes and to align with the requirements of Zoning By-law No. 05-200. The minimum parking space requirements as per Zoning By-law No. 05-200 is 2.8 metres in width and 5.8 metres in length and this modification is to ensure alignment with the City's new parking standards. Staff support the modification.
18A Table 3/4/5	5-30 Units: One (1) loading Area required measuring 9.0m (length) x 3.7m (width) x 4.3m (height).	(j) That notwithstanding Section 18A.(1)(c) and Table 3, no loading spaces shall be required.	The proposed modification will remove the requirement of one loading space from the subject development. Loading spaces are required for moving vehicles and delivery vehicles.

Regulation	**Required**	**Modification**	**Analysis**
18A Table 3/4/5 **(continued)**			Deliveries and parking moving vehicles can be accommodated within the individual driveways provided for each unit. Staff support the modification.

City of Hamilton Planning and Development
City Hall 5th Floor
71 Main St W, Hamilton, ON L8P 4Y5

August 1, 2025

Attn: Planning Apps
Planningaps@hamilton.ca

Re: 1042-1050 West 5th Street: Public Consultation Summary

In accordance with the City of Hamilton Public Consultation Requirements, the following public consultation strategy was implemented and took place prior to submission of this application.

Record of Notification

In consultation with both City Staff and the Ward Councillor (John-Paul Danko), a mail out letter was prepared and delivered on January 6th, 2025, to surrounding landowners within a 120-metre radius of the subject lands and was extended approximately 400 metres west to include most of the existing, developed neighbourhood south of Stone Church Road West (see image below).

The mail out contained basic information regarding the development including invitation to virtual neighbourhood meeting, a description of the subject lands, the proposed development (including current concept plan), and the purpose and intent of the Zoning By-law Amendment. Complete contact information including email and phone number of planner James Thomas was provided to receive any public comments prior to January 23rd, 2025.



Figure 1 - Mail Out Radius

On January 21st, 2025, a public consultation was held online virtually via Zoom. In attendance were city planner Daniel Barnett, Councillor Danko's Executive Assistant Nikola Wojewoda, and three adjacent landowners including Robin Whyte, Mario Leon, and Steve Baker. The format of the public consultation included a presentation followed by a question-and-answer period. While the meeting was scheduled for two hours to provide at least two presentations, no additional members joined the meeting following the initial presentation and comment period of approximately 50 minutes. A copy of the presentation slide deck, as well as a recording of the meeting have been provided. All comments and questions posed within the sessions and received via phone correspondence prior to the neighbourhood meeting were documented and included within the comment response document.

Key Messages from the Consultation Activity/Event

The format of the Public Consultation was a presentation provided by James Thomas of A.J Clarke and Associates Ltd. The presentation provided an overview of the subject lands and area context, nearby development, the initial and revised development concept plan, including all building elevations, a discussion of the intent of the zoning by-law amendment, including a review of the as-drafted R3a Mid-Rise Residential Zones, and updated Zoning By-law 05-200 parking rate areas and requirements.

Following the presentation, comments and questions were provided by those in attendance primarily focused on proposed development against potential future higher-development options such as mid-rise apartments, the provision of new fencing, and the potential for overlook into rear-adjacent lands.

It should be noted that while the Concept Plan discussed at this meeting has not changed, the proposed Zoning By-law Amendment no longer seeks a site-specific R1a Zoning. As per discussion with staff, a site-specific DE-2 (Multiple Dwelling) Zone has been requested.

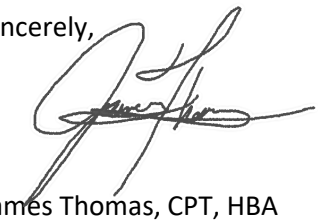
Record of Consultation

The presentation along with recorded meeting containing the feedback are included in the consultation record. Any comments or questions made via phone correspondence were also textually recorded and discussed, these included calls from Mario Leon and Robin Whyte. A comment response chart has been included in the submission – providing a breakdown of phone comments and recorded public meeting.

A summary of the supporting items are provided for reference:

- Copy of the Information and Invitation mailout;
- Copy of the Public Presentation and Recording;
- Copy of the Public Comment Response Document.

Sincerely,



James Thomas, CPT, HBA
Planner
A.J. Clarke and Associated Ltd.

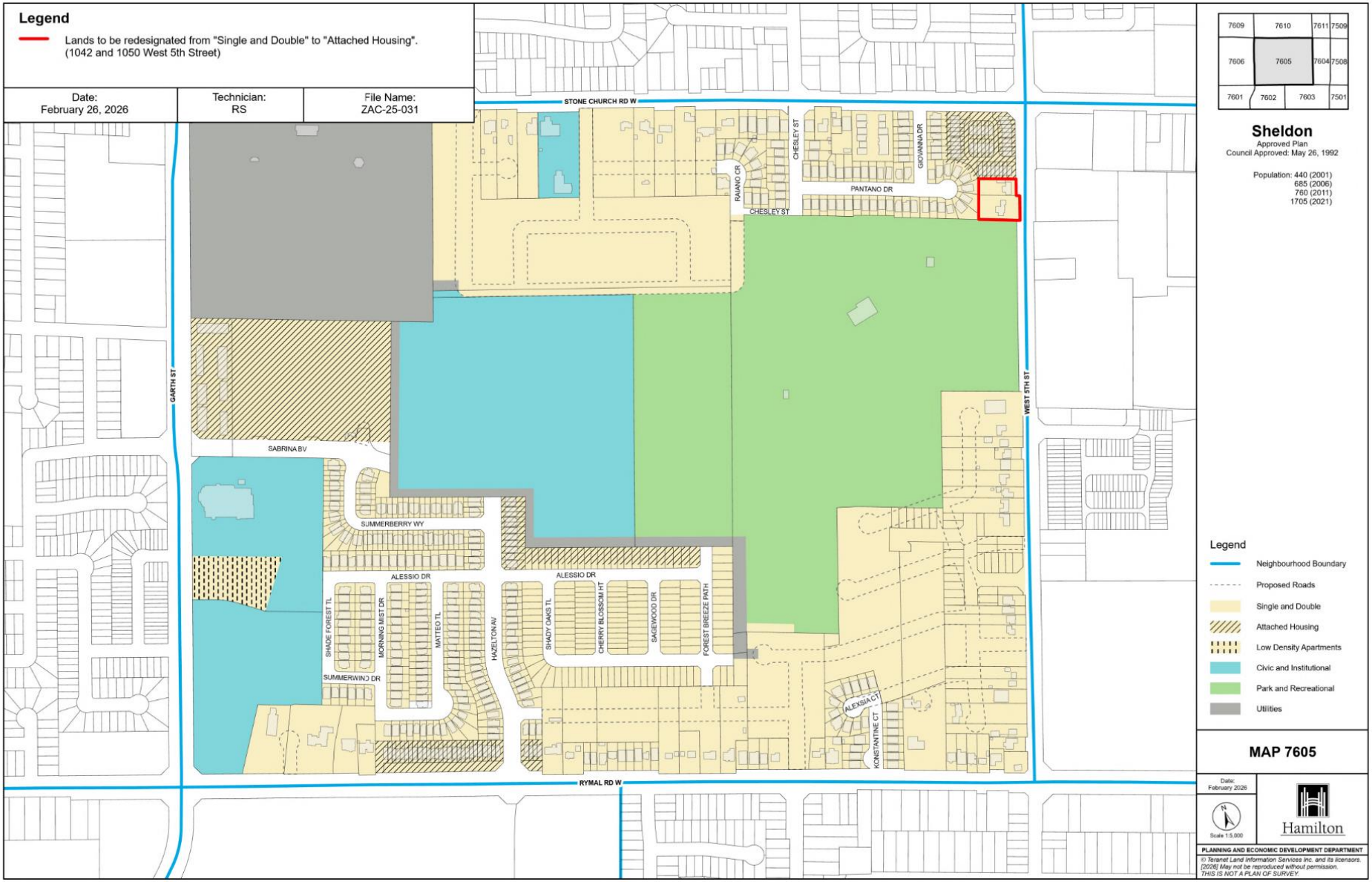
Summary of Public Comments Received

Comment Received	**Staff Response**
A concern was expressed about the height of the proposed built form and its ability to view into the abutting properties.	The multiple dwelling townhouse units being proposed towards the western edge of the property, abutting existing single detached dwellings, will be located 6 metres from the lot line and are proposed to be 8.5 metres in height. The proposed 14.0 metre, four storey tall, stacked townhouse dwellings will be located greater than 30 metres away. Due to the configuration of the proposed building envelopes and the scale of the proposed multiple dwelling townhouse units, staff are of the opinion that privacy and overlook concerns will be sufficiently mitigated.
Support was expressed for the development, including the size and scale of the proposal being in line with the existing single detached dwellings and townhouse development rather than the current nine storey tall development on the southeastern corner of West 5th Street and Stone Church Road.	Noted.

Hello A. Pasha , Development Planner 1 / Ward 8 Office,
Submission of Comments by Nov 18 /25

My name is Robyn White, [redacted] My property backs directly onto the proposed development site.
Earlier this year I attended a very informative Virtual Neighborhood Meeting with A.J.Clarke & Associates & impacted neighbours.
It was very helpful to understand the scope of development & impacts it will have to mine & neighbouring properties.
I support the proposed development / amendment.
It appears to be the best case scenario , other than if it was amended to 2 storey townhomes overall.
Anything more than the proposed development would be highly unfavourable, that I wouldn't support.

Best Regards,
Robyn White


Legend
Lands to be redesignated from "Single and Double" to "Attached Housing".
(1042 and 1050 West 5th Street)
Date: February 26, 2026
Technician: RS
File Name: ZAC-25-031
STONE CHURCH RD W
RYMAL RD W
GARTH ST
WEST 5TH ST
CHESLEY ST
RAIANO CR
PANTANO DR
GIOVANNA DR
SABRINA BV
SUMMERBERRY WY
ALESSIO DR
SHADE FOREST TL
MORNING MIST DR
SUMMERWIND DR
MATTEO TL
HAZELTON AV
SHADY OAKS TL
CHERRY BLOSSOM HT
SAGEWOOD DR
FOREST BREEZE PATH
ALEXSIA CT
KONSTANTINE CT
7609
7610
7611
7509
7606
7605
7604
7508
7601
7602
7603
7501
Sheldon
Approved Plan
Council Approved: May 26, 1992
Population: 440 (2001)
685 (2006)
760 (2011)
1705 (2021)
Legend
Neighbourhood Boundary
Proposed Roads
Single and Double
Attached Housing
Low Density Apartments
Civic and Institutional
Park and Recreational
Utilities
MAP 7605
Date: February 2026
Scale 1:5,000
Hamilton
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
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From: Glenn Davies
Sent: March 27, 2026 5:02 PM
To: clerk@hamilton.ca
Subject: 1042-1050 West 5th Street, File No. ZAC-25-031

Hello,

I am writing in support of this proposal and approving the Zoning By-Law Amendment.

There is currently 2 houses, one on each lot. These will be replaced by 18 living units that Hamilton needs as it increases the density.

Beside lot 1042, there are already townhouses. More townhouses will not change the character of the neighbourhood.

The 4 storey stacked townhouses are not excessive height and as they are more townhouses will fit in with the character of the neighbourhood.

West 5th Street is a major artery with a City plan to upgrade the road. Stone Church Road is a short distance away and another major artery so traffic should not be an issue.

Thank you

Glenn P. Davies

City of Hamilton

Report for Consideration

To:	Chair and Members Planning Committee
Date:	April 14, 2026
Report No:	PED26083
Subject/Title:	Applications for a Zoning By-law Amendment and Draft Plan of Subdivision for Lands Located at 36 Taylor Crescent, Flamborough
Ward(s) Affected:	Ward 13

Recommendations

a) That **Zoning By-law Amendment Application ZAC-25-037, by GSP Group Inc. (c/o Craig Rohe) on behalf of LaRey Homes (Group) Ltd., Owner,** for a change in zoning from the Settlement Residential (R2-14(H)) Zone, Modified, Holding, to a site specific Settlement Residential (S1) Zone, to permit the development of 12 single detached dwellings, for lands located at 36 Taylor Crescent, as shown in Appendix "A" to Report PED26083, **BE DENIED** on the following basis:

(i) The proposal does not have regard for Section 2 of the *Planning Act*, is not consistent with the Provincial Planning Statement (2024), does not conform to the Greenbelt Plan (2017), and does not comply with the Rural

Hamilton Official Plan and the Greensville Rural Settlement Area Secondary Plan as:

1. It does not comply with infrastructure policies for private water and sewage disposal, stormwater management policies, and policies with respect to hydrogeological studies, in the Rural Hamilton Official Plan;
2. It does not comply with the City's servicing policies, stormwater management policies, and phasing policies of the Greensville Rural Settlement Area Secondary Plan;
3. It has not been demonstrated that there is adequate groundwater to service the proposed development and that it will not adversely impact the available groundwater of the surrounding area;
4. It has not been demonstrated that the lots will be of sufficient size to provide a sustainable sewage disposal system that complies with the Ontario Drinking Water Standard;
5. It does not comply with the Mid-Spencer Creek/Greensville Rural Settlement Area Subwatershed Study;
6. It has not satisfied the City of Hamilton Guidelines for Hydrogeological Studies and Technical Standards for Private Services;
7. It has not been demonstrated that areas of archaeological potential are sufficiently assessed;
8. It has not been demonstrated that trees have been sufficiently protected;
9. It has not been demonstrated that matters of odour and noise impacts have been adequately assessed; and,
10. It is not considered to be good planning as the reduction in lot size represents an overdevelopment of the subject lands.

b) That **Draft Plan of Subdivision 25T-202508, by GSP Group Inc. (c/o Craig Rohe) on behalf of LaRey Homes (Group) Ltd., Owner,** to establish a Draft Plan of Subdivision consisting of 12 lots, a municipal right-of-way (Street "A") and pedestrian walkway, on lands located at 36 Taylor Crescent, as shown on Appendix "A" to Report PED26083, **BE DENIED** in accordance with By-law No. 07-323 being the delegation of the City of Hamilton's Assigned Authority Under the *Planning Act* for the Approval of Subdivisions and Condominiums, on the following basis:

i. The Draft Plan of Subdivision does not have regard to the *Planning Act* for matters of provincial interest in Section 2, and does not appropriately address the criteria set out in Sub-Section 51(24);

ii. The Draft Plan of Subdivision is not consistent with the Provincial Planning Statement (2024);

iii. The Draft Plan of Subdivision does not conform to the Greenbelt Plan (2017);

iv. The Draft Plan of Subdivision does not comply with the Rural Hamilton Official Plan and Greensville Rural Settlement Area Plan as:

(1) It does not comply with infrastructure policies for private water and sewage disposal, stormwater management policies, land division policies, and policies with respect to Hydrogeological Studies;

(2) It does not comply with City's servicing policies, stormwater management policies, and phasing policies of the Greensville Rural Settlement Area Secondary Plan;

(3) It has not been demonstrated that there is adequate ground water to service the proposed development and that it will not adversely impact the available groundwater of the surrounding area;

(4) It has not been demonstrated that the lots will be of sufficient size to provide a sustainable sewage disposal system that complies with the Ontario Drinking Water Standard;

(5) It does not comply with the recommendations of the Mid-Spencer Creek/Greensville Rural Settlement Area Subwatershed Study;

(6) It has not satisfied the City of Hamilton's Guidelines for Hydrogeological Studies and Technical Standards for Private Services;

(7) It has not been demonstrated that areas of archaeological potential are sufficiently assessed;

(8) It has not been demonstrated that trees have been sufficiently protected;

(9) It has not been demonstrated that matters of odour and noise impacts have been adequately assessed; and,

(10) It is not considered to be good planning as the proposed lot sizes represents an overdevelopment of the subject lands.

Key Facts

- The purpose of the Zoning By-law Amendment application is for a change in zoning from the Settlement Residential (R2-14(H)) Zone, Modified, Holding, to a site specific Settlement Residential (S1) Zone.
- The effect of the proposed Zoning By-law Amendment is to permit a reduction in the minimum required lot area and lot frontage and increase the maximum building height that is required in the Zoning By-law.
- The purpose of the Draft Plan of Subdivision application is to establish 12 lots for single detached dwellings, one block for a new municipal road (Street "A"), and one block for a new pedestrian walkway.
- Staff recommends denial of the applications for Zoning By-law Amendment and Draft Plan of Subdivision.

Financial Considerations

Not applicable.

Analysis

The subject lands are located within the Greensville Rural Settlement Area on the south side of Taylor Crescent, west of Brock Road and south of Highway No. 5 West, as shown on Appendix “A” to Report PED26083. The subject lands are 7.53 hectares in size and irregular in shape with frontage on Taylor Crescent. Existing and surrounding land uses and zoning are provided in Appendix “A1” attached to Report PED26083.

The effect of the proposal is to permit the development of 12 single detached dwellings, with one additional lot to be created by way of a future application for consent, a new municipal right-of-way (Street “A”) which will connect to Taylor Crescent, and a pedestrian walkway, as shown on Appendix “B” attached to Report PED26083. Municipal water and sanitary sewers are not available nor proposed and therefore, the proposed single detached dwellings will be required to be serviced by private water and sewage disposal systems.

Planning Act

Section 2 of the *Planning Act* describes the matters of provincial interest that municipalities shall have regard to when carrying out their responsibilities under the *Planning Act*. These interests include the supply, efficient use and conservation of water, the adequate provision of sewage and water services, and the orderly development of safe and healthy communities, amongst others.

The subject property is proposed to be served through private water and sewage systems and it has not been demonstrated that there is an adequate supply of water, an adequate provision of sewage and water services, and that there will be no adverse

impacts on the health and safety of the community. Therefore, the proposal has not demonstrated regard for the matters of provincial interest.

Section 51(24) of the *Planning Act* describes the criteria for considering a Draft Plan of Subdivision and requires that regard shall be had to the health, safety, and welfare of present and future inhabitants. As outlined in detail in the Policy Review in Appendix "D" attached to Report PED26083, the proposal has not appropriately addressed the criteria for consideration of Draft Plan of Subdivisions under Section 51(24) of the *Planning Act*.

Provincial Planning Statement (2024)

The subject lands are located within a "Rural Settlement Area" which is to be the focus of growth and development in the rural areas of municipalities.

The policies of the Provincial Planning Statement (2024) require that a healthy, integrated, and viable rural area should be supported by using rural infrastructure efficiently, and that planning authorities shall consider the scale of development and the provision of appropriate service levels. Planning for sewage and water services shall ensure that a servicing strategy can be sustained by water resources upon which it relies upon, protects human health and safety through the quality and quantity of water, and aligns with comprehensive municipal planning for these services.

It has not been demonstrated that there is adequate groundwater available, that the lots can be sustained by available water resources and rely on sufficient reserve sewage system capacity, that there are no adverse impacts on the surrounding area, and that human health and safety is protected. A full review of the applicable Provincial Planning Statement (2024) policies is provided in Appendix "D" attached to Report PED26083. Based on the foregoing, the applicant has not demonstrated that the proposal is consistent with the Provincial Planning Statement (2024).

Greenbelt Plan (2017)

The subject property is located within the Protected Countryside in the Greenbelt Plan and is identified as a Hamlet. The Hamlet policies of the Greenbelt Plan state that hamlets are typically serviced with individual onsite sewage and water services. While growth is not to be directed to hamlets, the policies allow limited growth through infill and intensification, subject to, among other matters, appropriate water, and sewage services.

The Greenbelt Plan policies require Planning authorities to provide for a comprehensive, integrated, and long term approach for the protection, improvement and restoration of the quality and quantity of water. Municipal decisions regarding the allocation of growth and watershed planning should be informed by a comprehensive, integrated, and long term approach to the protection, enhancement or restoration of the quality and quantity of water within a watershed.

The Mid-Spencer Creek/Greensville Rural Settlement Area Subwatershed Study requires a minimum lot area of 0.7 hectares per lot, which are based on assessments that estimate how nitrates from the site and surrounding area could affect groundwater. A Hydrogeological Assessment was submitted with the applications and confirms that lots less than 0.7 hectares are expected to exceed the maximum nitrate level of 10.0 mg/L per lot if serviced with conventional septic systems. The proposed development does not comply with the Ontario Drinking Water Standards.

The proposal has not demonstrated that the long term protection of the quality and quantity of water can be achieved and has not satisfied the Greenbelt Plan policies that allow limited infill and intensification of Hamlets, subject to appropriate water and sewage services. A full review of the applicable Greenbelt Plan policies is provided in Appendix “D” attached to Report PED26083. Based on the foregoing, the proposed development does not conform to the Greenbelt Plan.

Rural Hamilton Official Plan and Greensville Rural Settlement Area Secondary Plan

The subject lands are identified as “Rural Settlement Areas” on Schedule D – Rural Land Use Designations in the Rural Hamilton Official Plan and are further designated “Settlement Residential” in the Greensville Rural Settlement Area Secondary Plan. A full policy analysis of the applicable Rural Hamilton Official Plan and Greensville Rural Settlement Area Secondary Plan policies is provided in Appendix “D” attached to Report PED26083.

Single detached dwellings represent the predominate land use in “Rural Settlement Areas” and for lands designated “Settlement Residential.” The proposal complies with the policies of the Rural Hamilton Official Plan and Greensville Rural Settlement Area Secondary Plan regarding the proposed residential land use.

The Rural Hamilton Official Plan policies do not permit draft approval of a plan of subdivision to be granted by the City for any development in Rural Hamilton that does not comply with the infrastructure policies in Section C. Policy C.5.1.1 which requires that the applicant submit a hydrogeological study in accordance with section F.3.2.5. Policy C.5.1.1 requires new proposed lots, to be created by a Draft Plan of Subdivision and serviced by private water and sewage systems, to be of a sufficient size to accommodate the water and sewage disposal systems with acceptable onsite and offsite impacts. Furthermore, private water supply and sewage disposal systems must be capable of sustaining the proposed and existing uses within acceptable levels of onsite and offsite water quality and quantity impacts, including nitrate impacts.

The land division policies of the Rural Hamilton Official Plan permit the City to approve those plans that can be supplied with adequate services. The Greensville Rural Settlement Area Secondary Plan requires a proposed servicing strategy be based on a hydrogeological study to the satisfaction of the City which must demonstrate that an

adequate supply of water is available and that there will be no adverse effects on the quality and quantity of groundwater and surface water.

In response to these policies, the City of Hamilton prepared implementation tools such as the Guidelines for Hydrogeological Studies and Technical Standards for Private Services, which were adopted by Council in November 2013, revised in February 2023, and approved by Planning Committee on March 21, 2023, under Report PW20082(a)/PED23047. Appendix D of the guidelines states that the City of Hamilton does not support the use of advance septic system treatment units as it relates to justifying a development approval on undersized, privately serviced lots.

The City of Hamilton does not have the authority to ensure monitoring or enforcement of the proper function or long term use of the advance treatment systems, as there is no mechanism in place to prevent an owner from replacing an advance treatment system with a conventional sewage disposal system. A specific septic system technology cannot be tied to a property in perpetuity and the best approach to reduce public health risks is to require that the proposed lot be able to accommodate all septic system pollution within the property limits regardless of the proposed technology. The proposed undersized lots do not protect for exceedances in nitrate levels which could migrate beyond property limits, and therefore could result in increased public health and water quality risks.

The Hydrogeological Assessment and Pumping Test Report submitted with the applications has identified that the proposed lots would exceed the Ontario Drinking Water Standard with respect to nitrates based on a conventional sewage treatment system. The applicant’s Hydrogeological Assessment has not been prepared in accordance with the policies in Section F.3.2.5 or the Hamilton Water Guidelines for Hydrogeological Studies and Technical Standards for Private Services as it seeks compliance with the Ontario Drinking Water Standard through the use of an advance treatment system.

In addition, the Hydrogeological Assessment and Pumping Test Report that were submitted have not demonstrated an adequate sustainable water supply to service the proposed development resulting in potential onsite and offsite impacts. The proposed development has not demonstrated that the proposed lot size is appropriate to accommodate the sewage disposal system with acceptable onsite and offsite impacts nor ensure the sustainability of such systems.

The policies under Section C.5.4 of the Rural Hamilton Official Plan require the City to ensure that appropriate stormwater management facilities are built and maintained to provide a safe and secure system for stormwater. The Mid-Spencer Creek/Greensville Rural Settlement Area Subwatershed Study identifies a wet pond for stormwater quantity and quality control on a portion of the subject lands, and the proposed development does not include a stormwater management pond. The proposed development is not providing the appropriate stormwater management facilities and the Stormwater Management Plan has not been approved.

An Odour Impact Assessment was prepared and submitted which evaluated odour impacts from the Darling Dundas Rending Plant to the northwest of the subject lands. The Odour Impact Assessment concluded that odour complaints from the Darling facility are unlikely to occur and that adverse odour effects are very unlikely to occur. The City of Hamilton requires the Odour Impact Assessment to be peer reviewed. Until the peer review is complete, a final determination of potential odour impacts and whether the proposal complies with all applicable legislation, standards and guidelines cannot be made.

The subject lands are located within Major Development Area A on Map 8b – Greensville Major Development Areas, in the Greensville Rural Settlement Area Secondary Plan. The phasing policies under section A.3.5.14 limit draft approval of plan of subdivisions and final plan registration within each Major Development Area to 12 lots. The Ontario Land Tribunal issued approval of a Draft Plan of Subdivision in August 2025 for 18 lots at 655 Cramer Road, which falls within Major Development Area A. The Province and the City are required to be satisfied that there are no outstanding

problems related to servicing or impacts on surface and/or ground water by earlier phases of development before subsequent phases can proceed. Therefore, the development of 655 Cramer Road would need to be built out and monitored before other phases of development within Major Development Area A can be approved.

Based on the foregoing, the proposal does not comply with the Rural Hamilton Official Plan and Greensville Rural Settlement Area Secondary Plan.

Town of Flamborough Zoning By-law No. 90-145-Z

The subject property is zoned Settlement Residential (R2-14(H)) Zone, Modified, Holding, in the Town of Flamborough Zoning By-law No. 90-145-Z which permits single detached dwellings and requires a minimum lot area of 8,000 square metres as well as a minimum lot frontage of 35.0 metres. The proposed lots would not comply with the minimum lot area of 8,000 square metres and some of the proposed lots would not comply with the minimum lot frontage of 35.0 metres. A Zoning By-law Amendment is required to establish a reduced minimum lot area and reduced minimum lot frontage.

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

To facilitate the development proposal, the applicant has requested to rezone the lands to a site specific Settlement Residential (S1) Zone in Zoning By-law No. 05-200. The Settlement Residential (S1) Zone requires a minimum lot area of 0.4 hectares (4,000 square metres), a minimum lot width of 30.0 metres, and a maximum building height of 10.5 metres. The proposed lots would comply with the minimum lot area requirement. A site specific modification to reduce the minimum lot width to 20.5 metres and to increase the maximum building height to 11.0 metres is proposed.

Rationale for Recommendation

1. The proposal does not have merit and cannot be supported for the following reasons:
   (i) It is premature as it has not been demonstrated that it has regard to Section 2 and Section 51(24) of the *Planning Act*;
   (ii) It has not been demonstrated that it is consistent with the Provincial Planning Statement (2024), conforms to the Greenbelt Plan (2017), or complies with the Rural Hamilton Official Plan and Greensville Rural Settlement Area Secondary Plan including the policies with respect to the division of land, infrastructure, stormwater management, and the requirement that development ensure adequate provision of private water and private sewage disposal systems;
   (iii) It has not been demonstrated that the lots will be of sufficient size to provide a sustainable sewage disposal system that complies with the Ontario Drinking Water Standard;
   (iv) It does not comply with the Mid-Spencer Creek/Greensville Rural Settlement Area Subwatershed Study;
   (v) It has not satisfied the City of Hamilton Guidelines for Hydrogeological Studies and Technical Standards for Private Services;
   (vi) It has not been demonstrated that areas of archaeological potential are sufficiently assessed;
   (vii) It has not been demonstrated that trees have been sufficiently protected;
   (viii) It has not been demonstrated that matters of odour and noise impacts have been adequately assessed; and,
   (ix) It is not considered to be good planning as the reduction in lot size represents an over development of the subject lands.

2. Zoning By-law Amendment

The concerns with respect to the Zoning By-law Amendment is that the application facilitates a residential development with reduced lot sizes. The applicant has not demonstrated that the development will comply with the policies of the Rural Hamilton Official Plan, including, but not limited to ensuring that there is adequate provision of private water to service the proposed development while maintaining current water levels for the surrounding area, nor demonstrated that the lots are of sufficient size to provide a sustainable sewage disposal system that will not result in health and safety impacts on the surrounding area.

To develop the subject lands in accordance with Provincial and City policies, the proposal would need to be revised to increase the minimum size of the proposed lots which would result in a decrease in the number of lots. Revised studies, including a Hydrogeological Assessment and Well Testing, would be required to support an amended proposal which demonstrates to the City's satisfaction that the development will comply with the policies of the Rural Hamilton Official Plan respecting private water and sewage disposal systems that will not have adverse health and safety impacts to the proposed lots and the surrounding area.

As the proposal does not comply with the Rural Hamilton Official Plan, staff do not support the proposed Zoning By-law Amendment.

Staff have corresponded with the applicant on multiple occasions and at the time of writing Report PED26083 a solution has not been proposed that includes a reduction in the number of lots and demonstrates compliance with the policies of the Rural Hamilton Official Plan.

3. Draft Plan of Subdivision

In review of Sub-Section 51(24) of the *Planning Act*, to assess the appropriateness of the proposed Plan of Subdivision, staff advise that:

(a) It does not have regard to the matters of provincial interest under section 2 of the *Planning Act*;
(b) It is not consistent with the Provincial Policy Statement (2024) and does not conform to the Greenbelt Plan (2017);
(c) It is premature and not in the public interest;
(d) It does not comply with the applicable policies of the Rural Hamilton Official Plan and Greensville Rural Settlement Area Secondary Plan;
(e) It is not suitable for the purpose for which it is to be divided;
(f) The dimensions and shapes of the lots are not sufficient to achieve adequate private servicing;
(g) It is not suitable based on the restrictions on the lands proposed to be subdivided; and,
(h) It will not be adequately serviced.

Staff do not support the proposed Draft Plan of Subdivision.

Alternatives

1. Should the applications be approved, staff be directed to prepare the Zoning By-law Amendment and Draft Plan of Subdivision Special Conditions consistent with the Concept Plan and Draft Plan of Subdivision provided in Appendix “B” to Report PED26083 with the inclusion of Holding ‘H’ Provisions and/or Draft Plan of Subdivision conditions, to address matters including, but not limited to the resubmission of a revised Hydrogeological Assessment, Pumping Test Report, Stormwater Management Report, Archaeological Assessment, Tree Protection Plan, Noise Impact Study and Odour Assessment, and any other necessary requirements to implement Council’s direction. However, staff are not recommending this alternative based on the need for a revised Hydrogeological Assessment, Pumping Test Report and Stormwater Management Report which will result in a re-design of the proposal to have regard to the *Planning Act*, to be

consistent with the Provincial Planning Statement (2024), conform to the Greenbelt Plan (2017), and comply with the policies of the Rural Hamilton Official Plan and Greensville Rural Settlement Area Secondary Plan.

Relationship to Council Strategic Priorities

Priority 1: Sustainable Economic & Ecological Development

- 1.1: Reduce the burden on residential taxpayers
- 1.2: Facilitate the growth of key sectors.

Priority 2: Safe & Thriving Neighbourhoods

- Increase the supply of affordable and supportive housing and reduce chronic homelessness.

Consultation

The applications were circulated to internal departments and external agencies. A comment summary and responses are provided in Appendix “E” to Report PED26083.

The applicant held a Public Consultation meeting on August 19, 2025, at the Millgrove Community Centre. A circulation was delivered to existing homes and buildings within 300 metres of the subject lands. Based on the summary provided by the applicant, approximately 15 individuals attended the meeting. Individuals expressed concerns related to water quality and availability, preservation of trees, timing of construction, water drainage and cumulative impacts of traffic and groundwater resulting from the development at 655 Cramer Road combined with the subject proposal. The public consultation summary is included in Appendix “G” to Report PED26083.

At the time of writing Report PED26083, 14 comments were received from the public. The comments included 12 letters expressing concerns with respect to impact on

groundwater quality and quantity, loss of greenspace, loss of agricultural lands, school capacity, traffic impacts, limited road access, construction impacts, and housing affordability. Two letters of support for the development were received. A summary of the written submissions with staff responses is provided in Appendix "F" to Report PED26083.

Appendices and Schedules Attached

Appendix A: Location Map

Appendix A1: Existing Land Use and Zoning Chart

Appendix B: Concept Plan

Appendix C: Historical Background and Report Fact Sheet

Appendix D: Policy Review

Appendix E: Department and Agency Comments

Appendix F: Public Comments

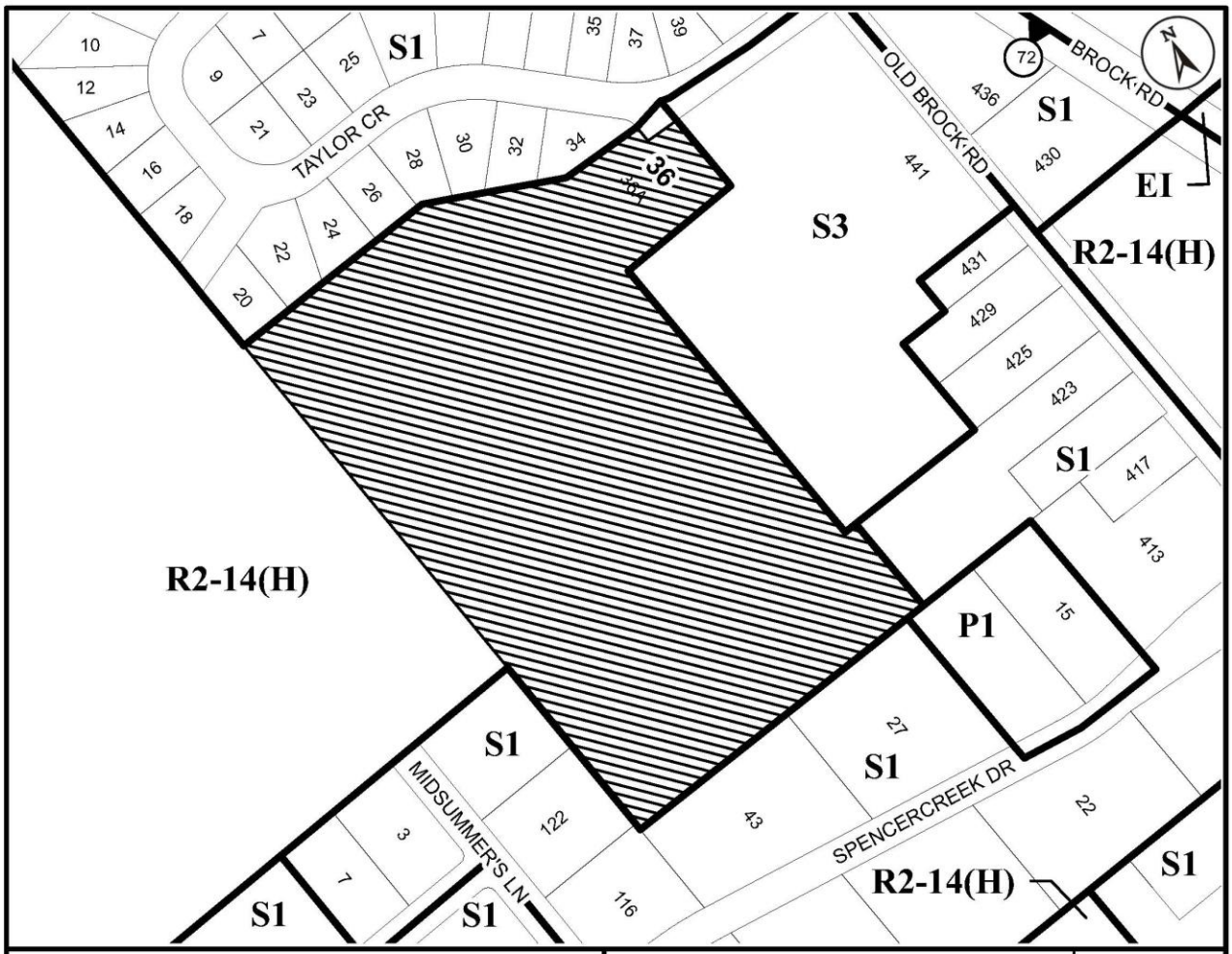
Appendix G: Public Consultation Summary

Prepared by:

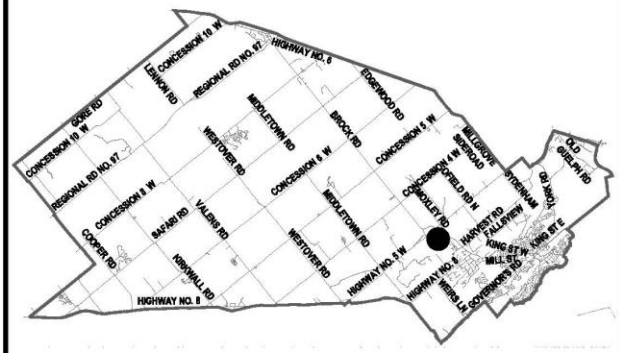
Daniel Barnett, Planner II, Planning and Economic Development Department, Development Planning West

Submitted and Recommended by:

Anita Fabac, Acting Director of Planning and Chief Planner, Planning and Economic Development Department



● Site Location



Key Map - Ward 13

Location Map

Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:	Date:	
ZAC-25-037 & 25T-202508	January 8, 2026	
Appendix "A"	**Scale:** N.T.S	**Planner/Technician:** DB/AL

Subject Property

36 Taylor Crescent

Existing Land Use and Zoning

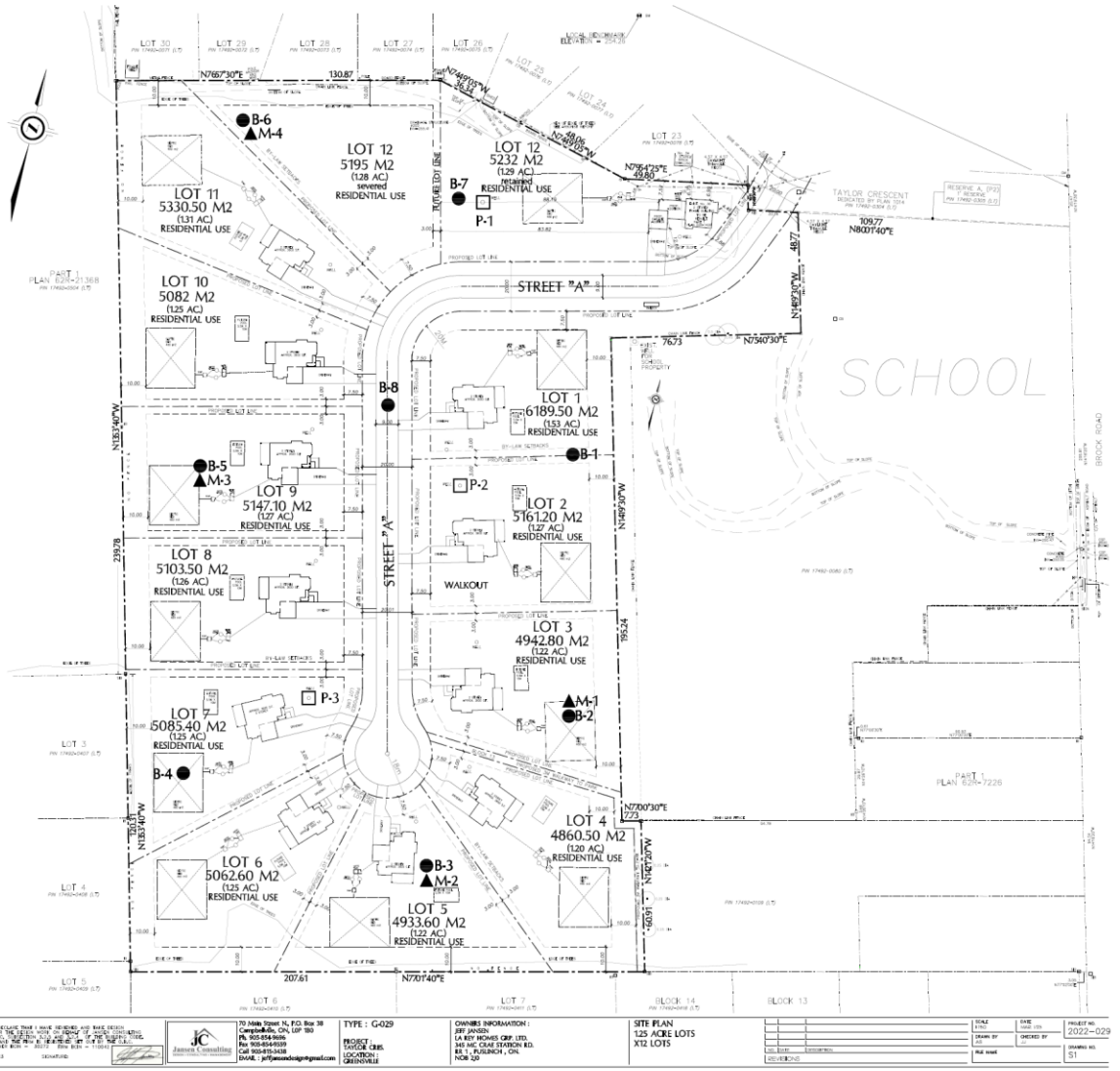
	Existing Land Use	**Existing Zoning**
Subject Lands:	Single detached dwelling.	Settlement Residential (R2-14(H)) Zone, Modified, Holding.
Surrounding Lands:		
North	Single detached dwelling.	Settlement Residential (S1) Zone.
South	Single detached dwelling and park.	Settlement Residential (S1) Zone and Neighbourhood Park (P1) Zone.
East	Educational establishment and single detached dwellings.	Settlement Institutional (S3) Zone and Settlement Residential (S1) Zone.
West	Vacant land for future single detached dwellings and existing single detached dwellings.	Settlement Residential (R2-14(H)) Zone, Modified. Holding and Settlement Residential (S1) Zone.

SITE PLAN CONCEPT FOR
PART OF LOT 8
CONCESSION 2
CTY OF HAMILTON
TOWNSHIP OF WEST FLAMBOROUGH

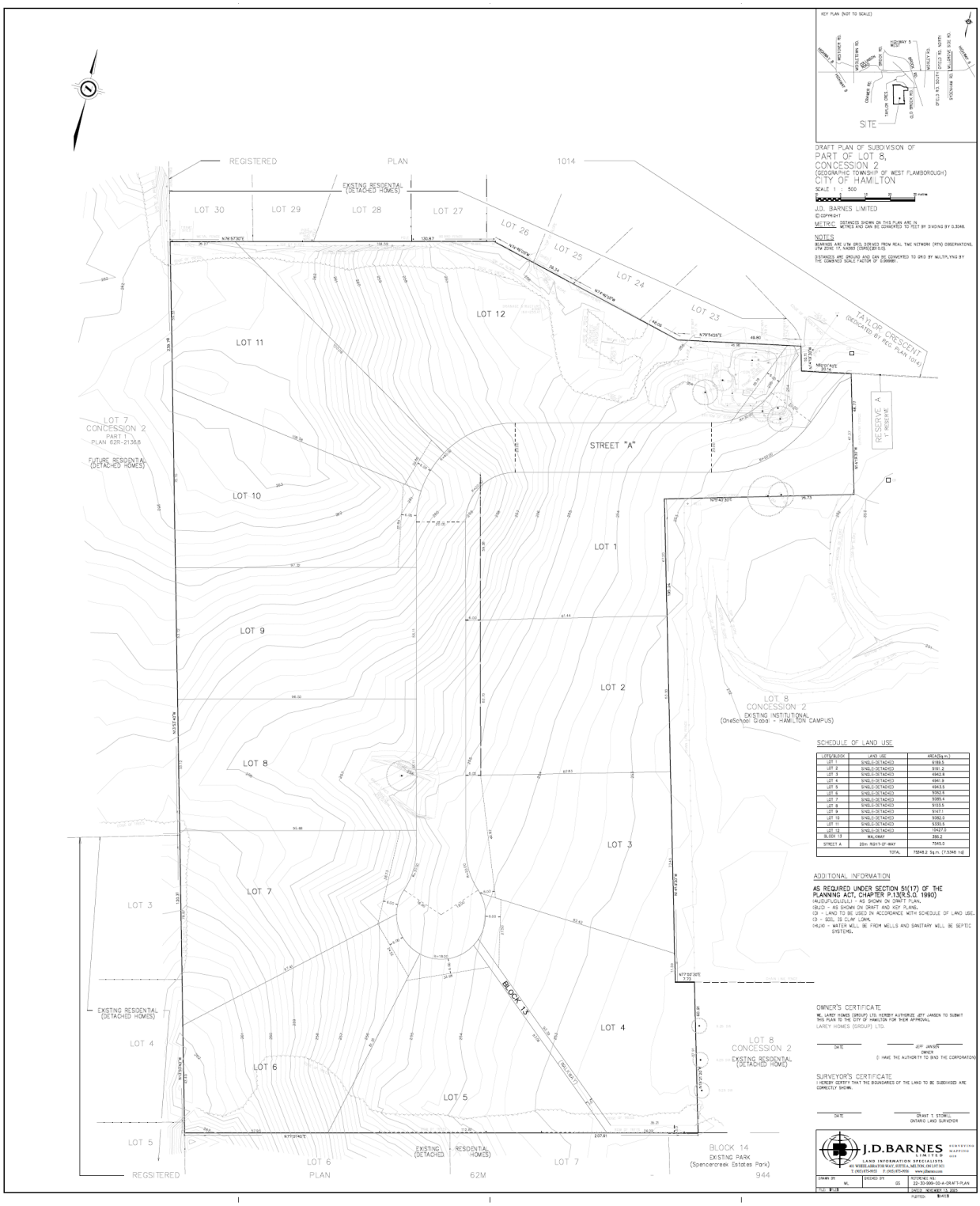
PROPOSED LOT STATISTICS

(ALL VALUES TO BE CONFIRMED WITH INDIVIDUAL HOUSE DESIGN)

LOT #	LOT AREA	LOT COVERAGE ALLOWED	LOT COVERAGE PROPOSED	GROSS FLOOR AREA	SOFT LANDSCAPING	HARDSCAPE
1	6,189.50 M2	618.95 M2 (10%)	450 M2 (7.30%)	334.50 M2	5,600.92 M2	138.58 M2
2	5,161.20 M2	516.12 M2 (10%)	450 M2 (8.70%)	334.50 M2	4,572.52 M2	138.68 M2
3	4,942.80 M2	494.28 M2 (10%)	450 M2 (9.10%)	334.50 M2	4,365.74 M2	127.06 M2
4	4,860.50 M2	486.05 M2 (10%)	450 M2 (9.25%)	334.50 M2	4,265.54 M2	144.96 M2
5	4,933.60 M2	493.36 M2 (10%)	450 M2 (9.12%)	334.50 M2	4,350.31 M2	133.29 M2
6	5,062.60 M2	506.26 M2 (10%)	450 M2 (8.90%)	334.50 M2	4,482.30 M2	130.30 M2
7	5,085.40 M2	508.54 M2 (10%)	450 M2 (8.85%)	334.50 M2	4,484.73 M2	170.67 M2
8	5,103.50 M2	510.35 M2 (10%)	450 M2 (8.82%)	334.50 M2	4,484.77 M2	168.73 M2
9	5,147.10 M2	514.71 M2 (10%)	450 M2 (8.74%)	334.50 M2	4,543.42 M2	153.68 M2
10	5,082 M2	508.20 M2 (10%)	450 M2 (8.85%)	334.50 M2	4,486 M2	146 M2
11	5,330.50 M2	533.05 M2 (10%)	450 M2 (8.44%)	334.50 M2	4,676.47 M2	204.03 M2
12	10,427 M2	1042.70 M2 (10%)	258.85 M2 (2.50%)	335 M2	10,068.33 M2	99.82 M2



PROPOSAL - 2 AT 12 LOTS
18.6 acres (75,343.20m2)


KEY PLAN (NOT TO SCALE)
SITE
DRAFT PLAN OF SUBDIVISION OF
PART OF LOT 8,
CONCESSION 2
(GEOGRAPHIC TOWNSHIP OF WEST FLAMBOROUGH)
CITY OF HAMILTON
SCALE 1 : 500
J.D. BARNES LIMITED
METRIC: DISTANCES SHOWN ON THIS PLAN ARE IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048.
NOTES
BEARINGS ARE UTM GRID, DERIVED FROM REAL TIME NETWORK (RTN) OBSERVATIONS, UTM ZONE 17, NAD83 (CSRS)(2010.0).
DISTANCES ARE GROUND AND CAN BE CONVERTED TO GRID BY MULTIPLYING BY THE COMBINED SCALE FACTOR OF 0.999881.
REGISTERED PLAN 1014
EXISTING RESIDENTIAL (DETACHED HOMES)
LOT 30
LOT 29
LOT 28
LOT 27
LOT 26
LOT 25
LOT 24
LOT 23
LOT 12
LOT 11
LOT 10
LOT 9
LOT 8
LOT 7
LOT 6
LOT 5
LOT 4
LOT 3
LOT 2
LOT 1
TAYLOR CRESCENT (DEDICATED BY REG. PLAN 1014)
STREET "A"
RESERVE A
LOT 7 CONCESSION 2 PART 1 PLAN 62R-21388
FUTURE RESIDENTIAL (DETACHED HOMES)
LOT 8 CONCESSION 2 EXISTING INSTITUTIONAL (OneSchool Global - HAMILTON CAMPUS)
LOT 8 CONCESSION 2 EXISTING RESIDENTIAL (DETACHED HOMES)
BLOCK 13
BLOCK 14 EXISTING PARK (Spencercreek Estates Park)
EXISTING RESIDENTIAL (DETACHED HOMES)
REGISTERED PLAN 62M 944
SCHEDULE OF LAND USE
LOT/BLOCK | LAND USE | AREA(Sq.m.)
LOT 1 | SINGLE-DETACHED | 9188.5
LOT 2 | SINGLE-DETACHED | 9181.2
LOT 3 | SINGLE-DETACHED | 4942.8
LOT 4 | SINGLE-DETACHED | 4941.8
LOT 5 | SINGLE-DETACHED | 4943.5
LOT 6 | SINGLE-DETACHED | 5002.8
LOT 7 | SINGLE-DETACHED | 5085.4
LOT 8 | SINGLE-DETACHED | 5133.5
LOT 9 | SINGLE-DETACHED | 5147.1
LOT 10 | SINGLE-DETACHED | 5082.0
LOT 11 | SINGLE-DETACHED | 5330.5
LOT 12 | SINGLE-DETACHED | 10427.0
BLOCK 13 | WALKWAY | 280.2
STREET A | 20m ROW-OF-WAY | 7345.0
TOTAL | 73548.2 Sq.m. (7.3548 Ha)
ADDITIONAL INFORMATION
AS REQUIRED UNDER SECTION 51(17) OF THE PLANNING ACT, CHAPTER P.13(R.S.O. 1990)
(A),(B),(F),(G),(J),(L) = AS SHOWN ON DRAFT PLAN,
(B)(J) = AS SHOWN ON DRAFT AND KEY PLANS,
(D) = LAND TO BE USED IN ACCORDANCE WITH SCHEDULE OF LAND USE,
(I) = SOIL IS CLAY LOAM,
(H),(K) = WATER WILL BE FROM WELLS AND SANITARY WILL BE SEPTIC SYSTEMS.
OWNER'S CERTIFICATE
I/WE, LAREY HOMES (GROUP) LTD. HEREBY AUTHORIZE JEFF JANSEN TO SUBMIT THIS PLAN TO THE CITY OF HAMILTON FOR THEIR APPROVAL.
LAREY HOMES (GROUP) LTD.
DATE
JEFF JANSEN
OWNER
I HAVE THE AUTHORITY TO BIND THE CORPORATION
SURVEYOR'S CERTIFICATE
I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LAND TO BE SUBDIVIDED ARE CORRECTLY SHOWN.
DATE
GRANT T. STORKE,
ONTARIO LAND SURVEYOR
J.D.BARNES LIMITED
SURVEYING MAPPING GIS
LAND INFORMATION SPECIALISTS
80 WORCESTER ST. WEST, UNIT 4, WATERDOWN, ONTARIO
T (905) 675-6610 F (905) 675-6611 www.jdbarnes.com
DRAWN BY: ML
CHECKED BY: GS
REFERENCE NO.: 22-33-000-00-A-DRAFT-PLAN
DATE: NOVEMBER 13, 2025
PLOT: 1:500
PLOTTED: 13:48:13

Historical Background

Application Details	
Owner:	LaRey Homes (Group) Ltd. (c/o Jeff Jansen)
Applicant/Agent:	GSP Group Inc. (c/o Craig Rohe).
File Number:	ZAC-25-037 and 25T-202508
Type of Applications:	Zoning By-law Amendment and Draft Plan of Subdivision.
Proposal:	The proposed Zoning By-law Amendment application is for a change in zoning from the Settlement Residential (R2-14(H)) Zone, Modified, Holding, to a site specific Settlement Residential (S1) Zone. The Draft Plan of Subdivision application is to facilitate the development of a residential subdivision with 12 residential lots, a new municipal road, and a pedestrian walkway. A future residential lot is proposed to be created through a consent application.
Property Details	
Municipal Address:	36 Taylor Crescent, Flamborough.
Lot Area:	7.53 hectares (irregular).
Property Details	
Servicing:	No municipal services available, private services only.
Existing Use:	Single detached dwelling.
Documents	
Provincial Planning Statement:	The proposal is not consistent with the Provincial Planning Statement (2024).

Documents	
Greenbelt Plan:	The proposal does not conform to the Greenbelt Plan (2017).
Official Plan Existing:	“Rural Settlement Areas” on Schedule D – Rural Land Use Designations.
Rural Settlement Area Plan Existing:	“Settlement Residential” on Map 8a – Greensville Rural Settlement Area Plan, in the Greensville Rural Settlement Area Secondary Plan.
Zoning Existing:	Settlement Residential (R2-14(H)) Zone, Modified, Holding.
Zoning Proposed:	Site specific Settlement Residential (S1) Zone.
Modifications Proposed:	The applicant proposed the following modifications to the Settlement Residential (S1) Zone in Zoning By-law No. 05-200: • A reduction in the minimum lot frontage from 30.0 metres to 20.5 metres; and, • An increase to the maximum building height from 10.5 metres to 11.0 metres.
Processing Details	
Received:	December 23, 2025.
Deemed Complete	January 9, 2026.
Notice of Complete Application:	Sent to 84 property owners within 240 metres of the subject property on January 16, 2026, and published in the Hamilton Spectator on January 16, 2026.
Public Notice Sign:	Posted on January 16, 2026, and updated on April 2, 2026.

Processing Details	
Notice of Public Meeting:	Sent to 84 property owners within 240 metres of the subject property on April 3, 2026, and published in the Hamilton Spectator on April 3, 2026.
Staff and Agency Comments:	Staff and agency comments have been summarized in Appendix “E” attached to Report PED26083.
Public Consultation:	A Public Consultation meeting was held on August 19, 2025, at the Millgrove Community Centre and hosted by LaRey and GSP Group. Notice of the community meeting was provided through hand delivered mailings to all existing single detached dwellings and buildings within 300 metres of the subject lands. Based on the summary provided by the applicant approximately 15 individuals attended the meeting. Issues related to water quality and the availability of water for services, road access, traffic impacts, preservation of trees, timing of construction, drainage, and groundwater availability within the development at 655 Cramer Road were noted as concerns. The public consultation summary is included in Appendix “G” attached to Report PED26083.
Public Comments:	At the time of the writing this report, 14 comments were received from the public.

Processing Details	
Public Comments: **(continued)**	The letters expressed concerns with respect to the impact on groundwater quantity and quality, loss of greenspace, loss of agricultural lands, school capacity, traffic impacts, limited road access, construction impacts, and housing affordability. Two letters of support for the development were received. A summary of the written submissions and staff responses is provided in Appendix “F” to Report PED26083.
Processing Time:	112 days.

SUMMARY OF POLICY REVIEW

The following policies, amongst others, apply to the proposal.

Theme and Official Plan Policy	**Summary of Issue**	**Staff Response**
Planning Act		
Provincial Interest Section 2: e), f), and h)	The council of a municipality, and the Tribunal, in fulfilling their responsibilities under this Act, shall have regard to, among other matters, matters of provincial interest such as: e) the supply, efficient 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; h) the orderly development of safe and healthy communities	The proposed development of 12 single detached dwellings, with one additional lot to be created by way of a future application for consent, is to be serviced by private water and sewage disposal systems. The Hydrogeological Assessment submitted with the applications has identified that the proposed development would exceed the Ontario Drinking Water Standard using a conventional sewage treatment system. To try to achieve compliance with the Ontario Drinking Water Standard, the applicant has proposed advance treatment systems to service the lots. The City does not have the authority to effectively enforce system performance and, therefore, the ongoing monitoring and enforcement for the adequate functioning of advance treatment systems is not feasible.

Theme and Official Plan Policy	Summary of Issue	Staff Response
Provincial Interest Section 2: e), f), and h) **(continued)**		The City cannot prevent the replacement of an advance treatment system with a conventional system. The use of advance treatment systems to comply with the Ontario Drinking Water Standard would increase risk to public health and water quality. The proposed development does not have regard to the orderly development of safe and healthy communities or the adequate provision of sewage services. Private well pump testing was undertaken and included three locations. In one of the test wells a concern was raised that the proposed well may not have adequate yield to service the development. Source Water Protection staff identified a concern that the assessment does not account for potential water drawdown from both onsite and offsite water taking activities.

Theme and Official Plan Policy	Summary of Issue	Staff Response
Provincial Interest Section 2: e), f), and h) **(continued)**		It has therefore not been adequately demonstrated that there will be an adequate supply of water to service the proposed development and that the development will not impact the supply or provision of water services to the surrounding lands. Therefore, the proposed development does not have regard to matters of provincial interest respecting the supply of water or the adequate provision of water services and does not represent the orderly development of safe and healthy communities.
Plan of Subdivision Approvals Section 51(24): a), b), c), d), f), g) and i)	In considering a draft plan of subdivision, regard shall be had, amongst other matters, to the health, safety, convenience, accessibility, for persons with disabilities and welfare of the present and future inhabitants of the municipality and to:	There are existing restrictions and constraints on the subject lands and surrounding area, including limitations on available groundwater, demand for existing groundwater resources, soil types, ground infiltration rates, amongst others, which limit the scale of development that the lands can support.

Theme and Official Plan Policy	**Summary of Issue**	**Staff Response**
Plan of Subdivision Approvals Section 51(24): a), b), c), d), f), g) and i) **(continued)**	a) The effect of development of the proposed subdivision on matters of provincial interest as referred to in section 2; b) Whether the proposed subdivision is premature or in the public interest; and, c) Whether the plan conforms to the official plan and adjacent plans of subdivision. d) The suitability of the land for the purpose for which it is to be subdivided; e) The dimensions and shapes of the proposed lots; f) The restrictions or proposed restriction, if any, on the land proposed to be subdivided or the buildings and structures proposed to be erected on it and the restrictions, if any, on adjoining lands; and, g) The adequacy of utilities and municipal services.	The City has no plans to extend municipal services to this area, and the development is reliant upon the adequate provision of private well water and private sewage disposal. Through the Draft Plan of Subdivision application, the applicant has not demonstrated that the development can be adequately serviced and will not impact the surrounding area. Therefore, the proposed Draft Plan of Subdivision does not have regard to matters of provincial interest, is premature and not in the public interest, the lands are not suitable for the purpose for which they are to be subdivided, the dimension and shape of the lots are not appropriate, and adequate municipal services have not been demonstrated. In addition, the proposed subdivision does not comply with the Rural Hamilton Official Plan and Greensville Rural Settlement Area Secondary Plan.

Theme and Official Plan Policy	Summary of Issue	Staff Response
Plan of Subdivision Approvals Section 51(24): a), b), c), d), f), g) and i) **(continued)**		Based on the foregoing the proposed Draft Plan of Subdivision does not have regard to the criteria under Section 51(24) of the *Planning Act* nor the health, safety, and welfare of present and future inhabitants of the municipality.
Provincial Planning Statement (2024)		
General Policies for Settlement Areas Policy: 2.3.1.1	Settlement areas shall be the focus of growth and development.	The subject lands are located within a rural settlement area where growth is to be focused. Settlement Areas vary significantly in terms of size, density, population, economic activity, diversity and intensity of land uses, service levels, and types of infrastructure available. Therefore, while the proposal focuses growth into a rural settlement area, the size, density, and intensity of the land use will remain limited and will rely on private water and sewage systems. The proposal is consistent with this policy.

Theme and Official Plan Policy	**Summary of Issue**	**Staff Response**
Rural Areas in Municipalities Policies: 2.5.1, 2.5.2, and 2.5.3	Healthy, integrated, and viable rural areas should be supported by: a) Build upon rural character, and leveraging rural amenities and assets; b) Accommodating an appropriate range and mix of housing in rural settlement areas; and, c) Using rural infrastructure and public service facilities efficiently. In rural areas, rural settlement areas shall be the focus of growth and development and their vitality and regeneration shall be promoted. When directing development in rural settlement areas in accordance with policy 2.3, planning authorities shall give consideration to locally appropriate rural characteristics, the scale of development and the provision of appropriate service levels.	For Rural Areas, the policies require that healthy, integrated, and viable rural areas be supported by building upon rural character, accommodating an appropriate range and mix of housing, and using rural infrastructure efficiently. The existing character of the area consists of single detached dwellings on lots of approximately 0.14 to 0.7 hectares in area and the proposed built form reflects the existing rural character. Source Water Protection staff have identified that the proposed lot area is insufficient to accommodate a conventional sewage disposal system which complies with the Ontario Drinking Water Standard. The applicant has not demonstrated that an adequate water supply for private water services is available for the development without adversely impacting neighbouring properties. The applications have not demonstrated that the proposed lots will be using rural infrastructure efficiently.

Theme and Official Plan Policy	Summary of Issue	Staff Response
Rural Areas in Municipalities Policies: 2.5.1, 2.5.2, and 2.5.3 **(continued)**	Growth and development may be directed to rural lands in accordance with policy 2.6, including where a municipality does not have a settlement area.	Policy 2.5.3 requires that planning authorities, when directing development in rural settlement areas, consider locally appropriate characteristics, the scale of development, and the provision of appropriate service levels. The existing and anticipated demands on available groundwater resources, soil conditions, ability to support adequate private sewage disposal, amongst others, direct the appropriate scale of development as well as the provision of appropriate service levels for both the development and the surrounding area. The proposed development has not demonstrated that the scale of the development can be supported including appropriate service levels. The proposal is not consistent with these policies.

Theme and Official Plan Policy	**Summary of Issue**	**Staff Response**
Sewage, Water and Stormwater Policies: 3.6.1 b), c), and d), 3.6.4, and 3.6.7.	Planning for sewage and water services shall: d) Ensure that these services are provided in a manner that, 1. can be sustained by water resources upon which such services rely, 2. is feasible and financially viable over their life cycle, 3. protects human health and safety, and the natural environment, including the quality and quantity of water; and, 4. aligns with comprehensive municipal planning for these services, where applicable. e) Promote water and energy conservation and efficiency; and, f) Integrate servicing and land use considerations at all stages of the planning process.	The policies require that the sewer and water services be planned to promote water conservation and efficiency, ensure that services are provided in a manner that can be sustained by the available water resource, and protects human health and safety which includes the quality and quantity of water. The City has no plans to establish municipal water or sanitary sewage infrastructure for this area, nor plans to establish a private communal water services for the area. The water resource that must be relied upon is available groundwater and development must be based on the ability to provide and sustain individual onsite water and sewage disposal services. The proposal has not demonstrated that it can be sustained based on individual onsite water and sewage disposal services.

Theme and Official Plan Policy	Summary of Issue	Staff Response
Sewage, Water and Stormwater Policies: 3.6.1 b), c), and d), 3.6.4, and 3.6.7. **(continued)**	Where municipal sewage services and municipal water services or private communal sewage services and private communal water services are not available, planned, or feasible, individual onsite sewage services and individual onsite water services may be used provided that site conditions are suitable for the long term provision of such service with no negative impacts. Planning authorities may allow lot creation where there is confirmation of sufficient reserve sewage system capacity and reserve water system capacity.	Source Water Protection staff have articulated that in accordance with the Provincial Planning Statement, the applicant has not demonstrated sufficient water system capacity to each lot and that there are no adverse impacts to the surrounding land uses. Additionally, it has not been demonstrated that safe and sustainable sewage disposal can be achieved for the proposed development. The policies state that where there are no municipal services or private communal services available and where services are not planned or feasible, that individual onsite sewage services and individual onsite water services may be used provided the site conditions are suitable for the long term provision of such services with no negative impacts.

Theme and Official Plan Policy	Summary of Issue	Staff Response
Sewage, Water and Stormwater Policies: 3.6.1 b), c), and d), 3.6.4, and 3.6.7. **(continued)**		The proposed development cannot achieve compliance with the Ontario Drinking Water Standard based on a conventional sewage system and to achieve compliance the applicant is reliant upon the use of advance treatment systems. The City does not have the authority to effectively enforce system performance and, therefore, the ongoing monitoring and enforcement for the adequate functioning of advance treatment systems is not feasible. Furthermore, the City cannot prevent the replacement of an advance treatment system with a conventional system. An advance treatment system that is not adequately performing or the removal of the advance treatment system in favour of a conventional system poses a potential risk to water quality and public health for both the proposed development and surrounding land uses.

Theme and Official Plan Policy	Summary of Issue	Staff Response
Sewage, Water and Stormwater Policies: 3.6.1 b), c), and d), 3.6.4, and 3.6.7. **(continued)**		Therefore, the provision of individual onsite sewage service using an advance treatment system cannot ensure the long term use of such a service with no negative impacts. In September 2022, the City undertook a review of the City's Rural Hamilton Official Plan and did not propose an expansion of the urban boundary. As part of the Mid-Spencer Creek/Greensville Rural Settlement Area Subwatershed Study, the City conducted an assessment respecting appropriate minimum lot sizes for individual onsite sewage and onsite water services in the area, which identified a minimum lot size of 0.7 hectares for the area. The proposed lots do not meet this minimum lot size, and the applicant has not demonstrated that there is sufficient water capacity and safe sewage capacity to accommodate the proposed development.

Theme and Official Plan Policy	**Summary of Issue**	**Staff Response**
Sewage, Water and Stormwater Policies: 3.6.1 b), c), and d), 3.6.4, and 3.6.7. **(continued)**		Therefore, the lot creation is not consistent with policy 3.6.7 of the Provincial Planning Statement. The proposal is not consistent with these policies.
Water Policies: 4.2.1, and 4.2.3	Planning authorities shall protect, improve, and restore the quality and quantity of water by: a) Using watershed as the ecologically meaningful scale for integrated and long term planning, which can be a foundation for considering cumulative impacts of development; b) Minimizing potential negative impacts, including cross jurisdictional and cross watershed impacts.	The water policies of the Provincial Planning Statement require Planning authorities to protect, improve or restore the quality and quantity of water by minimizing potential negative impacts, implementing necessary restrictions on development to protect municipal drinking water supplies and vulnerable ground water, and planning for efficient and sustainable use of water resources, through practices for water conservation and sustainable water quality.

Theme and Official Plan Policy	**Summary of Issue**	**Staff Response**
Water Policies: 4.2.1, and 4.2.3 **(continued)**	c) Identifying water resource systems; d) Maintaining linkages and functions of water resource systems; e) Implementing necessary restrictions on development and site alterations to protect all municipal drinking water supplies and designated vulnerable areas, and protect, improve, or restore vulnerable surface and ground water, and their hydrologic functions; and, f) Planning for efficient and sustainable use of water resources, through practices for water conservation and sustainable water quality.	The proposed development cannot achieve compliance with the Ontario Drinking Water Standard using conventional sewage disposal systems and is proposing advance treatment system to achieve compliance. The City cannot guarantee the ongoing maintenance and performance of advance treatment systems or guarantee the ongoing provision of an advance treatment system. As a result, the proposed development cannot provide the City assurances of sustainable water quality. The City of Hamilton initiated the Mid-Spencer Creek/ Greensville Rural Settlement Area Subwatershed and Class Environmental Assessment in April 2016. Based on the predominant silty soil texture of the area, the study concluded that a minimum lot size of 0.7 hectares is required.

Theme and Official Plan Policy	**Summary of Issue**	**Staff Response**
Water Policies: 4.2.1, and 4.2.3 **(continued)**	Municipalities are encouraged to undertake, and large and fast growing municipalities shall undertake watershed planning to inform planning for sewage and water services and stormwater management, including low impact development, and the protection, improvement or restoration of the quality and quantity of water.	The Hydrogeological Assessment provided confirmed that the proposed development of 12 lots, with an additional lot to be created through a consent application, would not achieve compliance with the Ontario Drinking Water Standard through the use of conventional sewage disposal system and that a maximum of 10 lots, using conventional sewage disposal systems, could be supported if the lands for the future public road (Street “A”) were included in the lot area. Staff conclude that the proposed development does not meet the intent of regulation for the minimum lot area as the lands for the public roadway are not to be included in the calculation. The Subwatershed Study identified a stormwater management pond on the southerly portion of the subject lands, and the applicant has not included the stormwater management pond on the plans. The proposal is not consistent with these policies.

Theme and Official Plan Policy	**Summary of Issue**	**Staff Response**
Greenbelt Plan (2017)		
Settlement Areas Policies: 3.4.1, and 3.4.4	Settlement areas within the Greenbelt support and provide significant economic, social, and commercial functions to prime agricultural areas and rural lands. Hamlets are substantially smaller than Towns/Villages and play a significantly lesser role in accommodating concentrations of residential, commercial, industrial, and institutional development. Further, they are typically serviced with individual onsite sewage and water services and thus are not locations to which growth should be directed.	The subject lands are located within a Hamlet in the Protected Countryside of the Greenbelt Plan. Policy 3.4.1 identifies that hamlets play a role in accommodating residential development albeit a lesser role than that of towns and villages. Hamlets are typically serviced by individual onsite sewage and water services, limiting their ability to accommodate additional development or density. Policy 3.4.4 allows limited growth in hamlets subject to appropriate water and sewage services. Growth is not precluded in hamlets but must be supported by adequate services which in respect to the subject lands means adequate private well and septic system capacity.

Theme and Official Plan Policy	Summary of Issue	Staff Response
Settlement Areas Policies: 3.4.1, and 3.4.4 **(continued)**	For lands within Hamlets in the Protected Countryside, Hamlets are governed by official plans and related programs or initiatives and are not subject to the policies of this Plan, save for the policies of sections 3.1.5, 3.2.3, 3.2.6, 3.3 and 3.4.2. Limited growth is permitted through infill and intensification of Hamlets subject to appropriate water and sewage services.	As the proposed development has not demonstrated sufficient water capacity and sufficient safe sewage system capacity, the proposal does not conform to the Greenbelt Plan policies.
Water Resource System Policies Policies: 3.2.3.1, 3.2.3.2, and 3.2.3.4.	Planning authorities shall provide for a comprehensive, integrated, and long term approach for the protection, improvement or restoration of the quality and quantity of water. Watersheds are the most meaningful scale for hydrological planning.	The Mid-Spencer Creek/Greensville Rural Settlement Area Subwatershed Study identified that a minimum lot area of 0.7 hectares per lots is required, based on the soil types, to achieve compliance with the maximum permitted 10 mg/l of nitrate of the Ontario Drinking Water Standard. The proposed lots do not meet the minimum lot area requirements.

Theme and Official Plan Policy	Summary of Issue	Staff Response
Water Resource System Policies Policies: 3.2.3.1, 3.2.3.2, and 3.2.3.4. **(continued)**	Municipalities, partnering with conservation authorities as appropriate, shall ensure that watershed planning is undertaken to support a comprehensive, integrated, and long term approach to the protection, enhancement or restoration of the quality and quantity of water within a watershed. Decisions on allocation of growth and planning for water, wastewater, and stormwater infrastructure shall be informed by applicable watershed planning in accordance with the Growth Plan.	The Subwatershed Study also identified the need for a stormwater management pond on the subject lands which has not been included as part of the applications. A Hydrogeological Assessment was submitted, and it determined that the creation of 12 lots, and one additional lot through a future consent application, on lots less than 0.7 hectares exceeds the Ontario Drinking Water Standard maximum of 10 mg/L of nitrate based on a conventional septic system. To achieve compliance, the use of advance treatment systems is proposed in the Hydrogeological Assessment. However, the City cannot adequately monitor or enforce the performance of the system, nor can the City prevent a landowner from removing such a system and replacing it with a conventional septic system. Therefore, the proposed development has not demonstrated that it can support the long term protection of water quality.

Theme and Official Plan Policy	**Summary of Issue**	**Staff Response**
Water Resource System Policies Policies: 3.2.3.1, 3.2.3.2, and 3.2.3.4. **(continued)**		The proposed development has not demonstrated that there is adequate groundwater capacity to support the proposed development and that it will not create adverse impacts on available water for surrounding land uses. The proposal does not conform to these policies.
Rural Hamilton Official Plan		
Rural Settlement Area Policy: D.5.0	Rural Settlement Area designates those areas where a variety of land uses and developments have clustered together on a small scale outside the designated Urban Area. These areas are intended to be residential and service centres that serve the immediate community and the surrounding rural area. Land designated Rural Settlement Area shall be subject to Rural Settlement Area general policies and Secondary Plan policies for each Rural Settlement Area.	The proposal to create 12 residential lots, with one additional lot to be created by way of a future application for consent, is consistent with the general intent of areas designated “Rural Settlement Area” as they are intended to be residential and service centres. The proposal is required to comply with the Rural Settlement Area General policies and the Greensville Rural Settlement Area Secondary Plan. A detailed review of these policies is outlined under the Greensville Rural Settlement Area Secondary Plan section of this policy chart. The proposal complies with this policy.

Theme and Official Plan Policy	**Summary of Issue**	**Staff Response**
Housing Policies Policy: B.3.2	Housing is fundamental to the economic, social, and physical wellbeing of Hamilton's residents and communities. Housing is a basic human need and is the central place from which people built their lives, nurture their families and themselves and engage in their communities. While the housing needs of the farm community and rural residents are important, rural land is primarily a working landscape for agriculture and non renewable resources, with strong protections for our vital natural resources.	The policy recognizes the importance of housing, and that "Rural Settlement Areas" are the focus of rural non agricultural and non resource uses which would include residential. The policy articulates that rural areas cannot be serviced by municipal water and sewer systems and that a certain minimum land area is required to accommodate sustainable private servicing, which means that densities of development must remain low to accommodate sustainable private servicing. The policy recognizes the importance of housing, balanced with the need to accommodate sustainable private servicing. The policies specifically require that private services be sustainable to achieve compliance with the Ontario Drinking Water Standard. The proposed development utilizes advance treatment systems within the technical studies.

Theme and Official Plan Policy	Summary of Issue	Staff Response
Housing Policies Policy: B.3.2 **(continued)**	Rural settlement areas are the focus of rural non agricultural and non resource uses to protect the rural land base for its primary resource purposes. Additionally, the rural area cannot be serviced by lake based municipal water and sewer systems. Any municipal water systems existing on the date of adoption of this Plan were developed to address a water quality health emergency. The need for a certain land area to accommodate sustainable private servicing means that multi dwelling housing forms cannot be permitted in rural areas, and densities must remain low.	The City cannot ensure the ongoing performance and maintenance of advanced treatment systems nor the ongoing retention on individual sites and therefore the proposed servicing strategy does not represent a sustainable private service. The applications have not demonstrated that there is adequate water to sustain the proposed residential development. The proposal does not comply with this policy.

Theme and Official Plan Policy	Summary of Issue	Staff Response
Archaeology Policies Policies: B.3.4.4, B.3.4.4.2, B.3.4.4.4 and B.3.4.4.5	The City shall require the protection, conservation, or mitigation of site of archaeological value and areas of archaeological potential. In areas of archaeological potential, an archaeological assessment shall be required for a Zoning By-law Amendment and Draft Plan of Subdivision. Archaeological assessments shall be prepared in accordance with any applicable guidelines and policies. Prior to site alteration or soil disturbance, any required archaeological assessment must be approved, indicating that there are no further archaeological concerns with the property or concurring with the final resource management strategy to be implemented.	A Stage 2 Archaeological Assessment (P007-1583-2024) and a Stage 3 Archaeological Assessment (P007-1561-2024) were submitted with the applications. A Record of Indigenous Engagement is required to be submitted to the Ministry of Citizenship and Multiculturalism as well as the City of Hamilton prior to any further approvals. The proposal has not demonstrated compliance with these policies.

Theme and Official Plan Policy	**Summary of Issue**	**Staff Response**
Noise, Vibration and Other Emissions Policies: B.3.6.3.2, B.3.6.3.19, and B.3.6.3.20	Development of noise sensitive land uses, in the vicinity of provincial highways, parkways, arterial roads, or other uses considered to be noise generators shall comply with all applicable provincial and municipal guidelines and standards. The City shall ensure that all development or redevelopment with the potential to create conflicts between sensitive land use and point source or fugitive air emissions such as noise, vibration, odour, dust, and other emissions complies with all applicable provincial legislation, provincial and municipal standards, and provincial guidelines, and shall have regard to municipal guidelines.	The subject property is in proximity to both Highway No. 5 West and Brock Road, which are potential transportation noise sources, and it is in proximity to potential stationary noise sources, such as the Darling Dundas Rendering Plant to the northwest, the Lafarge Dundas Quarry to the east, and an existing school immediately to the east. A Noise Impact Study was submitted with the applications and concludes that noise from Highway No. 5 West and Brock Road will not exceed the regulatory limits, however, recommends that a noise warning clause be included. The study also concludes that the Darling Dundas Rendering Plant is 600 metres to the northwest and the Quarry is located 330 metres to the east and have negligible contributions to noise levels at the site.

Theme and Official Plan Policy	**Summary of Issue**	**Staff Response**
Noise, Vibration and Other Emissions Policies: B.3.6.3.2, B.3.6.3.19, and B.3.6.3.20 **(continued)**	Development or redevelopment with the potential to create conflicts between sensitive land uses and point source or fugitive air emission such as noise and odour emissions may include: a) Development with the potential to create conflict between a sensitive land use and a point source such as noise or odour, may include employment facilities, resource based industrial, or other uses with potential to produce impacts.	With respect to the existing school immediately to the east, the Noise Impact Study noted that under typical operating conditions, the school would be generating impulse sound due to its function. The study also noted a generator system that emits a continuous buzzing sound, but no direct measurements of the sound were conducted, and an equivalent noise source was assumed. The study concludes that the school generator appears to significantly contribute to the overall noise level at the site. The study, while flagging the school as a significant contribution to overall noise levels, states that it may be temporary however does not provide definitive conclusions. The study does not articulate what the noise levels from the school will be on the outdoor living areas for the lots immediately abutting the school. The study also noted that observations of the school site were based on a site visit that was undertaken in the summer when the school activities would be reduced.

Theme and Official Plan Policy	Summary of Issue	Staff Response
Noise, Vibration and Other Emissions Policies: B.3.6.3.2, B.3.6.3.19, and B.3.6.3.20 **(continued)**		Observations taken while the school is more active may identify additional noise sources that may impact the proposed development. A revised Noise Impact Study is required to further evaluate the noise impacts of the existing school during the school year on the proposed development. An Odour Impact Assessment was prepared and submitted which evaluated odour impacts from the Darling Dundas Rendering Plant. The City is required to ensure that development with potential to create conflict with a potential source of odour meets all applicable legislation, standards, and guidelines. The City of Hamilton requires Odour Impact Assessments to be peer reviewed to ensure that all applicable legislation, standards, and guidelines are being met. A peer review of the Odour Impact Assessment has not commenced. The proposal has not demonstrated compliance with these policies.

Theme and Official Plan Policy	Summary of Issue	Staff Response
Tree and Woodland Protection Policy: C.2.10.1	The City recognizes the importance of trees and woodlands to the health and quality of life. The City shall encourage sustainable forestry practices and the protection and restoration of trees and forests, and tree cover within Rural Settlement Areas.	There are several trees within and adjacent to the subject property. An Arborist Report and a Tree Preservation Plan were submitted with the applications. A total of 159 trees were inventoried, of which 23 trees have been proposed for removal. The Tree Preservation Plan has not been approved due to technical comments and concerns regarding the removal or retention of trees not being addressed. The proposal has not demonstrated compliance with this policy.
Infrastructure Policy: C.5.1.1	No draft, conditional, or final approval of development proposals shall be granted by the City for any development in Rural Hamilton that could impact existing private services or involves proposed private services until the development proposal complies with the requirements under policy C.5.1.1.	A Hydrogeological Assessment is required to be undertaken which provides a full assessment of onsite and offsite water supply and/or sewage disposal impacts. The study must be completed to the satisfaction of the City in accordance with both Section F.3.2.5 of the Rural Hamilton Official Plan and the Hydrogeological Study Guidelines.

Theme and Official Plan Policy	**Summary of Issue**	**Staff Response**
Infrastructure Policy: C.5.1. **(continued)**	For a proposal that could impact existing private services or involves proposed private services, development proponents shall submit complete information regarding existing or proposed private water and wastewater services. This information shall be completed to the satisfaction of the City. If the proponent does not agree with the City's calculations, the proponent shall be required to submit a hydrogeological study completed in accordance with Section F.3.2.5 and Hydrogeological Study Guidelines. A Hydrogeological Study shall be completed to the satisfaction of the City in accordance with Section F.3.2.5 of this Plan and Hydrogeological Study Guidelines. The City may request or conduct a peer review of the study.	As outlined below, the policies under Section F.3.2.5 require that Hydrogeological Studies determine the feasibility of sustainably servicing a proposed use. The Guidelines for Hydrogeological Studies articulate that the City does not support the use of advance treatment systems when justifying a proposed lot area for a specific development on privately serviced lots. A peer review of the Hydrogeological Assessment was undertaken and identified, amongst others, an issue with the initial testing that was undertaken, that there is limited discussion around well survey results, that no well survey questionnaire was attached to the study, and that more conservative infiltration rates should be applied. The peer review recommended additional testing, sampling and analysis be undertaken. It was also noted that the subject lands are within the modelled zone of influence of an active quarry and that future dewatering activities may impact the subject lands' ability to provide water.

Theme and Official Plan Policy	**Summary of Issue**	**Staff Response**
Infrastructure Policy: C.5.1. **(continued)**	The minimum size for a new lot proposed for a draft plan of subdivision with a proposed private water system or sewage system shall be the size required to accommodate the water system and sewage disposal system with acceptable onsite and offsite impacts, shall include sufficient land for a reserve discharge site or leaching bed, and not be less than 0.4 hectares in size. Private water supply and sewage disposal systems shall be capable of sustaining the proposed and existing uses within acceptable levels of onsite and offsite water quantity and quality impacts, including nitrate impacts.	The peer review advised that additional consideration of the quarry lands is warranted. With respect to nitrate impacts, the peer review noted that the application for 12 lots, and one additional lot through a future consent application, with conventional septic systems, would exceed the limit for nitrate of 10.0 mg/L and that the Hydrogeological Assessment included the installation of advanced treatment systems to achieve compliance. The peer review noted that the Hydrogeological Assessment acknowledged that the City's Guidelines do not support the use of advanced treatment systems for the purpose of reducing lot sizes. Source Protection Planning reviewed the applications against Rural Hamilton Official Plan policies and the Hydrogeological Study Guidelines and note that significant information gaps remain with respect to groundwater quantity, quality, and potential offsite impacts from private servicing.

Theme and Official Plan Policy	**Summary of Issue**	**Staff Response**
Infrastructure Policy: C.5.1. **(continued)**		Staff note, in accordance with the current Hydrogeological Study Guidelines, that advance treatment systems cannot be used to justify reduced lot sizes and that lots must be based on a conventional sewage system. Based on the Mid-Spencer Creek/Greensville Rural Settlement Area Subwatershed Study, lot sizes have been pre-established at a minimum of 0.7 hectares per parcel. The proposed lots have a minimum lot area of 0.48 hectares or greater and therefore will not be less than the 0.4 hectares minimum lot size identified in policy 5.1.1 c) iii), however, lots are required to be the size needed to accommodate the water system and sewage disposal system with acceptable onsite and offsite impacts as per policy 5.1.1 c) i).

Theme and Official Plan Policy	**Summary of Issue**	**Staff Response**
Infrastructure Policy: C.5.1. **(continued)**		As previously outlined above, the Subwatershed Study identifies a minimum lot size of 0.7 hectares and the Hydrogeological Assessment has noted that the proposed lots would not meet the Ontario Drinking Water Standard based on a conventional sewage disposal system and recommends advanced treatment systems, which cannot be guaranteed. The proposed lot sizes are therefore not sufficient to accommodate a sewage disposal system with acceptable impacts. In respect to the water system, the applicant has not adequately demonstrated that the proposed water system will not have adverse onsite or offsite impacts and therefore the proposed lot size is not sufficient. The policy requires that private water and sewage disposal systems be capable of sustaining the proposed and existing uses within acceptable levels on and off site, including nitrate impacts.

Theme and Official Plan Policy	Summary of Issue	Staff Response
Infrastructure Policy: C.5.1. **(continued)**		The proposed development is relying upon advance treatment systems to address nitrate impacts, and the City cannot effectively monitor and enforce the proper functioning of these systems, nor prevent a landowner from replacing them with a conventional sewage disposal system. Therefore, the use of advance treatment systems would not be a sustainable method to addressing nitrate impacts. The proposal does not comply with this policy.
Storm Water Management Facilities and Storm Water Management Plans Policies: C.5.4, and C.5.4.3	The City shall ensure that appropriate storm water management facilities are built and maintained to provide a safe and secure system for storm water. A Storm Water Management Plan shall comply with recommendations, standards and targets of approved watershed plans and other relevant municipal studies relating to the provision of storm water management.	The Mid-Spencer Creek/Greensville Rural Settlement Area Subwatershed Study in Figure 9.2.1 identifies the requirement of a wet pond on a portion of the subject lands for stormwater quantity and quality control. The proposed stormwater management design has not considered a wet pond for the proposed development and Development Engineering staff require that the stormwater management design be revised to align with the Subwatershed Study by providing the wet pond.

Theme and Official Plan Policy	**Summary of Issue**	**Staff Response**
Storm Water Management Facilities and Storm Water Management Plans Policies: C.5.4, and C.5.4.3 **(continued)**	A Storm Water Management Plan prepared for lands designated Rural Settlement Area shall avoid, minimize and/or mitigate storm water volumes, contaminant loads and impacts to receiving water courses, by, maintenance of groundwater quality and flow and stream based flow, protecting water quality and aquatic species, minimizing the disruption of preexisting natural drainage patterns, and prevention of increases in stream channel erosion and flood risk.	The proposal does not comply with these policies.
Division of Land – Plan of Subdivision Policy: F.1.14.1.2	Council shall approve only those Plans of subdivision that, conforms to the policies and land use designation, can be supplied with adequate services and community facilities, shall not adversely impact upon the transportation system and the natural environment, can be integrated with adjacent lands and roadways, and shall not adversely impact municipal finances.	Council may approve Draft Plan of Subdivision applications that comply with the policies of the Official Plan and have an appropriate servicing strategy. The proposal has not demonstrated adequate water and sanitary services for the new lots. The proposal does not comply with this policy.

Theme and Official Plan Policy	Summary of Issue	Staff Response
Hydrogeological Studies Policies: F.3.2.5.1, F.3.2.5.3, and F.3.2.5.4	The City shall prepare and adopt Guidelines for Hydrogeological Studies and Technical Standards for Private Services to provide direction regarding the technical assumptions and methodologies to be followed in preparation of hydrogeological study reports. These guidelines shall be used when preparing hydrogeological studies. Hydrogeological Studies required by Policy C.5.1.1 of this plan shall determine the feasibility of sustainably servicing a proposed use on a proposed site with private water and wastewater systems. Provided a proposed use on a site can be sustainably serviced in accordance with F.3.2.5.3, the required Hydrogeological Study shall, in the case of the lots within a	The Hydrogeological Studies and Technical Standards for private services were originally adopted in November 2013 and revised in February 2023. The guidelines stipulate that the City of Hamilton does not support the use of advance treatment systems as it relates to justifying a development approval on an undersized, privately serviced lot. The guidelines provide the rationale for the City to not support advance treatment systems identifying challenges with monitoring and enforcement for the proper functioning of the systems, and that the City lacks the ability to prevent a landowner from replacing an advance treatment system with a conventional sewage disposal system. This would result in increased public health and water quality risks to the proposed development and surrounding land uses. The policies with respect to Hydrogeological Studies require that the feasibility of sustainably servicing a proposed use on a proposed site with private water and wastewater systems is assessed.

Theme and Official Plan Policy	Summary of Issue	Staff Response
Hydrogeological Studies Policies: F.3.2.5.1, F.3.2.5.3, and F.3.2.5.4 **(continued)**	multi-unit site plan development in a Rural Settlement Area: • determine the appropriate lot size that meets boundary conditions as defined in provincial guidelines and include sufficient land for a reserve discharge site, leaching bed or other sewage disposal treatment system; • determine the availability of sufficient and suitable water supply; • determine the water taking for the proposed lot will not impact neighbouring wells; and, • assess the potential onsite and offsite groundwater impacts of sewage disposal effluent from the proposed use.	The studies need to determine the appropriate lot size that meets boundary conditions as defined by provincial guidelines, determine the availability of a sufficient and suitable water supply, that it will not impact neighbouring wells, assess for potential onsite and offsite impacts of the sewage disposal system effluent, and recommend conditions which ensure the long term sustainability of private water and sewage disposal. The Hydrogeological Assessment submitted with the applications has demonstrated that the development cannot meet Ontario Drinking Water Standard based on conventional sewage treatment systems. In addition, the proposed use of advance treatment systems does not ensure the long term sustainability of private water and sewage disposal services on the site.

Theme and Official Plan Policy	Summary of Issue	Staff Response
Hydrogeological Studies Policies: F.3.2.5.1, F.3.2.5.3, and F.3.2.5.4 **(continued)**	• recommend conditions of approval which may be required to be met by the proponent prior to final approval of the applications which ensures the long term sustainability of private water and sewage disposal services onsite.	Furthermore, Source Protection Planning staff are of the opinion that the information provided has not demonstrated compliance with the Rural Hamilton Official Plan sustainable servicing policies and that significant information gaps remain with respect to ground water quantity, quality, and potential offsite impacts from private servicing. The proposal does not comply with these policies.
Greensville Rural Settlement Area Secondary Plan		
Rural Settlement Area Plan – General Policies Policies: A.1.2.3, A.1.2.4, and A.1.2.6	The predominant use of land in Rural Settlement Areas shall be single detached residential development. Development in Rural Settlement Areas shall proceed in accordance with the specific policies and designations for each Rural Settlement Areas, subject to:	The proposed development complies with the predominate use of lands in “Rural Settlement Areas” and therefore the proposed use complies with policy A.1.2.3 of the general Rural Settlement Area Plan policies. Development in the “Rural Settlement Areas” shall be of a density and area compatible with the existing built environment.

Theme and Official Plan Policy	**Summary of Issue**	**Staff Response**
Rural Settlement Area Plan – General Policies Policies: A.1.2.3, A.1.2.4, and A.1.2.6 **(continued)**	• Development shall be of a height, density, area, and nature to be compatible with the existing built environment. • All development shall be required to obtain approval from the City for servicing. Any development shall be serviced in accordance with Section C.5.1, and in no case shall a proposed new lot be less than one acre. • Development shall comply with the Natural Heritage System Policies. New residential development which is dependent upon a new public road shall only proceed on the basis of a Plan of Subdivision.	The lots proposed for the development are larger in size than lots that currently exist along Taylor Crescent but are smaller than the majority of the lots to the south and southwest and are smaller than the lots at 655 Cramer Road that were recently approved at the Ontario Land Tribunal. From a built form perspective, the proposed lots and envisioned two storey dwellings would be compatible in scale. Therefore, the proposal complies with policy A.1.2.4 a) of the general Rural Settlement Area Plan policies. Development in “Rural Settlement Areas” is required to obtain approval from the City for servicing and is to be serviced in accordance with private water and wastewater services policies of the Rural Hamilton Official Plan. Policy A.1.2.4 b) of Volume 2 of the Rural Hamilton Official Plan restricts lot size to a minimum of one acre (0.4 hectares).

Theme and Official Plan Policy	Summary of Issue	Staff Response
Rural Settlement Area Plan – General Policies Policies: A.1.2.3, A.1.2.4, and A.1.2.6 **(continued)**		The proposed lots are greater than 0.4 hectares in size, however it has not been demonstrated that the development can be adequately serviced in accordance with the policies of the Rural Hamilton Official Plan and the Mid-Spencer Creek/Greensville Rural Settlement Area Subwatershed Study. Therefore, the proposal has not demonstrated compliance with policy A.1.2.4 b) of the general Rural Settlement Area Plan policies. The proposal is seeking to establish 12 new lots, with one additional lot to be created through a future consent application, a new public road (Street “A”), and a pedestrian walkway by way of a Draft Plan of Subdivision, which complies with policy A.1.2.3, A.1.2.4 a) and A.1.2.6 of the general Rural Settlement Area Plan policies. The proposal does not comply with policy A.1.2.4 b). The proposal does not comply with these policies.

Theme and Official Plan Policy	**Summary of Issue**	**Staff Response**
General Development Policies Policies: A.3.5.3.1, A.3.5.3.2, and A.3.5.3.3	New development in the Greensville Rural Settlement Area Plan Area shall be integrated and compatible with the existing community. The predominant land use of newly developable area shall be single detached dwellings. Development shall generally occur through the subdivision process, infilling of a minor nature may also be permitted through consent.	The proposed development is seeking to establish the proposed lots, municipal road (Street “A”), and pedestrian pathway by way of a Draft Plan of Subdivision with one additional future lot to be created by a future consent application which complies with policies A.3.5.3.1, A.3.5.3.2 and A.3.5.3.3. The proposal complies with these policies.
Settlement Residential Policies: A.3.5.5.3, A.3.5.5.4, A.3.5.5.5, A.3.5.5.7, and A.3.5.5.10	The predominant form of residential development shall continue to be the single detached dwelling. Residential development in the Rural Settlement Area Plan area shall predominately take place by registered Plan of Subdivision.	The creation of lots, a municipal road (Street “A”), and pedestrian pathway by way of a Plan of Subdivision complies with the predominate form of residential development identified under policy A.3.5.5.3 and A.3.5.5.4 of the Greensville Rural Settlement Area Secondary Plan.

Theme and Official Plan Policy	Summary of Issue	Staff Response
Settlement Residential Policies: A.3.5.5.3, A.3.5.5.4, A.3.5.5.5, A.3.5.5.7, and A.3.5.5.10 **(continued)**	Development of residential areas shall be integrated with parks, open space, and school sites. Consideration shall be given to potential walking and bicycle trails to connect residential areas to parks open space and schools. New residential development shall be integrated and compatible with the existing residential character. Development adjacent to existing areas, the bulk, mass, and height shall be similar to that of existing residential uses. Consideration shall be given to the use of increased setbacks, screening and buffering to minimize any adverse impacts on existing development.	The policies require that development of residential areas be integrated with parks, open space, and schools. The proposed development includes a walkway which connects the proposed municipal road (Street "A") to the Spencer Creek Estates Park to the south. Revisions to the final alignment of the walkway have been identified by staff. The inclusion of a walkway to connect to the park will help to integrate the residential development with existing parks. The proposal complies with policy A.3.5.5.5 of the Greensville Rural Settlement Area Secondary Plan. The requirement that development be integrated and compatible with existing residential character of the area, as stated in policy A.3.5.5. 7, speaks to bulk, mass and height of the built form and not private servicing. As previously noted, there is a range of lot sizes in the area and building heights are one to two storeys.

Theme and Official Plan Policy	**Summary of Issue**	**Staff Response**
Settlement Residential Policies: A.3.5.5.3, A.3.5.5.4, A.3.5.5.5, A.3.5.5.7, and A.3.5.5.10 **(continued)**		The proposed two storey dwellings will be required to be setback a minimum of 7.5 metres or more from the adjacent lands. The proposal is therefore compatible from a built form perspective. The subject property is located approximately 600 metres from the Darling Dundas Plant to the northwest and 330 metres from the Lafarge Dundas Quarry to the east. A noise study has been undertaken and determined these heavy industrial uses have a negligible contribution to noise levels for the site. An odour study with respect to odour impacts from the Darling Dundas Plant was submitted and concluded that odour complaints were unlikely and that adverse odour effects are very unlikely. The City recommends that the odour study be peer reviewed to ensure that odour emissions comply with all applicable legislation, standards, and guidelines. At this time a peer review of the odour study has not yet been undertaken.

Theme and Official Plan Policy	**Summary of Issue**	**Staff Response**
Settlement Residential Policies: A.3.5.5.3, A.3.5.5.4, A.3.5.5.5, A.3.5.5.7, and A.3.5.5.10 **(continued)**		The proposal complies with policies A.3.5.5.3, A.3.5.5.4, A.3.5.5.5 and A.3.5.5.5, however, compliance with policy A.3.5.5.10 has not been demonstrated at this time.
Storm Water Management Policy: A.3.5.12.1, and A.3.5.12.4	The intent of the Rural Settlement Plan is that existing storm water drainage systems continue to serve the Rural Settlement Area Plan area and that a master storm water drainage study be completed. A master storm water drainage study can become part of the comprehensive servicing study. Storm water drainage shall be provided in accordance with the conclusion of the master storm water drainage study or alternative storm water drainage plan.	The proposal does not include a stormwater management pond, as identified in the Mid-Spencer Creek/Greensville Rural Settlement Area Subwatershed Study. Development Engineering staff require that a stormwater management pond be incorporated into the stormwater management design. As a result, the Stormwater Management Report for the proposed development has not been approved by Development Engineering. The proposal does not comply with these policies.

Theme and Official Plan Policy	Summary of Issue	Staff Response
Servicing Policies: A.3.5.13.1, A.3.5.13.3, A.3.5.13.4, and A.3.5.13.5	It is the intent of the Rural Settlement Area Plan that development of the Rural Settlement Area Plan area be based on private or communal water and private sewage disposal system. Development shall take place on private sewage disposal systems. Residential development by Plan of Subdivision, shall be based upon a professional hydrogeologic and soils study, to the satisfaction of the Province and the City. The assessment must consider both onsite and offsite impacts related to the quantity and quality of water. All development shall be permitted only in accordance with the results of the study and on lots capable of accommodating a Class 4 (septic tank and tile bed) or Class 6 (aerobic) septic system including an	A Hydrogeological Assessment was submitted and identified that the 12 residential dwellings subject to this application, and one additional dwelling to be created through a future consent application, would not meet the Ontario Drinking Water Standard based on a conventional sewage treatment system and instead relies on the use of advanced treatment systems. Through the City of Hamilton Guidelines for Hydrogeological Studies and Technical Standards for Private Services, the City does not support the use of advanced treatment systems to justify a development on an undersized lot. Lots that are not of a sufficient size to accommodate a conventional sewage system have the potential to result in adverse effects on the quality of ground water. The proposed development has not demonstrated that there will be adequate services with respect to available water and that they will not have an impact to the quantity or quality of water of adjacent lands. The proposal does not comply with these policies.

Theme and Official Plan Policy	Summary of Issue	Staff Response
Servicing Policies: A.3.5.13.1, A.3.5.13.3, A.3.5.13.4, and A.3.5.13.5 **(continued)**	area equal to the original tile bed area which left free of development or hard surfaces to provide for a replacement tile bed in the event of failure to the original system, as determined by the City. The purpose of the hydrogeological and soil study is to ensure that an adequate supply of potable water is available to service the proposed development, and that there will be no unacceptable adverse effect on the quality and quantity of ground water and surface water as a result of the proposed development. Test wells shall be established and these wells along with existing wells shall be monitored for a period of two years after 10 out of the 12 units are occupied.	

Theme and Official Plan Policy	**Summary of Issue**	**Staff Response**
Development Phasing Policies: A.3.5.14.1, and A.3.5.14.2	In order to provide guidelines for the extent and density of residential development that can be sustained without unacceptable degradation of the ground and surface waters, development phasing is based on the need to proceed slowly and cautiously and the need to monitor the impact of new development on existing wells. A maximum of 12 lots in Plans of Subdivision shall be draft approved and registered in each of the Major Development Areas. Before a second phase of an additional maximum 12 lots shall be draft approved in each of the Major Development Areas, the Province and the City shall be satisfied that there are no outstanding problems related to the servicing or impacts on surface or ground water created by Phase 1 and, that Phase 2 can proceed without	The subject lands are located within Major Development Area A on Map 8b – Greensville Major Development Areas in the Greensville Rural Settlement Area Secondary Plan. The phasing policies of the Greensville Rural Settlement Area Secondary Plan limit the number of lots that can be draft approved and registered in each Major Development Area to 12 lots. In August 2025, the Ontario Land Tribunal issued approval of a Draft Plan of Subdivision for 18 lots at 655 Cramer Road. Additionally, Planning staff are currently evaluating an application at 94 Midsummer's Lane for the creation of 12 single detached dwelling lots. The two developments both fall within Major Development Area A. The policy requires that the Province and City need to be satisfied that there are no outstanding problems related to the servicing or impacts on surface or ground water created by the first phase before making a decision on subsequent phases.

Theme and Official Plan Policy	**Summary of Issue**	**Staff Response**
Development Phasing Policies: A.3.5.14.1, and A.3.5.14.2	causing any unacceptable impacts on the ground and surface water.	The approval of a Draft Plan of Subdivision for 12 additional lots within Major Development Area A prior to ensuring that there are no outstanding issues caused by the development at 655 Cramer Road would be premature and would not comply with the phasing policies of the Greensville Rural Settlement Area Secondary Plan. The proposal does not comply with these policies.

CONSULTATION – DEPARTMENTS AND AGENCIES

Department/Agency	**Comment**	**Staff Response**
• Alectra Utilities. • Corporate Real Estate. • Hamilton Street Railway.	No comment.	Noted.
Development Engineering Section, Growth Management Division, Planning and Economic Development Department	The proposed municipal right-of-way should be amended to include streetlights. A preliminary plan and profile drawing has not been included in the preliminary Engineering set for the proposed municipal street. With respect to drainage, the proponent is required to demonstrate that they have an adequate storm outlet to service the proposed development. It appears that the runoff from the proposed lots one to five is directed to drain to the southeast corner of the property onto the City's parkland. The proponent is required to	Revisions to the stormwater management design are required by providing a stormwater management pond in accordance with the Mid-Spencer Creek/Greensville Rural Settlement Area Subwatershed Study. The subject lands cannot support a conventional private sewage disposal system and will not comply with Ontario Drinking Water Standard. The proposed advance treatment systems are not sustainable based on the City's standards and City of Hamilton Guidelines for Hydrogeological Studies and Technical

Department/Agency	**Comment**	**Staff Response**
Development Engineering Section, Growth Management Division, Planning and Economic Development Department **(continued)**	demonstrate they have an adequate storm outlet. The lands are located within the Greensville Rural Settlement Area as identified in the Mid-Spencer Creek/Greensville Rural Settlement area Subwatershed Study. The stormwater management and infiltration system design for the proposed development shall comply with the Subwatershed Study. A stormwater management block may be required to be identified within the draft plan lands to provide for installation of a stormwater management facility in municipal ownership. The Mid-Spencer Creek/Greensville Rural Settlement Area Subwatershed Study, established requirement of a wet pond for stormwater quantity and quality control for the site in Figure 9.2.1.	Standards for Private Services. The City does not have the authority to enforce monitoring and enforcement for the proper functioning of the advance treatment systems, nor ensure that the systems are not replaced with conventional systems. The proposed development has not demonstrated that there is adequate water to service the proposed development and that the proposed development will not have an adverse impact either onsite or offsite with respect to the quantity and quality of water. Development Engineering identified that it cannot support the proposed zoning exemption for reduced lot frontage as that will directly impact lot size.

Department/Agency	**Comment**	**Staff Response**
Development Engineering Section, Growth Management Division, Planning and Economic Development Department **(continued)**	The proposed stormwater management design has not considered a wet pond for the proposed development. The stormwater management design needs to be revised as per the Subwatershed Study and the wet pond shall be designed in accordance with City and Ministry of the Environment, Conservation and Park standards to achieve stormwater quality control and Level 1 quality control. The proposed stormwater design considered infiltration trenches for stormwater quantity control; the City of Hamilton does not accept infiltration trench for stormwater quantity control. The proposed stormwater quantity control proposal for the entire site shall be revised. The City does not accept infiltration systems without filter media for water quality	The change in zoning from the Settlement Residential (R2-14(H)) Zone to the Settlement Residential (S1) Zone will have the effect of reducing the required minimum lot area from 8,000 square metres (0.8 hectares) to 4,000 square metres (0.4 hectares) and therefore the change in zoning will also directly impact lot size.

Department/Agency	**Comment**	**Staff Response**
Development Engineering Section, Growth Management Division, Planning and Economic Development Department **(continued)**	control. Infiltration trenches shall be sized for water balance infiltration targets. Quantity control for road drainage by proposed infiltration systems in the road right-of-way in not acceptable to the City. The design shall demonstrate how the erosion and water balance requirements, as per the Subwatershed Study, will be achieved. Pre-development and post-development drainage area plans should be included in the report. Source Protection Planning staff are not satisfied that adequate private water and private sewage disposal systems for the proposed development have been demonstrated. A full review of Source Protection Planning comments is outlined in	

Department/Agency	**Comment**	**Staff Response**
Development Engineering Section, Growth Management Division, Planning and Economic Development Department **(continued)**	the respecting Source Protection Planning section comments of Appendix “E” to Report PED26083. The size of the proposed lots within the draft plan lands is not sufficient to provide for adequate private water well installation and private disposal systems. Development Engineering staff does not support the proposed zoning exception for a reduced minimum frontage that will directly impact the lot size. Development Engineering staff does not support the proposed Draft Plan of Subdivision for the subject lands as there is no provision of a separate block to provide for the installation of a future stormwater management facility, as recommended by the	

Department/Agency	**Comment**	**Staff Response**
Development Engineering Section, Growth Management Division, Planning and Economic Development Department **(continued)**	Mid-Spencer Creek/Greenville Rural Settlement Area Subwatershed Study.	
Source Protection Planning, Watershed Management, Public Works Department	Source Protection Planning understands that the planned development is proposing to create 13 lots for single detached dwellings. The property is located within one of the future development areas identified in the Mid-Spencer Creek/Greensville Rural Settlement Area Subwatershed Study and the application is also subject to the study recommendations approved by City Council. Source Protection Planning reviewed the submitted Hydrogeological Assessment	The proposed development is seeking a minimum lot size that is less than the recommended 0.7 hectares that is identified in the Mid-Spencer Creek/Greensville Rural Settlement Area Subwatershed Study. The proposed 12 lots with a potential one additional lot will exceed the Ontario Drinking Water Standard with respect to nitrates based on a conventional sewage system.

Department/Agency	**Comment**	**Staff Response**
Source Protection Planning, Watershed Management, Public Works Department **(continued)**	Report and Private Well Pump Test and Water Sampling and Analysis prepared by Peto MacCallum Ltd. Consulting Engineers dated November 14, 2025, and December 3, 2025, respectively submitted with the applications. The reports were also peer reviewed by Cambium Inc. The comments raised by both Source Protection Planning and the peer review need to be addressed. Wastewater Assessment In respect to the wastewater assessment, an infiltration rate of 204.3mm per year was applied based on the results of the water balance assessment. The Greensville Subwatershed Study and the City of Hamilton Guidelines for Hydrogeological Studies and Technical	The applicant is proposing to utilize advance treatment systems which cannot be used to justify a reduction in minimum lot size. The review of the technical studies has identified gaps in the information with respect to groundwater quantity, quality, and potential offsite impacts from private servicing. The proposal has not demonstrated compliance with the sustainable servicing policies of the Rural Hamilton Official Plan and Greensville Rural Settlement Area Secondary Plan.

Department/Agency	**Comment**	**Staff Response**
Source Protection Planning, Watershed Management, Public Works Department **(continued)**	Standards for Private Services provides that acceptable infiltration rate for silty sand soils onsite is 175 mm/year. The nitrate boundary calculations shall be reassessed using the correct infiltration rate. The results of the calculations indicate that private servicing for the proposed lot sizes, using a conventional sewage system, is not sustainable as the nitrate concentration at the lot boundary exceeds the Ontario Drinking Water Standards of 10 mg/l. The Hydrogeological Report recommends the use of an advanced treatment system to support the smaller lot sizes proposed. Source Protection Planning notes that advance treatment systems cannot be used to justify reduced lot sizes. Lot sizing must be based on nitrate concentrations generated	The proposal cannot be supported as the applicant has not demonstrated that the development can be adequately serviced and will not impact the surrounding area.

Department/Agency	**Comment**	**Staff Response**
Source Protection Planning, Watershed Management, Public Works Department **(continued)**	from a conventional sewage system. The assessment and recommendations in the report shall be revised accordingly. Lot sizes for this development have been pre-established at 0.7 hectares per lot within the Greensville Subwatershed Study. A nitrate boundary calculation was completed for the subject site as a whole; however, an assessment is also required for each of the proposed 13 future lots. This assessment shall be provided in an updated report. An offsite nitrate impact assessment is required for the surrounding area. The applicant shall provide a scaled site plan that shows the water supply and sewage disposal system components conform to the	

Department/Agency	**Comment**	**Staff Response**
Source Protection Planning, Watershed Management, Public Works Department **(continued)**	Ontario Building Code Part 8 clearances. A reserve area bed shall also be delineated on a site plan to meet the Rural Hamilton Official Plan requirements. Location of the water supply, sewage disposal systems, and reserve bed should be clearly delineated. Water Supply Assessment The applicant is advised that the LaFarge Dundas Quarry located north of the subject lands had received approval for an expansion to the south. Groundwater and surface water modeling was completed to understand its impacts for the surrounding area. The modelling indicates that the subject lands may experience an estimated 3.0 to 5.0 metre reduction in groundwater levels over the operational life of the quarry. The simulated	

Department/Agency	**Comment**	**Staff Response**
Source Protection Planning, Watershed Management, Public Works Department **(continued)**	groundwater drawdown does not account for potential climate change effects or cumulative groundwater demands from other water users in the area. The results of the pumping test indicate the following with respect to available drawdown under steady state conditions: • For Pump 1 - As noted in the peer review there is a concern that the well level during the pumping test may have fallen below the pump intake level, and as a result, well yield concerns may exist. The Pumping Test Report also noted that Pump 1 does not have adequate yield. • Pump 2 – The Pumping Test Report notes that a total of 1.66 metres of drawdown occurred during the test, and only 2.7 metre of total drawdown was available	

Department/Agency	Comment	Staff Response
Source Protection Planning, Watershed Management, Public Works Department **(continued)**	prior to commencing the test. As a result, under steady test pumping conditions, only approximately 1.0 metre of additional drawdown capacity remained available. • Pump 3 – The Pumping Test Report notes that a total of 3.4 metres of drawdown occurred during the test, and only 7.4 metres of total drawdown was available prior to commencing the test. While the report notes only 3.0 metres of drawdown was available, Source Protection Planning acknowledges that there may be a typographical error and that approximately 4.0 metres of drawdown may be available at this well location. Source Protection Planning has a concern that the above assessment does not account for potential drawdown influences from onsite and offsite water taking activities, including	

Department/Agency	**Comment**	**Staff Response**
Source Protection Planning, Watershed Management, Public Works Department **(continued)**	but not limited to, well interference from future onsite lots once the subdivision is constructed, offsite domestic wells in the surrounding area, and quarry dewatering activities. Future development to the west of the subject lands may also induce groundwater drawdown in the area potentially affecting the subject site. These considerations shall be further addressed in an updated report from the perspective of long term sustainability of private onsite water supply for the proposed lots. During pumping tests for pump 2 and pump 3, hydrographs for pump 1 exhibited irregular behavior. This may be indicative of influences from nearby offsite wells or other external factors given the proximity of pump 1 to the residential neighbourhood to the north. Figure 4 of the Pumping Test Report shows that	

Department/Agency	Comment	Staff Response
Source Protection Planning, Watershed Management, Public Works Department **(continued)**	water levels in pump 1 appear to have been declining or recovering on the day prior to commencement of the pump 2 pumping test. A long term groundwater level monitoring program is recommended to be implemented to establish baseline groundwater fluctuations at each test well to better interpret the pumping test results. The Pumping Test Report concludes that deeper wells such as pump 1 appear to experience significant impacts from pumping at pump 2 and pump 3 which are shallower depth wells, and the report recommends replacement of pump 1 with a shallower well. Source Protection Planning staff note that if deeper wells in the area are more susceptible to interference effects from onsite pumping, the report does not address whether similar interference impacts may occur at neighboring	

Department/Agency	**Comment**	**Staff Response**
Source Protection Planning, Watershed Management, Public Works Department **(continued)**	offsite wells screened within deeper bedrock formations. The potential impact needs to be addressed. The three pumping tests completed on the subject lands do not represent the cumulative groundwater demand associated with the full buildout of the proposed subdivision. Given the potential for significant onsite and offsite groundwater drawdown associated with the proposed water taking activities, the pumping test assessment shall be revised. If a cistern is proposed as a supplemental component of the water supply system, additional details shall be provided regarding the size of the cistern to meet both peak and average daily water demands for each lot. It is noted that a cistern as a primary source	

Department/Agency	**Comment**	**Staff Response**
Source Protection Planning, Watershed Management, Public Works Department **(continued)**	cannot be used for development applications involving new lot creation. A groundwater monitoring plan to assess cumulative on-site and off-site impacts shall be prepared and shall include monitoring wells in representative locations. The Pumping Test Report notes that pump 1 exhibited poor water quality, including odour concerns described as sewage like. The report recommends that this well be decommissioned and replaced with a new well installed at a shallower depth. Source Protection Planning requires that the water quality concerns be investigated further to determine whether they are localized or indicative of broader site wide conditions that could affect future residential development.	

Department/Agency	**Comment**	**Staff Response**
Source Protection Planning, Watershed Management, Public Works Department **(continued)**	Sodium concentration exceeded 20 mg/l; this water quality should be reported to the Medical Officer of Health so that this information can be communicated to local physicians for their use with patients on sodium restricted diets. Purchasers of the site should be made aware of this information. Source Protection Planning staff noted policy A.3.5.14 of the Greensville Rural Settlement Area Secondary Plan respecting all major development areas being developed in phases with a draft approval for each phase not exceeding 12 lots. Prior to obtaining draft approval for the subsequent phase of development, the proponent would need to satisfy the City and the Province in confirming that there would not be any outstanding problems related to servicing or impacts on surface water or ground water created by the	

Department/Agency	**Comment**	**Staff Response**
Source Protection Planning, Watershed Management, Public Works Department **(continued)**	preceding development phase, and that the current development phase can proceed without causing any unacceptable impacts on the groundwater and surface water resources. If detrimental impacts on the quantity or quality of water supply to existing developments are reported or proven, further lots will not be approved unless and until the problem is rectified or an alternative water supply is secured. Based on Source Protection Planning staff's review of the submitted material and as outlined by the peer review by Cambium Inc. the information provided to date does not demonstrate conformity with the Rural Hamilton Official Plan sustainable servicing policies. Significant information gaps remain with respect to groundwater quantity, quality, and potential off-site impacts from private	

Department/Agency	**Comment**	**Staff Response**
Source Protection Planning, Watershed Management, Public Works Department **(continued)**	servicing. Source Protection Planning is unable to support the applications at this time. Additional hydrogeological investigation and supporting analysis will be required to demonstrate that the proposed development can be sustainably serviced without adverse impacts to groundwater resources or neighbouring properties.	
Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department	As a condition of Draft Plan approval, Street A and the pedestrian link shall be designed and constructed as per the City's Comprehensive Development Guidelines and Complete Streets Guidelines. As a condition of Draft Plan approval, the owner shall provide a Pavement Marking and Signage Plan drawn for the overall subdivision. As a condition of Draft Plan approval, the owner shall provide a fee / payment to the	Should the applications be approved, these comments would be included as special conditions of Draft Plan of Subdivision approval.

Department/Agency	**Comment**	**Staff Response**
Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department **(continued)**	City, subject to any exemption, for the installation of all permanent traffic and parking signs. Transportation Planning staff have reviewed the Trip Generation Letter and approve the assessment as the existing road network can accommodate the vehicles generated by the proposed development. Street A at Taylor Crescent will create a side street stop-control intersection due to the limited number of vehicular trips that will be generated by the proposed development. All local roads which will terminate either temporarily or permanently with a dead end will require a cul-de-sac to enable turning of garbage trucks, snow removal equipment and emergency vehicles.	

Department/Agency	**Comment**	**Staff Response**
Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department **(continued)**	The applicant will be responsible for all construction required for the extension of Street A including provision for municipal sidewalk and other infrastructure improvements as needed. The applicant will be required to construct the proposed road network to City of Hamilton municipal standards. Approximately 20.0 metres are to be dedicated for the right-of-way of the proposed Street A. Taylor Crescent and the future Street A are both local roads and as such, a 4.57 metre by 4.57 metre daylight triangle to the right-of-way is required.	

Department/Agency	**Comment**	**Staff Response**
Forestry and Horticulture Section, Environmental Services Division, Public Works Department	Forestry approves the Tree Management Plan dated September 30, 2025, subject to a minor note about tree No. 1 being a public tree. The Concept Plan shows there are two corner lots and 10 standard lots. As a result, 16 trees are required. A total forestry fee of $13,661.70 is required for street tree planting.	Should the applications be approved, these comments would be included as special conditions of Draft Plan of Subdivision approval.
Legislative Approvals, Growth Management, Planning and Economic Development Department	As per subsection 51(17) of the *Planning Act*, the following is required to be provided on a Draft Plan: • The boundaries of the land proposed to be subdivided be certified by an Ontario Land Surveyor. • The width of Taylor Crescent be provided. • The Key Plan should be provided on a scale of not less than one centimetre to 100 metres.	Should the applications be approved, these comments would be included as special conditions of Draft Plan of Subdivision approval.

Department/Agency	**Comment**	**Staff Response**
Legislative Approvals, Growth Management, Planning and Economic Development Department **(continued)**	• The nature and extent of any easements affecting the subject lands should be shown. It should be confirmed if the subject proposal will be a phased Draft Plan of Subdivision. A PIN Abstract is required with the submission of a Draft Plan of Subdivision application. It should be determined if there are any implications arising from the adjacent Registered Plan of Subdivision (25T-87011) such as cost recoveries relating to the registered plan or any reserves to be lifted. If there are any implications arising from the adjacent Draft Plan of Subdivision application (25T-201710).	

Department/Agency	**Comment**	**Staff Response**
Legislative Approvals, Growth Management, Planning and Economic Development Department **(continued)**	The owner and agent should be made aware that municipal addressing and street naming for this proposal will be determined through the Draft Plan of Subdivision process. A condition of Draft Plan of Subdivision Approval will be required. Note that Draft Approval shall lapse if the plan is not given final approval within three years, however extensions will be considered if a written request is received two months before the Draft Approval lapses.	
Waste Policy and Planning Section, Waste Management Division, Public Works Department	The proposed development as currently designed, consists of single detached properties which are eligible to receive individual curbside collection services of organic material, yard waste, garbage, and bulk item collection of large household items. The development eligibility for recycling collection through the provincial producer	Should the applications be approved, these comments would be included as special conditions of Draft Plan of Subdivision approval.

Department/Agency	**Comment**	**Staff Response**
Waste Policy and Planning Section, Waste Management Division, Public Works Department **(continued)**	responsibility program is contingent on meeting the criteria set out in the Blue Box Regulation. Each dwelling unit includes a designated storage area, minimum required size for this waste storage area is 2.5 square metres. The developer is responsible for all waste removal up until the time that an Agreement for onsite Collection of Solid Waste is finalized and municipal collection services are approved and initiated. Prior to the start of municipal waste collection service, the development must be substantially complete and be free of construction debris and construction related activities.	

Department/Agency	**Comment**	**Staff Response**
Development Charges, Programs and Policies Corporate Services	Development Charges will need to be assessed at building permit issuance. The applicant is encouraged to contact DCRequest@hamilton.ca for preparation of an informational estimate.	Noted.
Hamilton Fire Department	Recommend downsizing the sidewalk width to 2.0 metres and increasing the roadway to 11.0 metres, to allow fire apparatus to safely pass one another and stage appropriately during emergency response.	Noted.
Landscape Architectural Services Environmental Services, Public Works Division, Public Works Department	Cash-in-lieu of parkland dedication will be required. In respect to the trail configuration, Landscape Architecture Service has concerns with the proposed walkway connection, sightlines would be impacted because of the jog in the walkway, and would prefer a straight, linear walkway connection from the	Noted.

Department/Agency	**Comment**	**Staff Response**
Landscape Architectural Services Environmental Services, Public Works Division, Public Works Department **(continued)**	road circle to the existing Spencer Creek Estates Park. The proposed pathway right-of-way is not wide enough given its length. The pathway itself should be 3.0 metres in width. Typically, a 6.0 metre wide walkway width to accommodate the 3.0 metre asphalt, plus additional sodded space on either side, is required. The pathway should be made of asphalt material.	
Ministry of Transportation	The subject lands are outside of the Ministry of Transportation permit jurisdiction. No Ministry of Transportation permit or approval would be required by the proponent for any development at the subject lands.	Noted.
Hamilton Conservation Authority	The subject property does not contain any natural hazard features on or adjacent to the property and is not regulated by the Hamilton Conservation Authority. Therefore, written	Noted

Department/Agency	**Comment**	**Staff Response**
Hamilton Conservation Authority **(continued)**	permission is not required from the Hamilton Conservation Authority for the proposed development. Since stormwater is not being directed to any surface water feature, Hamilton Conservation Authority will defer the review of the Stormwater Management Report to the City.	
Bell Canada	Bell Canada has no objections to the applications at this time but advise the owner to contact Bell Canada at the detailed design to confirm the provision of communications and telecommunications infrastructure needed to service the development. Bell Canada requests the inclusion of a condition of Draft Approval that should any conflict arise with existing Bell Canada facilities where current and valid easements exist, the owner shall be responsible for the	Should the applications be approved, these comments would be included as special conditions of Draft Plan of Subdivision approval.

Department/Agency	Comment	Staff Response
Bell Canada **(continued)**	relocation of any such facilities or easements at their own cost. It is the responsibility of the owner to provide entrance/service ducts from Bel Canada's existing network infrastructure to service this development. In the event that no such network infrastructure exists, the owner may be required to pay for the extension of such network infrastructure. If the owner elects not to pay for the above noted connection, Bell Canada may decide not to provide service to this development.	

Department/Agency	**Comment**	**Staff Response**
Mississaugas of the Credit First Nation	The Mississaugas of the Credit First Nation are the Treaty Holders of the land on which 36 Taylor Crescent, Flamborough, will take place. Specifically, the project is located on Between the Lakes, Treaty No. 3. The Mississaugas of the Credit First Nation hold Indigenous and Treaty Rights specific to the project location and its environs, which may be adversely impact by it. The Department of Consultation and Accommodation is designated by the Mississaugas of the Credit First Nation to handle consultation matters on its behalf. The Department of Consultation and Accommodation team has filed the project related correspondence and have no questions or comments at this time. This does not indicate a position of support for the project, that the Duty to Consult and	Noted.

Department/Agency	**Comment**	**Staff Response**
Mississaugas of the Credit First Nation **(continued)**	Accommodate the Mississaugas of the Credit First Nations has been met, or that there is no adverse impact to the Mississaugas of the Credit First Nation's Indigenous and Treaty Rights. The Department of Consultation and Accommodation expects to be notified of any and all future project updates and/or changes. The Department of Consultation and Accommodation must be notified of, invited to participate in, and provide the opportunity to review any environmental and/or archaeological assessments. The Department of Consultation and Accommodation may request capacity funding from the proponent for its consultation and engagement activities relating to the project.	

Department/Agency	**Comment**	**Staff Response**
Six Nations of the Grand River **(continued)**	Six Nations of the Grand River territory is within the most highly urbanized land in Canada. Development has occurred on Six Nations traditional territory without consultation or consent of the Six Nations of the Grand River. The cumulative effect of this intense development has contributed to significant environmental degradation and, as a result, Six Nations has experienced severe impact on its ability to exercise Aboriginal and Treaty Rights that are not only set out in the treaties themselves but are also recognized and affirmed in Section 35 of the *Constitution Act, 1982*. The 1701 Nanfan Treaty guarantees Six Nations of the Grand River's right to harvest and hunt on this property for perpetuity, but this proposal undermines those rights. Six Nations of the Grand River must be	The City acknowledge the comments from Six Nations of the Grand River and note the following. An increase in density through smaller lots or a medium density development as recommended is not supportable based on the availability of private water and sewage systems. A Tree Protection Plan, Landscape Plan and Lighting Plan will be required for any development as part of conditions of Draft Plan of Subdivision, should the applications be approved. The applications for Zoning By-law Amendment and Draft Plan of Subdivision would not govern the use of specific windows for bird friendly design.

Department/Agency	Comment	Staff Response
Six Nations of the Grand River **(continued)**	accommodated to mitigate any harm to its treaty rights cause by the proponent. Six Nations of the Grand River does not approve of the form of low density development and instead outlines the need for intensifying development rather than spreading out further. Six Nations of the Grand River encourages the application to be redesigned to have more smaller properties or include medium density buildings. Further development of the land infringes on Six Nations Aboriginal and Treaty Rights by essentially guaranteeing land will not be returned to a natural state and by negatively impacting the environment through emissions and use of resources. Development of this land fall under the Duty to Consult and Accommodate, meaning Six Nations of the	

Department/Agency	**Comment**	**Staff Response**
Six Nations of the Grand River **(continued)**	Grand River must be consulted with and accommodated for impacts to their rights. Six Nations of the Grand River requires that this development be paired with compensation for impacts to these rights and to the environment. Compensation should include environmental enhancement, financial compensation, and other forms of compensation such as increased numbers of affordable units and discounts for Six Nations people. Six Nations of the Grand River requires a 10 to 1 tree replacement ratio for all trees removed regardless of diameter and 1 to 1 compensation for any dead trees. A high tree replacement ratio helps to restore lost ecological function and considers time for regrowth and reduced survivability due to	

Department/Agency	Comment	Staff Response
Six Nations of the Grand River **(continued)**	deer browsing and tree die-off. Six Nations of the Grand River acknowledges that the City of Hamilton has a 1 to 1 tree replacement requirement but deems this requirement insufficient. Higher tree replacement ratio better compensates for the long lasting, permanent impact of the development on the lands which will no longer be able to be used by indigenous people. The removal of or damage to the natural environment has an immense negative impact to Six Nations of the Grand River Aboriginal and Treaty Rights in this area. Planting additional trees and improving the environment helps make up for the negative impacts from development on these rights. Planted trees must be site specific native	

Department/Agency	**Comment**	**Staff Response**
Six Nations of the Grand River **(continued)**	species and should be planted as close to the site as possible without impact existing natural features and ecosystems. In respect to landscape Six Nations of the Grand River requires that native plant species be prioritized, and that invasive or potentially invasive species are completely avoided. Six Nations of the Grand River strongly encourages the creation of pollinator gardens using native plant species in landscaped areas not intended for human movement. Six Nations of the Grand River request that buildings and streetscapes are designed using bird and light friendly practices.	

Summary of Public Comments Received

Comment Received	**Staff Response**
A concern was raised with respect to the availability of sufficient ground water to service the development's wells and the impact of the development on the wells of existing properties in the area. These concerns were issues that were commonly expressed by the interested parties. The comments outlined ongoing issues that were being experienced with respect to existing well failures, declining well water levels, and residents having to rely on cisterns. Concern was raised that the proposed development and other developments planned for the area will have further cumulative impacts with respect to the quantity of groundwater in the area. Additionally, concern was raised that the increased impervious surface proposed would further impact the available water in the groundwater aquifer. Concern with respect to the quality of the ground water was also noted.	A Hydrogeological Assessment and Pump Test Report were submitted with the applications. The studies were reviewed by Source Protection Planning and their peer review consultant. Both reviews outlined concerns with the submitted studies and noted that the information has not sufficiently demonstrated that there is adequate groundwater to service the proposed development, nor has it been demonstrated that the proposal will not negatively impact surrounding lands. Source Protection Planning is therefore not able to support the applications at this time and requires the applicant to undertake further testing and review. In respect to groundwater quality, Source Protection Planning has a concern with one of the test wells including odour concerns which were described as "sewage like." Source Protection Planning has expressed concern with the proposed use of advance treatment systems to justify a reduced minimum lot area and the potential impact that this could have with respect to water quality and achieving compliance with the Ontario Drinking Water Standard. A full outline of the comments from Source Protection Planning is provided in Appendix "E" to Report PED26083.

A concern was raised that the proposed development will result in a loss of greenspace.	The subject lands are designated for residential use and are not planned for future open space or a municipal park. The development is for single detached dwellings on lots in excess of 0.4 hectares and will include space on site for grass, trees, and other vegetation. A City boulevard for the new municipal road will include the provision of street trees. Any development of the subject lands would require a Tree Protection Plan and would also require replacement at a compensation rate of one to one for each tree that is proposed to be removed. The trees to be replaced will need to be articulated on a revised Landscape Plan.
A concern was raised with the proposed development resulting in a loss of agricultural lands.	The subject lands are designated “Rural Settlement Area” in the Rural Hamilton Official Plan and “Settlement Residential” in the Greensville Rural Settlement Area Secondary Plan. The lands are zoned Settlement Residential (R2-14(H)) Zone, Modified, Holding in the Town of Flamborough Zoning By-law. Agricultural uses are not a use permitted in the Settlement Residential (R2-14(H)) Zone, Modified, Holding, and are not envisioned for lands designated “Settlement Residential” in the Greensville Rural Settlement Area Secondary Plan. The proposal therefore does not result in a loss of agricultural lands.

Concern was raised with respect to potential traffic impacts of the proposed development on the surrounding area.	A Trip Generation Assessment was undertaken and reviewed by Transportation Planning staff who are satisfied that the existing road network can accommodate the trips generated by the proposed development.
Concern was raised with there being only one road access for the proposed development.	The proposed development consists of a cul-de-sac with 12 lots intended to be developed for single detached dwellings. Transportation Planning staff did not require a secondary access.
A concern was raised with the construction impacts of the proposed development on nearby residents.	A Construction Management Plan to evaluate construction impacts can be required as a condition of Draft Plan of Subdivision approval.
A concern was raised about the proposed development's impact on school capacity.	The Hamilton Wentworth District School Board, Hamilton Wentworth Separate School Board, French Public School Board and French Catholic School Board were circulated the applications and Planning staff did not receive comments identifying any concern with respect to capacity at local schools.
An issue was raised with why the subdivision is for only 12 large homes and the impact that this will have with respect to affordability.	One of the tests for determining the number of dwelling units is the applicant demonstrating that adequate servicing via private wells and private sanitary services will be provided. According to the information provided, each of the dwellings will be custom designed. Therefore, the proposed scale of the dwelling unit will be based on the future property owners design subject to the limitations of the Zoning By-law with respect to lot coverage, building height and setbacks.

Barnett, Daniel

From:
Sent: Wednesday, February 11, 2026 6:03 PM
To: Barnett, Daniel
Subject: 36 Taylor Crescent - ZAC-25-037 and 25T-202508

External Email: Use caution with links and attachments.

Hi Daniel, I'm sharing my comments here on the 36 Taylor estate home proposal as a Greensville resident.
I want to be clear: this is not just about one subdivision application. This is about a pattern of development pressure in Greensville that is being reviewed **piece by piece**, without a meaningful assessment of cumulative impact and that is extremely concerning.

Greensville is not an ordinary community. It is located within a **UNESCO World Heritage Site**, and it is a complex and ecologically sensitive area that plays an important role in the region's water system and natural heritage. It is also a protected **drinking water zone**, and ALL residents rely on **private wells drawing from the same aquifer** – many of whom are already struggling to get enough water or any water.

The issue is not simply whether this proposal meets minimum planning requirements on paper. The real question is: **how many developments can Greensville absorb before the aquifer is compromised?**

When multiple development applications are reviewed independently, the true impacts are hidden. Each proposal can claim its impact is "manageable." But together, the cumulative effect becomes a serious threat, not just to traffic and infrastructure, but to the most fundamental resource we have: **water**.

Any new development that increases groundwater extraction puts additional strain on an aquifer that must sustain this community for generations. Once groundwater supply is depleted or contaminated, it is extremely difficult, and sometimes impossible, to restore.

I also want to highlight an important contradiction in the City's planning direction.

Hamilton has invested considerable public funds into long-term planning and promotion of **waterfall tourism**. That strategy depends on protecting the very ecosystems that make Greensville special: the headwaters, the groundwater recharge areas, and the natural environment that supports the waterfalls.

Approving more development in advance of the **Waterfall Master Plan review** is putting the cart before the horse. It risks undermining the very tourism strategy the City is spending taxpayer dollars to build.

If we continue approving developments one by one, without a comprehensive plan for water sustainability, conservation, and cumulative growth limits, we are not only threatening local residents, we are threatening a major long-term economic asset for Hamilton.

Greensville cannot be treated like a blank slate for incremental growth. It is a unique and sensitive environment. It is a protected drinking water zone. It is part of a UNESCO-designated landscape. And it is central to the City's own tourism and conservation identity.

I respectfully ask Council to ensure that this application at 36 Taylor Crescent is not approved in isolation, and that cumulative impacts are fully evaluated before any further development proceeds in Greensville.

Thank you for your time and consideration.

Sent from my iPhone

Barnett, Daniel

From:
Sent: Tuesday, February 3, 2026 3:42 PM
To: Barnett, Daniel
Subject: ZAC-25-037 and 25T-202508 application.

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External Email: Use caution with links and attachments.

Dear Mr. Barnett,

I am writing to express my concern over the application to add 12 homes in a proposed development at 36 Tayolor Cres. This area is a protected water area with concerns over diminishing ground water sources. We have received letters indicating that the water level is low and that we should be conserving water. Wells in the area continue to fail with many homes requiring delivered water to cisterns. On my street, the water truck is now seen every week as each home requires periodic delivery. When I first moved to the area 18 years ago, all wells were performing adequately and water delivery was rare and usually related only to backyard pools. As the quarry in the area expanded and the dam was removed from Crooks Hollow, the ground water was impacted and wells began to fail. Even the commercial plaza at Kirby and Highway 8 had to have a new well drilled. Further development in the Greensville area will surely have an impact on water supply. I am opposed to this development for this reason and also the loss of greenspace to the area.

Sincerely,

Barnett, Daniel

From:
Sent: Wednesday, February 11, 2026 7:14 PM
To: Barnett, Daniel
Subject: 36 Taylor Crescent Estates ZAC-25-037 and 25T-202508

External Email: Use caution with links and attachments.

Dear Daniel Barnett.

I am writing as a Long time resident of Greensville to express my opposition to the proposed 36 Taylor Crescent Estates ZAC-25-037 and 25T-202508. As you are aware, this is an opposition shared by many in this community.

My primary and most urgent concern is water security. This proposed development would draw from the same local aquifer that already supplies the private wells for hundreds of nearby homes. Greensville sits within a protected water source area, and our aquifer is already under strain. Many residents have experienced well failures, declining water levels, and costly repairs, with no guarantee that deeper drilling will resolve these issues. Resulting in some residents seeking use of cisterns.

A second concern is the permanent loss of additional agricultural land, the character of Greensville and the Greenbelt, which should be protected at all costs.
Residents specifically moved to this area because of the beauty in Greensville and agricultural/water protection.

A further concern, is the potential impact of increased population on both traffic and use of the school system, which is already at maximum capacity.

Thank you for your time and consideration for the voices of the residents most directly impacted by this decision.

Sincerely,

Sent from Yahoo Mail for iPhone

Barnett, Daniel

From:
Sent: Thursday, February 12, 2026 10:11 AM
To: Barnett, Daniel
Subject: 36 Taylor Crescent - ZAC-25-037 and 25T-202508

External Email: Use caution with links and attachments.

Good morning.

This particular development is one of several pending developments in the general area near Taylor Crescent that could have a significant impact on the quantity and quality of water in the upper Greensville area.

There are currently two other projects in the immediate area that are in the process of being approved. One is a potential industrial area at 471 Moxley Road, adjacent to the existing Taylor Crescent area which will see multiple industrial buildings erected over the next several years. Another is a development immediately south of Spencer Creek Drive which will involve up to 7 additional estate homes. There is also the potential for several more homes to be built on some existing vacant land immediately east and south of Taylor Crescent which could mean an additional 3-4 houses.

All of these developments will cause an additional burden on the existing ground water source for existing properties along Old Brock Road and Moxley Road. Additionally, the community well east of Brock Road and north of Harvest is being serviced by a community well which is fast approaching the end of its useful life. I'm told it is scheduled to be replaced by a new well within a couple of years.

Please note that this area is currently designated as a water protection zone.

As a resident of Old Brock Road, I am deeply concerned that once the area is fully developed, the strain on the existing water infrastructure will be significant.

It behooves the city to delay any approvals until all of these developments are evaluated for their aggregate impact on the water supply.

At the very least, additional development should be delayed until the new community well is completed.

I await your response.

Regards,

Barnett, Daniel

From:
Sent: Saturday, January 31, 2026 12:27 PM
To: Barnett, Daniel
Cc: lupiaed@gmail.com
Subject: 36 Taylor Crescent -Files ZAC 25 037 and 25T 202508

Dear Planning Department,

As a Greensville resident for the past 23 years, I am writing to strongly urge you to reject the proposed residential development at 36 Taylor Crescent, identified under Files ZAC-25-037 and 25T-202508. This proposal, which introduces 12 new homes, forms part of a larger wave of residential applications in our immediate area—12 homes at Moxley, 12 additional homes extending from Midsummers Lane on the opposite side of Spencer Creek Estates, and 5 large "mega-homes" at the corner of Crookes Hollow Road and Highway 8. Together, these developments total 29 new homes, all drawing on the same vulnerable groundwater system. Given Greensville's designation as a protected water source region, this level of intensification poses serious risks to our aquifer, our natural environment, and the long-term well-being of existing residents.

Greensville's aquifer, shared by hundreds of homes, is exceptionally sensitive to overuse and contamination. Recharge rates here are measured only in millimeters per year, meaning the aquifer replenishes extremely slowly. Even modest increases in residential water demand, private irrigation, and new septic or servicing loads contribute cumulatively to aquifer drawdown and contamination vulnerability.

I must also note the commercial rezoning at 417 Moxley Road. While this letter specifically objects to the Taylor Crescent applications, the Moxley proposal—together with the additional 12-unit residential proposal extending from Midsummers Lane and the 5 large homes proposed at Crookes Hollow Road and Highway 8, all within a 1 km radius—would all add to the same constrained aquifer and watershed. Any commercial development proposing to take more than 50,000 litres per day from the environment would require a Permit to Take Water (PTTW) in Ontario, with reporting of actual takings. Given the Greensville Drinking Water System's documented sensitivity and the City's ongoing work to ensure redundancy and reliability, Council should require the Moxley proponent to disclose peak and average day water demand, confirm whether a PTTW is required, and submit a hydrogeological impact assessment and water budget demonstrating no adverse effect on the aquifer, private wells, or baseflow-supported streams before any rezoning is considered. Unlike large industrial facilities, individual residential subdivisions may not each trigger very high daily withdrawals—but the cumulative impact of multiple new subdivisions in a slow-recharge aquifer is substantial.

These files are not substitutes for one another: addressing any one of them while approving another still drives the system toward a tipping point, where any single approval can become the "last straw" that pushes a slow-recharge system past sustainability. The only responsible path is to avoid new approvals that increase draw or impervious cover until a comprehensive, cumulative-effects review demonstrates no adverse impact.

In addition to the residential proposals, the ongoing quarry expansion and existing heavy industrial uses compound these risks. Taken together—the Taylor Crescent files, other residential applications, the potential Moxley commercial rezoning, the Rothsay industrial operation, and quarry activity—these pressures threaten water quantity (through reduced recharge and increased draw), water quality (through higher pollutant loads and sediment), and the stability of streams and waterfalls fed by groundwater baseflow. Approving the Taylor Crescent files now, amid these combined pressures, risks pushing the system past a sustainable threshold.

Your decision will either protect our water supply or put it at risk—potentially leaving residents with insufficient or contaminated water. Additionally, impervious surfaces such as large roofs and paved areas dramatically increase stormwater runoff, which reduces natural groundwater recharge and carries pollutants into connected creeks, wetlands, and aquifers. Ontario's own stormwater planning guidance emphasizes preventing increases in runoff, preserving baseflow, and avoiding cumulative watershed impacts associated with expanding impervious cover. The City recently introduced a runoff-related tax for residents; approving a major commercial property that would generate significantly more runoff—while increasing costs for residents who contribute far less to the runoff burden—is deeply concerning.

Beyond water withdrawal, the addition of new roofs, driveways, and roadways will significantly increase impervious surface area in an already stressed watershed. Research in watershed hydrology consistently shows that increasing impervious cover elevates stormwater runoff, reduces natural groundwater recharge, and transports pollutants into connected streams and aquifers—effects Ontario's stormwater and LID guidance seek to mitigate by preserving groundwater/baseflow and addressing cumulative impacts through watershed/subwatershed planning and low-impact development.

Past city councils worked diligently to protect Greensville's water and limited growth for exactly these reasons. Recently, however, there appears to be increased pressure to approve developments with insufficient consideration of their environmental impact. I hope the current council will continue to prioritize sustainability over short-term growth and tax revenue.

Key Environmental Risks

- **Aquifer Vulnerability:** Recharge occurs in millimeters per year—extremely slow replenishment. Even moderate increases in demand strain the system.
- **Cumulative Residential Impact:** Multiple small developments combine to create long-term pressure on a shared aquifer.
- **Regulatory Trigger for High Draws:** Any taking over 50,000 L/day requires a PTTW; proponents must disclose peak/average demand and demonstrate no adverse effect before approvals.
- **Runoff, Recharge & Water Quality:** Increasing impervious areas raises runoff volumes and pollutant transport unless mitigated through LID/green infrastructure.
- **Industrial & Quarry Stressors:** Existing heavy industry and quarry activity add significant cumulative pressure on water quality and watershed stability.

I implore you to do the right thing: **reject Files ZAC-25-037 and 25T-202508**, protect our groundwater resources, and preserve Greensville's natural landscape and ecological stability for future generations.

Thank you for your consideration.
Sincerely,

Barnett, Daniel

From:
Sent: Monday, January 26, 2026 1:12 PM
To: Barnett, Daniel
Subject: File No ZAC-25-037 and 25T-202508

Good afternoon Daniel

We received notice of plans regarding the application of development on 36 Taylor Crescent in Dundas. My wife and I own and reside at . We are not opposed to this new development in our area BUT am opposed to the ONLY one entry and one exit which will be directly in front and near our home. Prior to full residency of new home buyers moving in, there is going to be a heavy amount of construction vehicles coming and going along Taylor Cr in front of our beautiful home. This is going to make our time outside our home unbearable with the constant barrage of large heavy trucks entering and exiting daily.
I am writing to the City and the developers with concern of the sites ONLY roadway.
Can both parties consider planning the roadway off of 441 Old Brock road adjacent to OneSchool Global protected fence line and / or off 15 Spencercreek drive - Spencercreek Estates Park - at which very little park activity is ever used.
Please take ours and other neighbours (some may submit to you) concerns to heart as this barrage of construction in the coming years will be miserable and frustrating as a homeowner.
Appreciate your time

Barnett, Daniel

From:
Sent: Tuesday, February 17, 2026 1:18 PM
To: Barnett, Daniel
Subject: 36 Taylor Crescent File ZAC-25-037 25T-202508

External Email: Use caution with links and attachments.
Tuesday February 17, 2026

Dear Daniel Barnett

We have serious concerns about the proposed zoning bylaw amendment of a subdivision of 12 new residential lots at 36 Taylor Crescent Flamborough, File # ZAC-25-037 and 25T-202508. It is well known among local residents that water shortages are an ongoing concern, which we have also experienced in our home. With no access to municipal water services, residents are financially responsible for their own drinking water (e.g., drilled well) and sewage (e.g., septic system). Local aquifers are stressed causing year-round water shortages. Household wells are drying up. Throughout the winter, a local water truck company continues to make deliveries, filling cisterns built to supplement depleting aquifers. Why are wells running dry in the dead of winter? We need to be proactive and make responsible choices about water use. The Greensville area continues to experience challenges with water access. If this bylaw proposal is approved and 12 homes were to be built, is it guaranteed their drilled wells would have a consistent supply of good quality drinking water? How would these additional wells impact the current homes neighbouring the proposed development? A recent Toronto Star article stated "Kitchener-Waterloo's billion-dollar building industry grinds to a halt as city water shortage fears grow," shows that water issues are not unique to this area.

Shouldn't we be preserving our agricultural green space? Grasslands provide many benefits to our environment: (1) carbon sinks, sequestering carbon underground (2) provide habitats for our pollinators like bees and butterflies (3) absorb rainwater to enhance groundwater recharge and reduce flood risk (4) improve air quality. Development will destroy habitats, negatively impacting local biodiversity and water quality in the nearby watershed. Once the land is severed, the resultant housing construction will reduce permeable surfaces, increase storm runoff into Spencer Creek and disrupt local water tables.

We can't look at this proposal in isolation. We must look at the cumulative impact this proposed development and others will have for the residents. Numerous development proposals are currently being proposed in the Greensville area, all of which will impact the fragile water infrastructure. Should we build more 12 more homes in an already water sensitive area?

We need to think about the impact that our decisions will have on future generations. We are asking you to make responsible decisions this proposed bylaw change will have on our community. Protecting our green space and precious water supply should be at the forefront of any decisions being made regarding any proposed bylaw changes for development.

Sincerely,

Barnett, Daniel

From:
Sent: Thursday, February 12, 2026 10:34 AM
To: Barnett, Daniel
Subject: re: 36 Taylor Crescent, Flamborough,File No: ZAC-25-037 and 25T-202508

External Email: Use caution with links and attachments.

'for the record'

With respect to the 36 Taylor Crescent 12 house project, I am FOR this developement.

It will add a few much needed houses in Greensville, increase the property taxes collected and makes use of the late Red Neeb's old farm property.

It has been clearly demonstrated that there is LOTS of water, both the test well on subject land as well as the '471 Moxley' lands.

These 12 properties are MUCH larger than those on Taylor Cres. so there will not be an impact on water volume or septic systems.

Based on what happened at the Spencer Creek Estates project, it will probably take 5-10 years before all 12 lots are sold and built.

Again I am FOR this developement to take place.

Sincerely

Barnett, Daniel

From:
Sent: Wednesday, February 4, 2026 1:38 PM
To: Barnett, Daniel
Subject: Drinking Water

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External Email: Use caution with links and attachments.

Hi Daniel,

My question is in regards to the drinking water for these houses. Will these houses be serviced by the City? If they are using well water. Has there been an assessment to determine if the area can support additional wells? Or, will they be required to run off of a cistern?

I ask because if allowing these houses to tap into the well water system negatively affects all the other existing homes that have been on well water for years, not only is it not fair to the current residents I also worry about the chance for a lawsuit against the City for not completing its due diligence.

I know that I would be seriously angry if a new development drained my well causing me to invest in a cistern which would be thousands of dollars that I don't have and then require me to purchase water on an ongoing basis.

Thanks

Barnett, Daniel

From:
Sent: Wednesday, January 21, 2026 1:57 PM
To: Barnett, Daniel
Subject: 36 Taylor Crescent, Flamborough File No: ZAC-25-037 & 25T-202508

c/o Daniel Barnett, Planner 2
Planning and Economic Development Department

Hi,
I am contacting you as the property owner of in regards to the above proposal.

In advance of the Public Meeting scheduled for April 14, would you be able to provide the information/answers to the following questions;

1. Studies showing the impact of additional wells and septic beds in the new development. With regards to wells, what is the impact of home sprinkler systems? Where will the septic beds be located?

2. Expected duration of construction (roads and buildings) and what actions are being taken to minimize disturbances (noise, dirt etc) for adjacent property owners?

3. Impact of the daily blasting / ground movement from the Quarry to new and existing structures?

4. Studies showing the impact of the new development on water drainage to existing, adjacent structures?

5. A few years ago, it looked like there were some archaeological assessments in the proposed development area. Are those available for review?

Thank you.

Barnett, Daniel

From:
Sent: Tuesday, February 3, 2026 6:46 PM
To: Barnett, Daniel
Cc: Ward 13
Subject: 36 Talyor Cres - ZAC-25-037 and 25T-202508

External Email: Use caution with links and attachments.

We would like to oppose this application, on the grounds that these large homes will draw additional water from our aquifer that Greensville and Taylor Cres residents depend on. There is already issues with water and water quality and not be able to draw enough water at some homes for laundry. These types of estate homes typically use a lot of water for their lawns and gardens. Add to this the other proposal a commercial development at 471 Moxley where again residents are afraid of its water impact. At present drilling is occurring there to aid the proponents application.

I would expect the city to peer review the hydrogeological reports from this developer. Consultants for a proponent typically always side with the developer, that is why a peer review is required. Its my understanding that the city does not have the expertise on hydrogeology so therefore accepts the findings of the proponent?

Greensville has water issues for quite some time and to allow more penetration into our aquifer is unacceptable. Greensville is designated as a "Water Protection Zone" by the City. Also the issue of the City Waterfall Master Plan depends on enough water going over the falls for tourism. We understand the hydrogeological conditions of this area quite well due to a past Environmental Assessment for the Steetly Landfill in the South Quarry. The aquifer here and its fractured limestone is almost impossible to predict water flow and water level drop.

Water is a precious resource here and we cannot continue to extract it for the benefit of developers.

I represent the community as chairman under the Dundas and Greensville Environmental Concern Group.

Please advise receipt of our comments.

Thank You

Barnett, Daniel

From:
Sent: Wednesday, February 11, 2026 6:55 PM
To: Barnett, Daniel
Subject: 36 Taylor Crescent Estates ZAC-25-037 and 25T-202508

External Email: Use caution with links and attachments.

Dear Daniel Barnett.

I am writing as a resident of Greensville to express my strong opposition, shared by many in our community, to the proposed 36 Taylor Crescent Estates ZAC-25-037 and 25T-202508

Our primary and most urgent concern is water security. This proposed development would draw from the same local aquifer that already supplies the private wells for hundreds of nearby homes. Greensville sits within a protected water source area, and our aquifer is already under strain. Many residents have experienced well failures, declining water levels, and costly repairs, with no guarantee that deeper drilling will resolve these issues.

Another concern is the permanent loss of additional agricultural land, the character of Greensville and the Greenbelt, which should be protected at all costs.
Residents specifically moved to this area because of the beauty in Greensville and agricultural/water protection.

Thank you for your time and consideration of the voices of the residents most directly impacted by this decision.

Sincerely,

Concerned Greensville Residents

Barnett, Daniel

From:
Sent: Wednesday, January 21, 2026 5:04 PM
To: Barnett, Daniel
Subject: 36 Taylor Cres, Flamborough

File No: ZAC-25-037 and 25T-202508

Hello Daniel, I'm a resident of Taylor crescent. Recently moved here in may of 2025 and have lived in flamborough my entire life. As a 27 year old tradesman I am always excited about new developments. Taylor crescent holds just shy of 50 well built family homes on very generous sized lots. Enough room to have a nice lawn to enjoy many outside activities and plant a vegetable garden, but small enough to have a good relationship with the neighbours. What I cannot understand with the new subdivision is why we are building 12 large houses? We are currently in a housing crisis, and we decide to build 12 homes for only the elite to afford. My girlfriend and I are very fortunate to buy our home but we have a lot of friends and family struggling to afford their first. Building houses of this caliber gives them no hope of stepping foot inside.

Looking forward to a response, thank you.

Barnett, Daniel

From:
Sent: Sunday, March 8, 2026 10:29 AM
To: Barnett, Daniel
Subject: 36 Taylor Crescent, Flamborough, and file number, ZAC-25-037 and 25T-202508, of the application.

External Email: Use caution with links and attachments.

Dear Mr Barnett

I am supportive of the new application for the 12 houses in Greensville. I understand these are executive homes but this will help increase revenue for the city of Hamilton as well.

I would like to see more development and more mixed used that includes small businesses. We need to build up this tax base and create a sustainable community. I would like to see more affordable homes surveys and possible rentals for new tenants and retirees. If we want to traffic we need to increase opportunities for workers to live closer to their homes.

Respectfully

7. Summary of Pre-Application Consultation

Prior to application submission, LaRey and GSP organized a community Open House to present and discuss the proposed development and forthcoming applications. The meeting was held on August 19, 2025, at the Millgrove Community Centre between 5:00 pm and 7:00 pm.

Notification of the community open house was provided through hand delivered mailings to all existing homes and buildings within 300 metres of the subject lands, consistent with the City of Hamilton's recently modified notification radius.

The public consultation session consisted of a series of display boards placed around the room that visually outlined the proposed development plan and the requested draft amendment elements. Members of the project team including two (2) planning staff members from GSP Group and a representative from LaRey led informal individual and group discussions about the project with those residents who attended. **Figure 12**, below, shows the venue set up for the meeting.



Figure 12 - Community Open House Set-up at Millgrove Community Centre (August 19, 2025)

In total, approximately 15 residents attended the meeting over a two-hour span. A member of City Planning staff also attended the meeting to observe.

Summary of Comments and Community Feedback

Water Quantity and Availability
Neighbours expressed concern about how the increase in development may affect groundwater quantity. They noted that water usage rises during hot weather and felt that additional demand could lead to water scarcity. Their biggest concern stemmed from observations of newer developments to the southwest, where residents appear to be using well water for landscape irrigation and car washing. They suggested that such activities should be supported by a cistern rather than relying on potable groundwater.

Zeina Homes Development (655 Cramer Road)
Neighbours also noted the recent Ontario Land Tribunal (OLT) approval of an 18-lot development by Ziena Homes at 655 Cramer Road, located immediately west of the subject lands. They felt that the potential impacts of this additional development, namely groundwater and traffic, should be captured within the subject application's supporting reports. GSP staff confirmed this would be addressed, and have had the Trip Generation Letter updated by SBM accordingly.

Roadway Access
There were also general questions about how road access will function. One resident specifically noted that the proposed access conflicts with the current location of their driveway. In addition, residents expressed a desire to preserve existing trees along mutual lot lines. GSP staff confirmed that this is being addressed, particularly at the north end of the site, in accordance with the recommendations of the Tree Plan.

Timing of Construction
Several neighbours were interested in the anticipated timing of site works and home construction. GSP Group explained that, in an ideal scenario with Council approval, site work could begin in late 2026, with homebuilding commencing in 2027. There was also interest in understanding how drainage will be managed and how it may affect adjacent properties.

Support for Development and Applications
No objections were raised to the proposed development plan in principle, nor to the proposed zoning amendments to lot area or frontage. Residents also voiced strong support for the proposed pedestrian connection to Spencercreek Estates Park.

A detailed Summary of Public Consultation is included as **Appendix 7** to this report.

From: Amanda Andrews
Sent: April 4, 2026 1:51 PM
To: clerk@hamilton.ca
Subject: File Number: ZAC-25-037, 25T-202508 Opposition to Rezoning – Greensville (Water, Agricultural Land, and Cumulative Impacts)

Dear Members of the Planning Committee,

I am writing to express my opposition to the proposed rezoning of agricultural land to residential use in Greensville.

My primary concern is the impact on **groundwater**, as this community relies entirely on **private wells drawing from a shared aquifer**. Increased residential development will place additional strain on both the **quantity and quality of water**, through increased extraction, reduced natural recharge, and greater risk of contamination from septic systems and runoff. Many residents are already experiencing declining or failed wells, and further development will only exacerbate this issue.

This proposal also represents the **permanent loss of agricultural land**, which plays an important role in groundwater recharge, drainage, and maintaining the rural character of the area.

Equally concerning is that this application is being reviewed **in isolation**, despite multiple development proposals currently facing Greensville. Each has implications for water supply, environmental health, and infrastructure capacity, yet there has been **no meaningful assessment of cumulative impacts**. Reviewing these applications individually risks overlooking the combined effect on the aquifer and the long-term sustainability of the community.

Approving additional development without fully understanding these cumulative impacts creates potential long-term consequences, including increased pressure on municipal infrastructure and costs to taxpayers if water servicing becomes necessary.

I respectfully urge the Committee to **refuse this rezoning application**, or defer it until a comprehensive cumulative impact assessment is completed.

Thank you for your consideration.

Sincerely,
Amanda Andrews

City of Hamilton

Report for Consideration

To:	Chair and Members Planning Committee
Date:	March 24, 2026
Report No:	PED26063
Subject/Title:	Application for an Urban Hamilton Official Plan Amendment for Lands Located at 392, 398, 400, 406 and 412 Wilson Street East and 15 Lorne Avenue, Ancaster
Ward(s) Affected:	Ward 12

Recommendations

That **Urban Hamilton Official Plan Amendment Application UHOPA-25-001, by Urban Solutions Planning and Land Development Inc. (c/o Matt Johnston), on behalf of Wilson Street Ancaster Inc., Owner,** for a change in designation on a portion of the lands from “Low Density Residential 1” to “Mixed Use Medium Density – Pedestrian Focus” and adding a new site specific policy to permit a maximum height of eight storeys in the Ancaster Wilson Street Secondary Plan, to facilitate the development of an eight storey mixed use building, on the lands located at 392, 398, 400, 406 and 412 Wilson Street East and 15 Lorne Street, Ancaster, as shown on Appendix “A” attached to Report PED26063, **BE APPROVED** on the following basis:

1) That the Draft Official Plan Amendment, attached as Appendix “B” to Report PED26063, be adopted by City Council;
2) That the proposed Official Plan Amendment is consistent with the Provincial Planning Statement (2024).

Key Facts

- The purpose of the application is to redesignate a portion of the subject lands from “Low Density Residential 1” to “Mixed Use Medium Density – Pedestrian Focus” and add a new special policy to permit a maximum building height of eight storeys within the Ancaster Wilson Street Secondary Plan.
- The proposed mixed use development contains 1,475 square metres of commercial space, 118 residential units, 270 parking spaces and 190 bicycle parking spaces for both residential and commercial uses.
- The property is currently zoned Medium Density – Pedestrian Focus (C5a, 860, H154) Zone which was approved by the Ontario Land Tribunal on September 19, 2023 (Case No. OLT-22-003888).
- Staff recommends approval of the proposed Official Plan Amendment.

Financial Considerations

Not Applicable.

Analysis

The subject lands are irregular in shape and have an area of approximately 0.78 hectares, with approximately 104 metres of frontage along the east side of Wilson Street East.

There is a heritage structure designated under Part IV of the *Ontario Heritage Act*, known as the Marr-Phillipo House, that will be conserved as part of the redevelopment. The addendum to the Cultural Heritage Impact Assessment recommended that the heritage building be relocated based on soil and groundwater contamination and the applicant is considering relocating the existing structure on-site at 15 Lorne Avenue or off-site to 1 Academy Street. The applicant is preparing a feasibility study to investigate the most optimal option for conserving the heritage structure to ensure its prominence is maintained in Ancaster Village.

The subject lands are located within the Ancaster Village Core Cultural Heritage Landscape as identified in the Ancaster Wilson Street Secondary Plan. Surrounding land uses include residential to the east and commercial to the north, south, and west including car repair, personal service, medical, retail and restaurant uses. Details on the surrounding land uses are included in Appendix “A1”, the Historical Background Factsheet in Appendix “C”, and the Concept Plan in Appendix “D” to Report PED26063.

There is an existing bus stop at the corner of Wilson Street East and Academy Street which is adjacent to the subject lands. The subject lands are within 500 metres of an existing connection to the Ancaster Public Library, Village Green Park, Heritage Trail, Ancaster Park, and Golf Links Park.

A full review of applicable Provincial Planning Statement (2024), Urban Hamilton Official Plan and Ancaster Wilson Street Secondary Plan policies are provided in Appendix “E” to Report PED26063.

Provincial Planning Statement (2024)

The Provincial Planning Policy framework is established through the *Planning Act* (Section 3) and the Provincial Planning Statement (2024). The *Planning Act* requires

that all municipal land use decisions affecting planning matters be consistent with the Provincial Planning Statement (2024).

The subject lands are within an area identified for intensification and the proposal to redevelop an underutilized parcel within an identified cultural heritage landscape in the Ancaster Wilson Street Secondary Plan community node will contribute to the development of a healthy, liveable, and complete community by adding a mixed use building that adds to the existing character of the neighbourhood and complements the surrounding area. The community node is characterized as an area where the city encourages intensification subject to meeting applicable policies, it is located along a major arterial road, includes commercial uses along Wilson Street, is serviced by existing and planned transit routes, and is within 500 metres of existing trails.

Based on the foregoing, the proposal represents intensification within the settlement area where infrastructure and public service facilities are available, protects existing cultural heritage resources, and therefore is consistent with the Provincial Planning Statement (2024).

Urban Hamilton Official Plan

The subject lands are identified as “Community Node” and “Neighbourhoods” on Schedule E – Urban Structure and designated “Mixed Use Medium Density – Pedestrian Focus” and “Neighbourhoods” on Schedule E-1 – Urban Land Use Designations of Urban Hamilton Official Plan. The overall future growth and land use vision for the city is based on the development of a nodes and corridors system and is described in Chapter E – Urban Systems and Designations that directs growth to areas of the city that can accommodate intensification with minimal impacts to surrounding neighbourhoods.

The subject lands are further designated as “Mixed Use Medium Density – Pedestrian Focus” and “Low Density Residential 1” on Map B.2.8-1 – Ancaster Wilson Street Secondary Plan – Land Use Plan. The Secondary Plan directs growth and infill development towards the “Community Node” while areas outside of the node are intended to remain as stable, low density residential areas. The current designation permits a mixed use building however the policies cap the maximum height at three storeys. The applicant has applied for an Official Plan Amendment to permit a mixed use building with a commercial frontage along Wilson Street and a maximum height of eight storeys.

In node and corridor areas targeted to receive intensification, a mix of built forms is expected within these areas. As part of any intensification or redevelopment, development within community nodes shall protect existing cultural heritage resources and include a range of housing types and commercial uses that optimize the existing and planned infrastructure and public service facilities, as well as supporting active transportation. Staff recognize that varying degrees of residential intensification and a balanced review of the applicable policies is a key component in successfully transforming node and corridor areas of the City, such as the Village Core area of Ancaster.

A Cultural Heritage Impact Assessment was submitted in support of the proposed development which concluded that the proposed development would provide the site with a modern aesthetic that proposes the use of compatible materials to integrate with the existing heritage resources of the area. Further enhancements to ensure compatibility with the existing cultural heritage landscape and surrounding area will be addressed as part of a future Site Plan Control application.

As part of intensification proposals, development should be contemplated at an appropriate scale that can accommodate an appropriate transition to the existing built

form adjacent to the site. As such, the concept plan incorporates stepbacks at the fourth and the fifth floor to reduce the appearance of height along the public realm and where adjacent to existing low density residential. In support of the proposed increase in height, a sun shadow study completed by R. Bouwmeester and Associates dated March 5, 2021, and revised on December 19, 2024, was submitted for the proposed development.

Based on the study provided, staff are satisfied that the building will not cause a negative shadow impact on the existing single detached dwellings or the majority of the commercial uses along Wilson Street East. Given the location of the building, the sidewalks along Wilson Street East receive two to three hours of sunlight. As part of a future Site Plan Control application, the applicant will need to demonstrate through refinements to the building design that the minimum sun/shadow requirements on the sidewalk can be achieved (i.e. design changes increasing the amount of sunlight received along the sidewalk to three hours).

As part of intensification proposals, development should be contemplated at an appropriate scale that can accommodate an appropriate transition to the existing built form adjacent to the site. As such, the concept plan incorporates stepbacks at the fourth and the fifth floor to reduce the appearance of height along the public realm and where adjacent to existing low density residential.

As part of the Official Plan Amendment, a Visual Impact Assessment, completed by MBTW-WAI dated December 2025 and revised in January 2026, was submitted in support of the proposed development. The Visual Impact Assessment determined there was no negative impact on the escarpment landscape and that any comments related to the massing along Wilson Street East could be addressed through detailed design as part of a future Site Plan Control application.

Based on the concept plans, the residential component of the building includes family sized units with a breakdown of approximately 22% one bedroom, 40% two bedroom and 38% three bedroom units.

The current zoning on the site includes a Holding Provision that requires the applicant to confirm that there is adequate servicing infrastructure to support development on the subject lands.

Staff are of the opinion that the proposal maintains the general intent of the Urban Hamilton Official Plan and Ancaster Wilson Street Secondary Plan policies contributing to a liveable, vibrant, and compact community. The preliminary design of the medium density, mixed use building along Wilson Street East is compatible with existing uses, cultural heritage landscape including designated and registered buildings, and neighbourhood character, and represents good planning. Staff note that transformation and intensification of the identified community node area is balanced with protecting cultural heritage resources, and ensuring compatibility in function, scale, design, and integration of the proposed development of a site with minimal interruption to the current context. A full review of the applicable Urban Hamilton Official Plan policies is provided in Appendix “E” to Report PED26063.

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

As part of the application, there are no changes proposed to the current zoning. The property is zoned Mixed Use Medium Density – Pedestrian Focus (C5a, 860, H154) Zone (refer to Appendix “A” attached to Report PED26063 which identifies the current zoning of the subject lands and the surrounding area). The current zoning permits a mixed use building with a maximum height of 32 metres which would permit an eight storey mixed use building.

The purpose of Holding Provision H154 is to require the submission on an updated Functional Servicing Report to confirm capacity for a proposed development, require the agreement of an External Works Agreement if any upgrades are required as part of a development proposal and to address the existing heritage building on the subject lands.

Rationale For Recommendation

1. The proposal has merit and can be supported for the following reasons:

   (i) It is consistent with the Provincial Policy Statement (2024);

   (ii) It complies with the general intent and purpose of the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan; and,

   (iii) It is compatible with the existing land uses in the immediate area, represents good planning by, among other things, maintaining growth and intensification within a community node, conserving a cultural heritage resource, providing an efficient built form with no negative impacts to surrounding uses subject to detailed design as part of a future Site Plan Control application, achieves the planned urban structure, and supports developing a complete community.

2. Official Plan Amendment

The Official Plan Amendment can be supported as the proposal contributes to the development of healthy, liveable, and safe communities. The proposal will bring housing, jobs, and people to the Ancaster Community Node where growth is directed, will retain the character of the village, and provides commercial space that will serve the surrounding community. The proposed stepbacks and alcoves incorporated into the design of the Wilson Street East façade, along with the proposed materiality, are intended to be in keeping with the historic character of the Ancaster Village core and break up the appearance of the building and minimize the height along the streetscape.

To continue to encourage a vibrant pedestrian environment, the proposal includes both residential and commercial patios which allows for pedestrian amenities such as benches, tables, and vegetation. The inclusion of a medium density mixed use building within the Community Core helps achieve the Ancaster Wilson Street Secondary Plan vision by supporting daily needs, encouraging pedestrian activity, and contributing to a sense of place, while directing intensification to a property that is underutilized.

Therefore, staff support the proposed Official Plan Amendment.

Alternatives

Should the application be denied, and as a result of the Ontario Land Tribunal decision for the previous application, the as-of-right Mixed Use Medium Density – Pedestrian Focus (C5a, 860, H154) zoning permissions cannot be fully implemented through a future Site Plan Control application as the zoning does not comply with the Urban Hamilton Official Plan. However, the subject lands can be used in accordance with the applicable policies relating to the following designations:

- “Mixed Use Medium Density – Pedestrian Focus” and “Low Density Residential 1” designations on Map B.2.8-1: Land Use Plan Map in the Ancaster Wilson Street Secondary Plan within Volume 2 of the Urban Hamilton Official Plan; and,
- “Mixed Use Medium Density – Pedestrian Focus” and “Neighbourhoods” designations on Schedule E-1: Urban Land Use Designations in Volume 1 of the Urban Hamilton Official Plan.

Relationship to Council Strategic Priorities

1. Safe & Thriving Neighbourhoods
    1.1. Increase the supply of affordable and supportive housing and reduce chronic homelessness
2. Responsiveness & Transparency
    2.1. Prioritize customer service and proactive communication

Consultation

The applications were circulated to internal departments and external agencies. Refer to the comment summary and responses provided in Appendix “F” to Report PED26063. The applicant created a microsite on their website for the Official Plan Amendment which included information about the proposed development, contact information, project updates and access to the studies submitted as part of the Official Plan Amendment application. In addition to the microsite, the applicant hosted a neighbourhood information meeting on February 9, 2026, at Saint John’s Great Hall in Ancaster. Refer to Appendix “H” attached to Report PED26063 for the public consultation summary provided by the applicant.

Appendices and Schedules Attached

Appendix A: Location Map

Appendix A1: Existing and Surrounding Land Uses and Zoning

Appendix B: Draft Urban Hamilton Official Plan Amendment

Appendix C: Historical Background Report Fact Sheet

Appendix D: Concept Plan

Appendix E: Policy Review

Appendix F: Staff and Agency Comments

Appendix G: Public Consultation Summary

Appendix H: Public Comments Received

Prepared by:

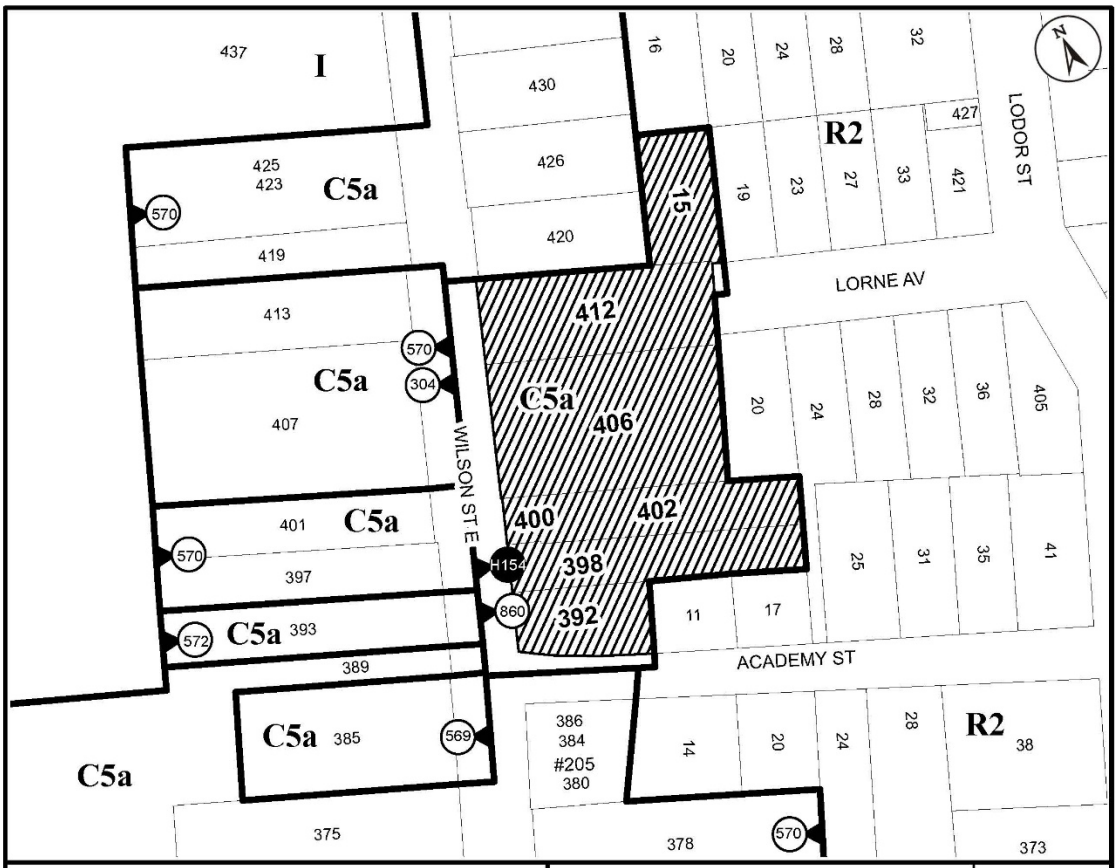
Tricia Collingwood, Manager, West Development Team and Business Facilitation

Development Planning, Planning and Economic Development Department

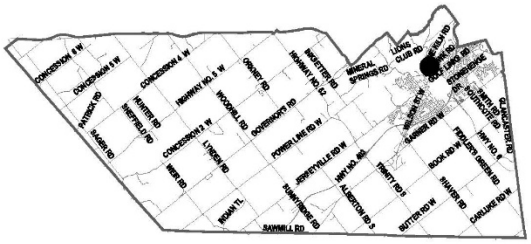
Submitted and Recommended by:

Anita Fabac, Acting Director of Planning and Chief Planner

Planning and Economic Development Department



● Site Location



Key Map - Ward 12

Location Map

Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:	Date:	
UHOPA-25-001	February 26, 2025	
Appendix "A"	**Scale:** N.T.S	**Planner/Technician:** YS/AL

Subject Property

392, 398, 400, 402, 406 & 412 Wilson Street East & 15 Lorne Avenue

Existing Land Use and Zoning

	Existing Land Use	**Existing Zoning**
Subject Lands:	392 Wilson Street East – Vacant. 398 Wilson Street East – Mixed use building. 400 Wilson Street East – Vacant. 402 and 406 Wilson Street East – Vacant. 412 Wilson Street East – Vacant. 15 Lorne Avenue – Vacant.	Mixed Use Medium Density – Pedestrian Focus (C5a, 860, H154) Zone.
Surrounding Lands:		
North	Mixed use building.	Mixed Use Medium Density – Pedestrian Focus (C5a, 570) Zone.
South	Mixed use building and single detached dwelling.	Mixed Use Medium Density – Pedestrian Focus (C5a, 570)

		Zone and Low Density Residential – Large Lot (R2) Zone.
East	Single detached dwelling.	Low Density Residential – Large Lot (R2) Zone.
West	Mixed use building.	Mixed Use Medium Density – Pedestrian Focus (C5a, 304, 570) Zone and Mixed Use Medium Density – Pedestrian Focus (C5a, 304, 572) Zone

Schedule "1"

Draft Urban Hamilton Official Plan Amendment No. X

The following text, attached hereto, constitutes Official Plan Amendment No. "X" to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to redesignate a portion of the subject lands (15 Lorne Avenue) from "Low Density Residential 1" to "Mixed Use - Medium Density - Pedestrian Focus" and to add a new Site Specific Policy for the entirety of the subject lands in the Ancaster Wilson Street Secondary Plan to permit the development of an eight storey mixed use building.

2.0 Location:

The lands affected by this Amendment are known municipally as 392, 398, 400, 402, 406, and 412 Wilson Street East and 15 Lorne Avenue, in the City of Hamilton.

3.0 Basis:

The basis for permitting this Amendment is:

- The proposed development supports the policies of the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan, as it supports the vision for the Ancaster Village Core and contributes to the achievement of a complete community as the subject lands are in proximity to existing community facilities and/or services including public transit, schools, and recreational facilities.

- The proposed development implements the Residential Intensification policies of the Urban Hamilton Official Plan.

- The proposed development is compatible with the existing and planned development in the immediate area.

- The Amendment is consistent with the Provincial Planning Statement, 2024.

4.0 Actual Changes:

4.1 Volume 2 – Secondary Plans

Text

4.1.1 Chapter B.2.0 – Ancaster Secondary Plans – Section B.2.8 – Ancaster Wilson Street Secondary Plan

a. That Volume 2: Chapter B.2.0 – Ancaster Secondary Plans, Section B.2.8 – Ancaster Wilson Street Secondary Plan be amended by adding a new Site Specific Policy, as follows:

"Site Specific Policy – Area "X"

B.2.8.16.X For the lands identified as Site Specific Policy Area "X" 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, 398, 400, 402, 406, and 412 Wilson Street East and 15 Lorne Avenue, the following policies shall apply:

a) Notwithstanding Policy B.2.8.8.5 a) for the lands designated Mixed Use – Medium Density - Pedestrian Focus, the maximum permitted height shall be eight storeys.

Maps

4.1.2 Map

a. That Volume 2: Map B.2.8-1 – Ancaster Wilson Street Secondary Plan – Land Use Plan Map be amended by:

i) Redesignating a portion of the subject lands from "Low Density Residential 1" to "Mixed Use – Medium Density – Pedestrian Focus"; and,

ii) Identifying the subject lands as Site Specific Policy - Area "X",

as shown on Appendix "A", attached to this Amendment.

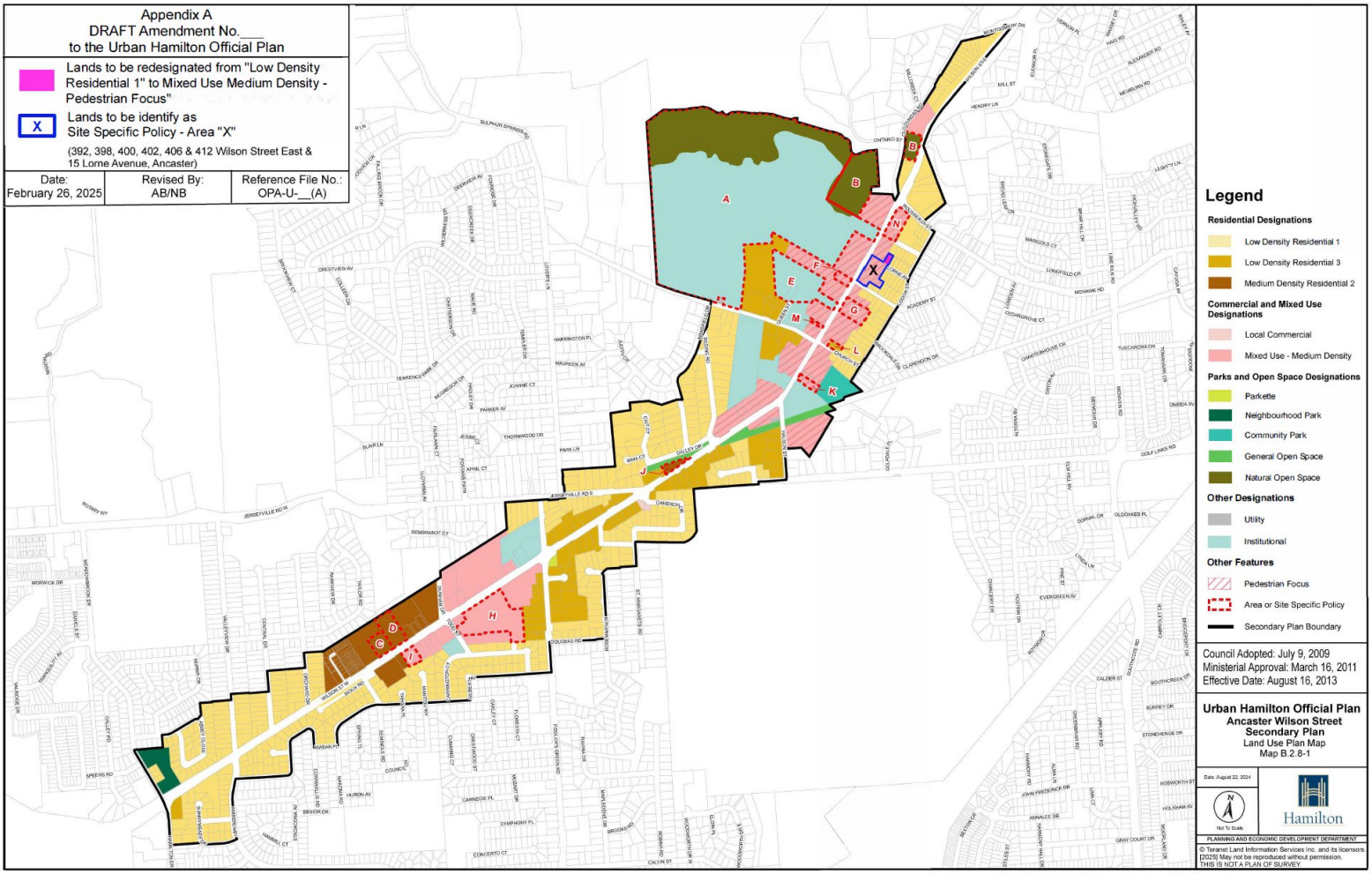
5.0 Implementation:

The applicable zoning, which is Mixed Use Medium Density – Pedestrian Focus (C5a, 860, H154) Zone, and an implementing Site Plan Approval will give effect to the intended uses on the subject lands.

This Official Plan Amendment is Schedule "1" to By-law No. _____ passed on the ___th day of ___, 2026.

The
City of Hamilton

A. Horwath	J. Trennum
MAYOR	CITY CLERK


Appendix A
DRAFT Amendment No.___
to the Urban Hamilton Official Plan
Lands to be redesignated from "Low Density Residential 1" to Mixed Use Medium Density - Pedestrian Focus"
X
Lands to be identify as Site Specific Policy - Area "X"
(392, 398, 400, 402, 406 & 412 Wilson Street East & 15 Lorne Avenue, Ancaster)
Date: February 26, 2025
Revised By: AB/NB
Reference File No.: OPA-U-__(A)
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
Area or Site Specific Policy
Secondary Plan Boundary
Council Adopted: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013
Urban Hamilton Official Plan
Ancaster Wilson Street Secondary Plan
Land Use Plan Map
Map B.2.8-1
Date: August 22, 2024
Not To Scale
Hamilton
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
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Historical Background

Application Details	
Owner:	Wilson St. Ancaster Inc.
Applicant/Agent:	Urban Solutions Planning & Land Development Consultants Inc. (c/o Matt Johnston).
File Number:	UHOPA-25-001.
Type of Applications:	Urban Hamilton Official Plan Amendment to the Ancaster Wilson Street Secondary Plan.
Proposal:	The purpose of the Official Plan Amendment is to amend the Ancaster Wilson Street Secondary Plan to redesignate a portion of the subject lands from “Low Density Residential 1” to “Mixed Use – Medium Density – Pedestrian Focus” and to add a Site Specific Policy to permit the development of an eight storey mixed use The effect of the Official Plan Amendment application is to allow for an eight storey mixed use building with 118 residential units and 1,475 square metres of commercial space on the ground floor. The concept plan illustrates the following: • 611 square metres of amenity space; • Approximately 30% landscape area; • 270 underground and surface parking spaces including six barrier free spaces and 49 commercial spaces; • 190 bicycle parking spaces including 20 commercial parking spaces; and,

	• A unit breakdown of 26 (22%) one bedroom units, 46 (39%) two bedroom units and 46 (39%) three bedroom units. The proposed driveway entrance is located on Academy Street and the building includes stepbacks at the fourth floor and fifth floor to address compatibility with the surrounding area to decrease the perceived height of the building.
Property Details	
Municipal Address:	392, 398, 400, 402, 406 and 412 Wilson Street East and 15 Lorne Avenue.
Lot Area:	± 0.779 ha.
Servicing:	Existing municipal services.
Existing Use:	392 Wilson Street East – vacant. 398 Wilson Street East – designated mixed use building. 400 and 402 Wilson Street East – vacant. 406 Wilson Street East – vacant. 412 Wilson Street East – vacant. 15 Lorne Avenue – vacant.

Documents	
Provincial Planning Statement:	The proposal is consistent with the Provincial Planning Statement (2024).
Official Plan Existing:	“Neighbourhoods” and “Community Node” on Schedule E, Urban Hamilton Official Plan. “Mixed Use Medium Density – Pedestrian Focus” and “Neighbourhoods” on Schedule E-1, Urban Hamilton Official Plan.
Official Plan Existing:	No change to the Urban Hamilton Official Plan.
Secondary Plan Existing:	“Mixed Use – Medium Density” with a “Pedestrian Focus” and “Low Density Residential 1” on Map B.2.8-1 Ancaster Wilson Street Secondary Plan – Land Use Plan Map.
Secondary Plan Proposed:	To redesignate a portion of the subject lands from “Low Density Residential 1” to “Mixed Use – Medium Density – Pedestrian Focus” and to add a Site Specific Policy.
Zoning Existing:	Mixed Use Medium Density – Pedestrian Focus (C5a, 860, H154) Zone.
Zoning Proposed:	No changes proposed.
Processing Details	
Received:	February 3, 2025.
Deemed Complete	February 3, 2025.
Notice of Complete Application:	Sent to 101 property owners within 120 metres of the subject property on February 28, 2025.
Public Notice Sign:	Posted on March 16, 2025.
Notice of Public Meeting:	Sent to 52 property owners within 120 metres of the subject property on March 13, 2026, and published in the Hamilton Spectator on March 5, 2026.

Processing Details	
Staff and Agency Comments:	Staff and agency comments have been summarized in Appendix “F” attached to Report PED26063.
Public Consultation:	A community meeting was held on April 6, 2021, regarding applications UHOPA-21-023 and ZAC-21-049. As part of the current Official Plan Amendment application, the applicant hosted a Neighbourhood Meeting at St. John’s Parish Hall on February 9, 2026. There were 65 individuals in attendance. The purpose of the meeting was to provide an opportunity for the community to learn about the proposal details and to receive answers to any questions they may have before it is presented to Planning Committee at a formal Public Meeting.
Public Comments:	To date, staff received 150 pieces of correspondence from the public and the comment have been summarized in Appendix “G” attached to Report PED26063. The correspondence identified concerns with respect to the maximum building height proposed and density being out of scale with the character of the area. The correspondence also identified traffic impacts, infrastructure capacity concerns, privacy and overlook impacts, loss of trees, amongst other issues. At the neighbourhood meeting held by the consultants on February 9, 2026, the following concerns were identified by the neighbourhood: • Infrastructure concerns; • Traffic and parking concerns;

	• Compatibility concern including, but not limited to, materiality and massing; • Pedestrian Safety; • Construction Impact concerns; • Negative Impacts on property values; • Notification process of application to the surrounding neighbourhood; • Involvement of the Ontario Land Tribunal in the process; • Concerns with moving the existing designated heritage building on the site; and, • Amount of landscaping on the site.
Processing Time:	414 days



GENERAL NOTES

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No.	Date	Revision
4	2023/05/30	ISSUED FOR CLIENT REVIEW
3	2023/03/22	ISSUED FOR CLIENT
2	2023/02/23	ISSUED FOR CLIENT
1	2023/02/17	ISSUED FOR CLIENT

Client: Augustus

Project Name / Address:

392-412 WILSON STREET EAST & 15 LORNE AVENUE, ANCASTER

Project No.: 22023

Drawing Date: 02/17/23

SRM architects+ urban+designers

Drawn by: Author | Checked by: Checker

Office Location: KITCHENER

Plot Date / Time: 2023-05-30 10:21:44 AM

Drawing Name:

MASSING VIEW 1

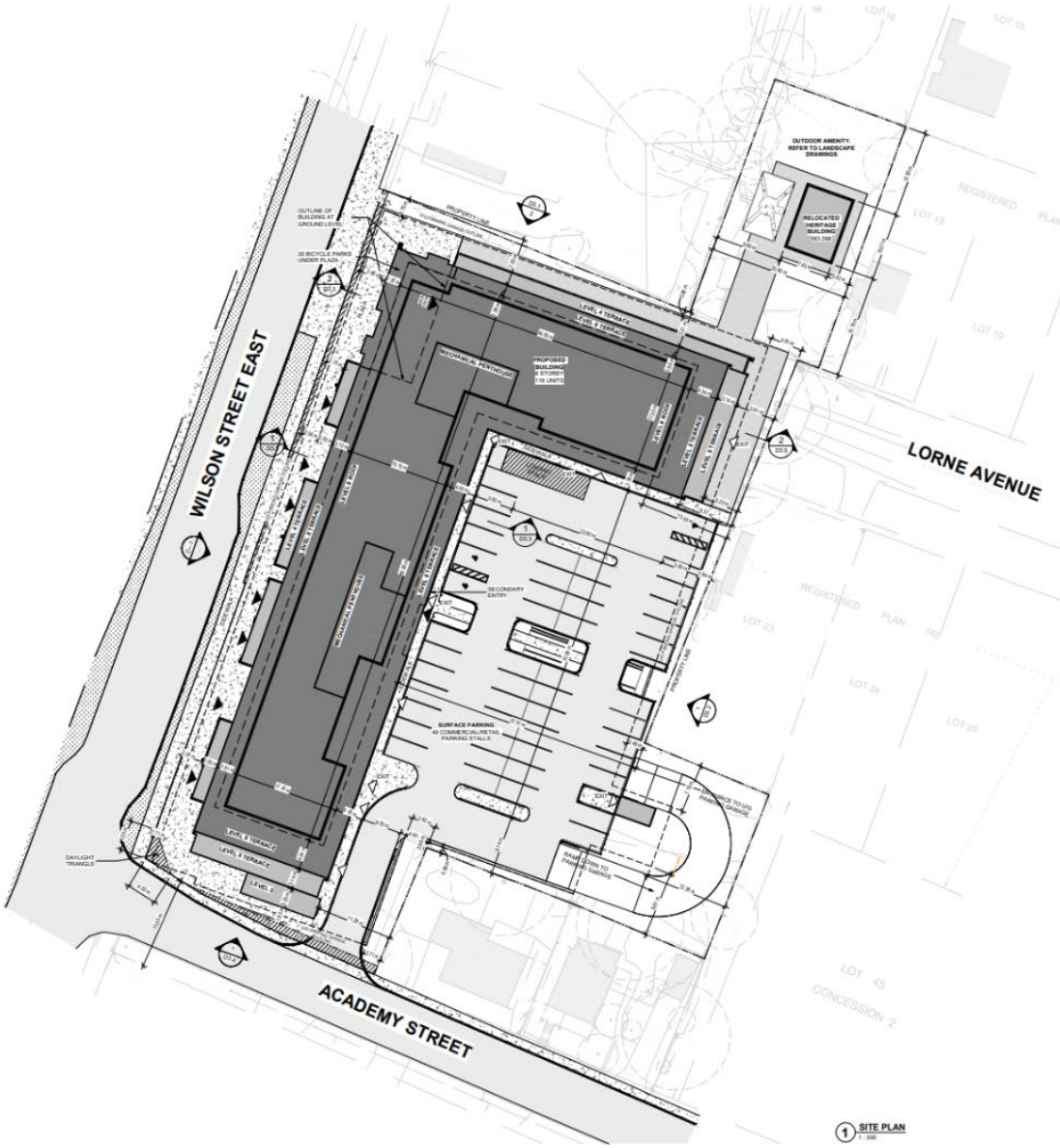
Drawing Scale:

Metric:

Revision No.: r4

Drawing No.: **D0.1**

PRELIMINARY



1 SITE PLAN
1 : 300

SITE DATA
392-412 WILSON STREET EAST & 15 LORNE AVENUE, ANCASTER

DATA		PROVIDED
ZONING		TBC
LOT AREA (m²)		53,870 ft² (7,793.70 m²)
SETBACKS	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 (m²)		31,044 ft² (2,884 m²)
GFA (m²) - BELOW GRADE		113,048 ft² (10,502 m²)
	UNDERGROUND P1 LEVEL	66,353 ft² (6,230 m²)
	UNDERGROUND P2 LEVEL	46,696 ft² (4,283 m²)
GFA (m²) - ABOVE GRADE		208,518 ft² (21,044 m²)
	GROUND	28,885 ft² (2,684 m²)
	LEVEL 2	29,339 ft² (2,726 m²)
	LEVEL 3	31,044 ft² (2,884 m²)
	LEVEL 4	28,381 ft² (2,637 m²)
	LEVEL 5	28,303 ft² (2,629 m²)
	LEVEL 6	28,303 ft² (2,629 m²)
	LEVEL 7	27,749 ft² (2,578 m²)
	LEVEL 8	17,886 ft² (1,543 m²)
RENTABLE RESIDENTIAL AREA (m²)		170,864 ft² (15,874 m²)
COMMERCIAL/RETAIL AREA (m²)		15,879 ft² (1,475 m²)
AMENITY AREA (m²)		6,571 ft² (611 m²)
NUMBER OF STOREYS		8
BUILDING HEIGHT (m) (excl. mech.)		30.60 (m)

LANDSCAPING DATA

DATA	PROVIDED
LANDSCAPE AREA (percentage)	31.08%
LANDSCAPE AREA (m²)	25,985 ft² (2,414 m²)

VEHICLE PARKING DATA

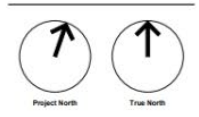
DATA	PROVIDED
RESIDENTIAL PARKING	221 (1.87 / UNIT)
UNDERGROUND P1 LEVEL	135
UNDERGROUND P2 LEVEL	50
BARRIER FREE PARKING	6 (INCL.)
COMMERCIAL PARKING AT GRADE	49
TOTAL	270

BICYCLE PARKING DATA

DATA	PROVIDED
RESIDENTIAL BICYCLE PARKING UNDERGROUND	170 BICYCLE STALLS
COMMERCIAL BICYCLE PARKING AT GRADE	20 BICYCLE STALLS
TOTAL	190

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%
SUBTOTAL	15	11	26	20	46		
PERCENTAGE	12.71%	9.32%	22.03%	16.95%	38.98%		
AVG. AREA (SQ.FT)	755	1035	1060	1290	2065		
					TOTAL	118 SUITES	



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No.	Date	Revision
10	2023/05/30	ISSUED FOR CLIENT REVIEW
9	10/06/2023	ISSUED FOR CLIENT
8	10/05/2023	ISSUED FOR CLIENT
7	28/02/2023	ISSUED FOR CLIENT
6	15/12/2021	ISSUED FOR CLIENT
5	26/12/2021	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

Client
Augustus

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

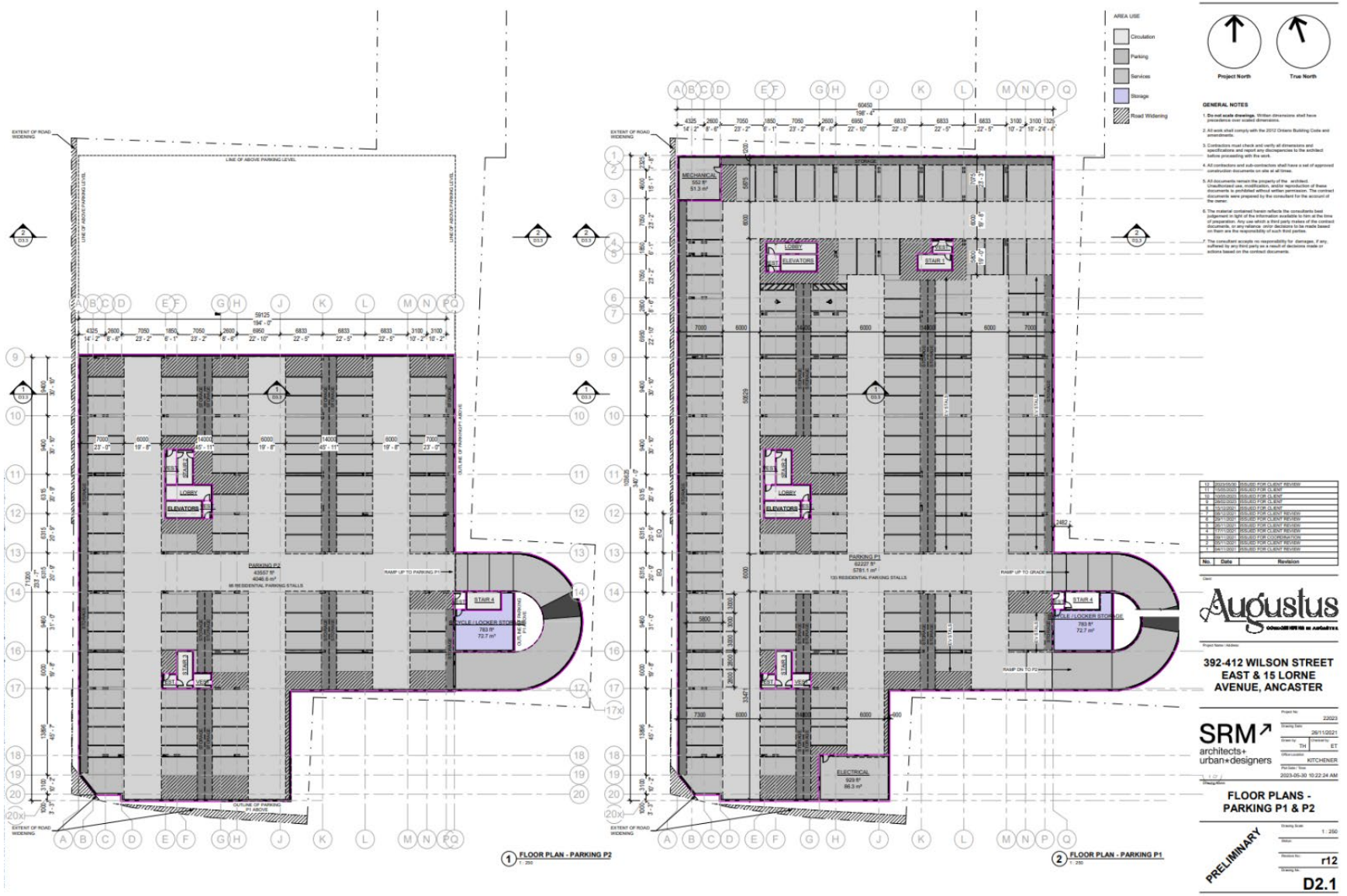
SRM architects+ urban+designers

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

Drawing Name
SITE PLAN

PRELIMINARY

Drawing Scale As indicated
Status
Revision No. r10
Drawing No. **D1.1**


AREA USE
Circulation
Parking
Services
Storage
Road Widening
Project North
True North
GENERAL NOTES
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No. Date Revision
12 2023/05/30 ISSUED FOR CLIENT REVIEW
11 2023/05/23 ISSUED FOR CLIENT
10 2023/05/05 ISSUED FOR CLIENT
9 2023/03/31 ISSUED FOR CLIENT
8 03/12/2021 ISSUED FOR CLIENT
7 29/11/2021 ISSUED FOR CLIENT REVIEW
6 29/11/2021 ISSUED FOR CLIENT REVIEW
5 26/11/2021 ISSUED FOR CLIENT REVIEW
4 17/11/2021 ISSUED FOR CLIENT REVIEW
3 09/11/2021 ISSUED FOR COORDINATION
2 05/11/2021 ISSUED FOR CLIENT REVIEW
1 04/11/2021 ISSUED FOR CLIENT REVIEW
Augustus
392-412 WILSON STREET EAST & 15 LORNE AVENUE, ANCASTER
SRM architects+ urban+designers
KITCHENER
FLOOR PLANS - PARKING P1 & P2
PRELIMINARY
r12
D2.1
1 FLOOR PLAN - PARKING P2
2 FLOOR PLAN - PARKING P1



1 WEST ELEVATION (WILSON ST EAST)



2 NORTH ELEVATION

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No.	Date	Revision
8	2022/03/30	ISSUED FOR CLIENT REVIEW
7	10/05/2022	ISSUED FOR CLIENT
6	10/05/2022	ISSUED FOR CLIENT
5	29/02/2022	ISSUED FOR CLIENT
4	15/12/2021	ISSUED FOR CLIENT
3	14/12/2021	ISSUED FOR CLIENT REVIEW
2	06/12/2021	ISSUED FOR CLIENT REVIEW
1	02/12/2021	ISSUED FOR CLIENT REVIEW

Client

Augustus

Project Name / Address

392-412 WILSON STREET EAST & 15 LORNE AVENUE, ANCASTER

SRM
architects+
urban+designers

Project No. 22023
Drawing Date 02/12/2021
Drawn by TH
Checked by ET
Office Location KITCHENER
Plot Date / Time 2023-05-30 10:23:23 AM

Drawing Name

ELEVATIONS

PRELIMINARY

Drawing Scale 1 : 200
Status
Revision No. r8
Drawing No. **D3.1**



1 EAST ELEVATION
1 : 200



2 SOUTH ELEVATION (ACADEMY STREET)
1 : 200

GENERAL NOTES

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No.	Date	Revision
8	2023/05/30	ISSUED FOR CLIENT REVIEW
7	10/05/2023	ISSUED FOR CLIENT
6	10/05/2022	ISSUED FOR CLIENT
5	25/03/2022	ISSUED FOR CLIENT
4	15/12/2021	ISSUED FOR CLIENT
3	14/12/2021	ISSUED FOR CLIENT REVIEW
2	09/12/2021	ISSUED FOR CLIENT REVIEW
1	02/12/2021	ISSUED FOR CLIENT REVIEW

Client: Augustus

Project Name / Address:

392-412 WILSON STREET EAST & 15 LORNE AVENUE, ANCASTER

SRM architects+ urban+designers

Project No: 22023
Drawing Date: 02/12/2021
Drawn by: TH
Checked by: ET
Office Location: KITCHENER
Plot Date / Time: 2023-05-30 10:23:58 AM

Drawing Name:

ELEVATIONS

PRELIMINARY

Drawing Scale: 1 : 200
Status:
Revision No.: r8
Drawing No.: **D3.2**

SUMMARY OF POLICY REVIEW

The following policies, amongst others, apply to the proposal.

Theme and Policy	Summary of Policy or Issue	Staff Response
Provincial Policy Statement (2024)		
Planning for People and Homes, Housing and Settlement Area Policies Policies: 2.1.6, 2.2.1 c) and d), 2.3.1.2 and 2.3.1.3	Planning Authorities shall support general intensification and redevelopment of complete communities. Complete communities include places such as mixed use neighbourhoods or areas that accommodate and support opportunities for equitable access to many necessities for daily living for people of all ages and abilities, including an appropriate mix of jobs, range of housing options, transportation options, public service facilities, recreation, open space, and other uses to meet long term needs. 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 promoting densities for new housing which efficiently use land, resources, infrastructure, and public service facilities, and support the use of active transportation and requiring transit-supportive development and prioritizing intensification in proximity to transit. Settlement Areas should be based on densities and a mix of land uses which efficiently use land and resources, optimize existing and planned infrastructure and public service facilities, support active transportation, is transit supportive and is freight supportive.	The proposed development represents intensification within the settlement area where infrastructure and public service facilities are available. The proposal will introduce a new form of development to the area which will contribute to an appropriate range and mix of residential units in the neighbourhood while utilizing and making efficient use of serviced land. The subject lands are in proximity to commercial uses along Wilson Street East, employment uses, parks, and recreation facilities, with access to public transit. The Ancaster Public Library, Village Green Park and Golf Link Park are within 1,000 metres of the subject lands. Hamilton Street Railway operates bus routes 16 Ancaster and 05 Delaware, with a bus stop adjacent to the subject lands at the intersection of Wilson Street East and Academy Street. In addition, Hamilton Street Railway has two planned routes for the area, including 71 Ancaster Wilson and 50 T Line. The proposal is consistent with these policies.

Theme and Policy	Summary of Policy or Issue	Staff Response
Strategic Growth Areas Policies: 2.3.1.1 and 2.4.1.3 b), c) and e)	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. Planning authorities should identify the appropriate type and scale of development in strategic growth areas and the transition of built form to adjacent areas, permit intensification in strategic growth areas that support the achievement of complete communities and a compact built form and support redevelopment of commercial designated retail lands to support mixed use residential.	The subject lands are located within an area identified as a "Community Node" on Schedule E – Urban Structure of the Urban Hamilton Official Plan. The development proposes a compact mixed use building within an area identified for intensification and the increased density will support the use of existing and planned transit and commercial uses. The transition to existing neighbourhoods is reviewed below as part of the Urban Hamilton Official Plan analysis of this Appendix, through the review of the Urban Design policies. The proposal is consistent with these policies.
Cultural Heritage and Archaeology Policies: 4.6.1, 4.6.2, 4.6.3, and 4.6.5	The lands identified as protected heritage properties, built heritage resources and cultural heritage landscapes, shall be conserved. Development and site alteration on adjacent lands is to protect heritage properties unless the heritage attributes of the protected heritage property will be conserved. Planning authorities shall not permit development and site alteration on lands containing archaeological resources or areas of archaeological potential unless the significant archaeological resources have been conserved.	A heritage structure known as the Marr-Phillipo House, which is designated under Part IV of the *Ontario Heritage Act* and a protected heritage property within the Provincial Planning Statement (2024) is located at 398 Wilson Street East and is part of the subject lands. A Cultural Heritage Impact Assessment, prepared by GBCA Architects Inc. dated June 4, 2021, and an addendum prepared by Area Architects Rasch Eckler Associates Ltd. dated June 2024, were submitted in support of the proposal. The addendum recommended that the heritage building be relocated based on soil and groundwater contamination. In 2021, the applicant submitted a Heritage Permit Application (HP2021-033) for the proposed relocation of the rubble stone structure from its current location to the northeast corner of the subject site.

Theme and Policy	Summary of Policy or Issue	Staff Response
Cultural Heritage and Archaeology Policies: 4.6.1, 4.6.2, 4.6.3, and 4.6.5 **(continued)**	Planning authorities are encouraged to develop and implement archaeological management plans for conserving archaeological resources; and proactive strategies for conserving significant heritage landscapes, built heritage resources and cultural heritage landscapes. Planning authorities shall engage early with Indigenous communities and ensure their interests are considered when identifying, protecting, and managing archaeological resources, built heritage resources and cultural	At the October 13, 2021, meeting of Council, Heritage Permit HP2021- 033 was approved with conditions (Report PED21196). The heritage permit was approved to facilitate the relocation of the heritage structure to 15 Lorne Avenue, which is subject to the current application. However, an Addendum to the Cultural Heritage Impact Assessment was submitted as part of the Official Plan Amendment identifying the potential relocation of the existing structure to 15 Lorne Avenue or offsite to 1 Academy Street. Any changes to the existing designated building on site would be addressed through a heritage permit as part of a future site plan application. A Stage 1 and 2 (P017-1004-2022) as well as Stage 3 (P1208-0302-2023) archaeological assessments for the subject property have been submitted to the Ministry of Citizenship and Multiculturalism and the City of Hamilton. The report concluded that of all sites identified within the archaeological assessment, three locations were found to be of further Cultural Heritage Value or Interest and would be subject to additional assessment. The applications were circulated to the Mississaugas of the Credit First Nation and Six Nations of the Grand River Elected Council. The Mississaugas of the Credit First Nation have not provided comments. The archaeological report was provided to the Six Nations of the Grand River Elected Council and their comments are included in Appendix “G to Report PED26063”. The proposal is consistent with these policies.

Theme and Policy	Summary of Policy or Issue	Staff Response
Land Use Compatibility Policy: 3.5.1	Major facilities and sensitive land uses shall be planned and developed to avoid, or if avoidance is not possible, minimize and mitigate any potential adverse effects from odour, noise, and other contaminants, minimize risk to public health and safety, and to ensure the long-term operational and economic viability of major facilities in accordance with provincial guidelines, standards, and procedures.	The proposed development is considered a sensitive land use fronting a major arterial road (Wilson Street East). Additional Stationary Noise Sources were identified across the street in the form of a car repair shop and a car wash. A Noise Impact Study prepared by dBA Acoustical Consultants Inc. dated November 2021 was submitted. The study reviewed the acoustic requirements for this development with respect to noise anticipated from Wilson Street East. Staff have reviewed the study and require revisions that clarifies the operating hours of the adjacent carwash and noise levels from the adjacent automotive repair shop. The revised Noise Impact Study will be required as part of the future Site Plan Control application. The proposal is consistent with this policy.
Human-Made Hazards Policy: 5.3.2	Sites with contaminants in land or water shall be assessed and remediated as necessary prior to any activity on the site associated with the proposed use such that there will be no adverse effects.	A Phase One Environmental Site Assessment, prepared by Landtek Limited Consulting Engineers dated July 16, 2018, was completed on the subject lands. The Phase One Environmental Site Assessment identified several areas of environmental concern including petroleum fuel storage, commercial autobody shops, potential for fill of unknown quality, and the release of furnace oil from the previous commercial uses. Based on these results, a Phase Two Environmental Site Assessment was recommended to be completed for the subject lands prior to the submission of a Record of Site Condition. Staff acknowledge that the completed Phase Two Environmental Site Assessment is being revised to address conditions of Heritage

Theme and Policy	Summary of Policy or Issue	Staff Response
Human-Made Hazards Policy: 5.3.2 **(continued)**		Permit HP2021-033 permitting the option of relocating the heritage building on site. Staff require the resubmission of the revised Phase Two Environmental Site Assessment and a Record of Site Condition, as well as the filing of the Record of Site Condition with the Ministry of Environment, Conservation, and Parks as part of the future of Site Plan Control application. The proposal is consistent with this policy.
Urban Hamilton Official Plan		
Residential Intensification Criteria Policy: B.2.4.1.4	Residential intensification in the built-up area shall be evaluated on the relationship with existing neighbourhood character, contribution towards achieving a range of dwelling types, compatible integration with the surrounding area, contribution towards achieving the planned urban structure, existing infrastructure capacity, incorporation of sustainable design elements, contribution towards supporting active transportation, and transit, availability of public community facilities/services, ability to retain natural attributes of the site, and compliance with all other applicable policies.	The proposed development consists of 118 dwelling units and 1,475 square metres of ground floor commercial space within an eight storey building. The most recent concept plan creates opportunities to enhance the public realm by adding new commercial uses to a site that is currently used as a surface parking lot, adding areas for street furniture, flowerpots, and small trees to be added along the commercial and residential ground floor façade, and includes street parking along Wilson Street East acting as a barrier between pedestrians and traffic. The proposal includes stepbacks into the building to integrate with the existing heritage character of the area. The medium density mixed use building represents a compatible form of infill by adding to the range of housing types within the neighbourhood that supports current and future transit networks. The Ancaster Public Library, Village Green Park, Golf Links Park, and Heritage Trail Head on Old Dundas Road are within 1000 metres of the subject lands.

Theme and Policy	Summary of Policy or Issue	Staff Response
Residential Intensification Criteria Policy: B.2.4.1.4 **(continued)**		Hamilton Street Railway operates bus routes 16 Ancaster and 05 Delaware, with a bus stop adjacent to the subject lands at the intersection of Wilson Street East and Academy Street. In addition, Hamilton Street Railway has two planned routes for the area, including 71 Ancaster Wilson and 50 T Line. The proposed development will support the existing and proposed bus routes. The current concept plan shows a total of 22% one bedroom, 29% two bedroom, and 39% three bedroom units. A detailed design review of the transportation and servicing requirements, urban design and cultural heritage conservation will be addressed as part of a future Site Plan Control application. The proposal complies with this policy.
Urban Design – Goals, Principles and Built Form Policies: B.3.3.1.5, B.3.3.1.8, B.3.3.2.3 a), b), d) and e), B.3.3.2.6 and B.3.3.3.2 to B.3.3.3.5	Development and intensification within the urban area shall be compatible with the character of the existing neighbourhoods and locale in form and function. New development should complement and animate existing surroundings through building design and pedestrian amenities, respecting the cultural heritage features of the neighbourhood and complementing the surrounding built form in rhythm, character, colour, and surrounding context.	The proposal complements and animates the street by adding ground related commercial uses where currently a surface parking lot exists. In terms of the compatibility with the historical character of the neighbourhood, the concept plan includes stepbacks to reduce the appearance of height, and materiality will be assessed as part of a future Site Plan Control application. Finally, the concept includes opportunities for street furniture and pedestrian amenities as part of the streetscape.

Theme and Policy	Summary of Policy or Issue	Staff Response
Urban Design – Goals, Principles and Built Form Policies: B.3.3.1.5, B.3.3.1.8, B.3.3.2.3 a), b), d) and e), B.3.3.2.6 and B.3.3.3.2 to B.3.3.3.5 **(continued)**	As well, development should encourage a harmonious and compatible approach to infill projects by minimizing the impacts of shadowing on adjacent properties and the public realm. Urban design should foster a sense of community pride and identity by respecting existing character, development patterns, built form, and landscape, recognizing and protecting the cultural history of the City and its communities, and contributing to the character and ambiance of the community through appropriate design of streetscapes and amenity areas. New development shall be designed to minimize impact on neighbouring buildings and public spaces including defining the street by respecting existing and planned street proportions, creating transitions in scale to neighbouring buildings, ensuring adequate privacy and sunlight to neighbouring properties, and minimizing the impacts of shadows and wind conditions. .	As such, the proposed eight storey mixed use building demonstrates compatibility with the character of the Ancaster Village Core through the conceptual design submitted as part of the Official Plan Amendment application. A sun shadow study was completed by R. Bouwmeester and Associates dated March 5, 2021, and revised on December 19, 2024. The study demonstrates that the sidewalk on the west side of Wilson Street East would have a minimum of three hours of sunlight and the sidewalk on the east side of Wilson Street East would get a minimum of two hours of sunlight. As well, the proposal will not cause a negative shadow impact on the existing single detached dwellings or the majority of the commercial uses along Wilson Street East. The concept plan shows the massing oriented towards Wilson Street East. As a result, the proposal includes a separation of approximately 35 metres between the existing low density residential dwellings to the rear and the proposed multiple dwelling across the majority of the site. There is a portion of the proposed building that is located approximately 5.5 metres from the existing low density residential uses on the north side of the property. To improve the compatibility, the building includes stepbacks at the fourth floor and a terrace at the fifth storey to provide for a transition from the mid-rise use to the existing low density residential uses to the east of the subject lands. The proposed parking for the residential and commercial uses is located to the rear of the site and behind the building to enhance the public realm.

Theme and Policy	Summary of Policy or Issue	Staff Response
Urban Design – Goals, Principles and Built Form Policies: B.3.3.1.5, B.3.3.1.8, B.3.3.2.3 a), b), d) and e), B.3.3.2.6 and B.3.3.3.2 to B.3.3.3.5 **(continued)**	Built Form shall create comfortable pedestrian environments by locating primary building entrances and building facades as close to the street as possible while locating surface parking at the rear and sides of the sites, providing ample glazing from the public sidewalk for visibility, including quality landscaping where the building is setback from the street and using urban design techniques such as building	The minutes of settlement from the Ontario Land Tribunal decision (OLT-22-003888) that approved the zoning for the site, requires the submission of an Urban Design Brief demonstrating conformity with the Urban Hamilton Official Plan as part of a future Site Plan Control application. Additional refinements to the massing, materiality and landscaping will be reviewed as part of a future Site Plan Control application. The applicant must demonstrate that the proposal meets the sun/shadow minimums, is compatible with urban design policies, and conforms to the current zoning on the property. The proposal complies with these policies.
General Cultural Heritage Policies for Urban Areas Policies: B.3.4.1.4, B.3.4.2.1 a), g) and h), B.3.4.3.1, B.3.4.3.2, B.3.4.3.3 a), b), d) and e) and B.3.4.3.4.	Encourage all new development, site alterations, building alterations, and additions are contextually appropriate and maintain the integrity of all on-site or adjacent cultural heritage resources. Ensure the conservation and protection of cultural heritage resources including archaeological resources, built heritage resources and cultural heritage landscapes and / or districts. Conservation and Protection of cultural heritage resources, landscapes and districts can occur by encouraging proposed land uses, development, and site alteration activities to implement appropriate built form and site design to ensure conservation and compatibility.	The 2021 Heritage Permit Application proposed the relocation of the rubble stone structure from its current location to 15 Lorne Avenue, at the northeast corner of the subject site. Staff have concerns with the proposed location of the heritage structure as it will not maintain a prominent location at the rear of the property. The applicant is exploring other opportunities for relocating the structure offsite at 1 Academy Street, fronting onto Wilson Street East which will be determined through a future heritage permit. Stage 1 and 2 (P017-1004-2022) and stage 3 (P1208-0302-2023) archaeological assessments were submitted for the subject lands and associated sign-off from the Ministry of Citizenship and Multiculturalism and the City of Hamilton. The proposal complies with these policies.

Theme and Policy	Summary of Policy or Issue	Staff Response
General Cultural Heritage Policies for Urban Areas Policies: B.3.4.1.4, B.3.4.2.1 a), g) and h), B.3.4.3.1, B.3.4.3.2, B.3.4.3.3 a), b), d) and e) and B.3.4.3.4. **(continued)**	In areas of archaeological potential, an archaeological assessment shall be required and submitted prior to or at the time of a submission of a *Planning Act* application subject to specific exemption criteria.	
Niagara Escarpment Plan Policies: C.1.1.1, C.1.1.6 a) and b)	Any development within the Niagara Escarpment Plan area shall meet the requirements of this Plan and the Niagara Escarpment Plan. To minimize the impact on the Escarpment environment, the design of development shall be compatible with the visual and natural environment. Setbacks and screening adequate to minimize the visual impact of development on the Escarpment landscape shall be required.	The subject lands are located within the Niagara Escarpment Plan area, as shown on Urban Hamilton Official Plan Schedule A – Provincial Plans. A Visual Impact Assessment by MBTW-WAI, dated December 2025 and revised in January 2026, was submitted in support of the proposed development. To determine if the proposed development negatively impacted the Escarpment Landscape and the public realm views along Wilson Street East, the following views were assessed: • View of Ancaster brow from Dundas Peak Lookout; • View looking south along Wilson Street East at 437 Wilson Street East (Mount Mary Retreat gateway/entrance); • View looking north along Wilson Street East at Sulphur Springs; and, • View looking towards the development from the Mohawk Road and Lowden Avenue intersection.

Theme and Policy	Summary of Policy or Issue	Staff Response
Niagara Escarpment Plan Policies: C.1.1.1, C.1.1.6 a) and b) **(continued)**		As part of the most recent concept plan, design modifications included pushing the building farther from the property line which creates the potential for landscaping and street furniture which aids in the enhancing the streetscape along Wilson Street East. Through an analysis of the Visual Impact Assessment and concept plans it was determined there was no negative impact on the escarpment landscape or the existing neighbourhood landscape in terms of the requested increase in height. The Niagara Escarpment Commission was circulated and had no concerns related to the Visual Impact Assessment. The proposal complies with these policies.
Tree and Woodland Protection Policy: C.2.11.1	The City recognizes the importance of trees and woodlands to the health and quality of life in our community. The City shall encourage sustainable forestry practices and the protection and restoration of trees and forests.	Staff have reviewed the Tree Protection Plan prepared by Adesso Design Inc. (Scott Henderson; landscape architect), dated December 15, 2021. A total of 46 trees have been inventoried. Of these trees, 18 trees have been or are proposed to be removed. Staff recognize that there may be limited opportunities to retain trees due to trees already being removed. Further revisions to accommodate additional landscaping along Wilson Street East will be addressed through a future Site Plan Control application process. The proposal complies with this policy.
Transportation Policies: C.4.5.2 c) and f) and C.4.5.12	The City shall require transportation impact studies to assess the impact of proposed developments on current travel patterns and/or future transportation requirements for an Official Plan Amendment and/or a major Zoning By-law Amendment.	Transportation Planning staff have reviewed the Site Plan, Floor Plans, and a Transportation Impact Study by NextTrans Consulting Engineers dated March 4, 2026. Wilson Street East is planned to have an ultimate width of 20.117 metres and the existing right-of-way at the subject property varies from 19 to 20 metres.

Theme and Policy	Summary of Policy or Issue	Staff Response
Transportation Policies: C.4.5.2 c) and f) and C.4.5.12 **(continued)**	Major arterial roads and local roads are subject to policies related to function, right-of-way widths, accesses, bicycle lanes, loading and parking. The road network shall be planned and implemented according to the functional classifications and right-of-way widths, including policies applicable to major arterial roads and local roads.	A road right-of-way dedication on Wilson Street East of approximately 0.8 metres to 1.15 metres is to be dedicated to the City. Based on the Transportation Impact Study submitted the proposed development can be accommodated within the existing transportation network. Academy Street is planned to have an ultimate width of 20.117 metres and the existing right-of-way at the subject property varies up to a maximum of 15 metres. A reduced right-of-way has been accepted subject to the applicant providing a tapered right-of-way dedication of approximately 0.1 metres to 1.524 metres to achieve a right-of-way width of 15.24 metres. The subject lands are located at the intersection of Wilson Street East and Academy Street. A daylighting triangle dedication of 12.19 metres by 12.19 metres is required, however, Transportation Planning staff has accepted a reduced daylighting triangle of 4.5 metres by 4.5 metres. The required dedication has been demonstrated in Appendix “C” to Report PED26036. A revised Transportation Impact Study and revised site plan addressing outstanding comments, including all dimensions for the right-of-way dedication, will be required as part of a future Site Plan Control application. The proposal complies with these policies.

Theme and Policy	Summary of Policy or Issue	Staff Response
Infrastructure Policies: C.5.3.6 and C.5.3.11.	All redevelopment within the urban area shall be connected to the City's water and wastewater system. The City shall ensure that any change in density can be accommodated within the municipal water and wastewater system.	Development Engineering staff have reviewed the Site Plan and Elevations, Preliminary Grading Plan, Site Servicing Plan, and a Functional Servicing Report. A Holding 'H' Provision within the current Mixed Use Medium Density, Pedestrian Focus (C5a, 860 H154) Zone in Zoning By-law No. 05-200 applies to the site and requires that the applicant demonstrate adequate sanitary capacity through the submission of a revised Functional Servicing Report. The proposal complies with this policy.
Urban Nodes - Community Nodes - Scale and Design Policies: E.2.3.3.6 to E.2.3.3.8, E.2.3.3.9, E.2.3.3.12 a), E.2.3.3.13, E.2.3.3.17, and E.2.3.3.18	Community Nodes shall be planned to accommodate some residential intensification, with the location, scale and amount of residential intensification being established through detailed secondary plans. Community Nodes shall be linked to the higher order transit system through connecting conventional transit or by higher order transit which allows for an increased density target of between 100 and 150 persons and jobs per hectare. The built form shall largely be in medium and low rise, mixed use buildings with a strong pedestrian focus which would include retail and service commercial uses at grade. For the Ancaster Community Node, a target density in the range of 50 persons and jobs per hectare shall apply due to transportation constraints and the existing character of the adjacent neighbourhoods.	The subject lands are within the area identified as a "Community Node" in the Urban Hamilton Official Plan. The proposed mixed use development and increase in height meets the intent of the overall goals of the "Community Node". In terms of the character of the Ancaster node, the area is considered a cultural heritage landscape which includes a number of cultural heritage buildings in the neighbourhood. The current proposal has a density of approximately 151 units per hectare. Staff have calculated the total density of the Community Node, including the proposed 118 units, and confirm it is below the 50 persons and jobs per hectare cap identified in the secondary plan policies. The proposed development has been designed to promote a comfortable and attractive streetscape by incorporating building setbacks that will accommodate landscaping and trees.

Theme and Policy	Summary of Policy or Issue	Staff Response
Urban Nodes - Community Nodes - Scale and Design Policies: E.2.3.3.6 to E.2.3.3.8, E.2.3.3.9, E.2.3.3.12 a), E.2.3.3.13, E.2.3.3.17, and E.2.3.3.18 **(continued)**	New development shall respect the existing built form by providing a gradation in building heights and by locating and minimizing the effects of shadowing and overview on adjacent neighbourhoods.	Given the location of the proposed building on site, staff are satisfied that there are no overlook concerns, and the building will not cause a negative shadow impact on the existing single detached dwellings or the majority of the commercial uses along Wilson Street East. As well, the sidewalks along Wilson Street East generally receive two to three hours of sunlight. As part of a future Site Plan Control application, the applicant will need to demonstrate, through refinements to the building design that the minimum sun/shadow requirements can be achieved (i.e. design changes increasing the amount of sunlight received along the sidewalk to three hours). The proposal complies with these policies.
Mixed Use – Medium Density – Scale and Design Policies: E.4.6.1, E.4.6.5, E.4.6.9, E.4.6.10, E.4.6.16, E.4.6.17, E.4.6.18, and E.4.6.29	The predominant built form shall be midrise and low rise mixed use buildings that have retail and service commercial stores at grade. These areas shall serve as a focus for the community by creating a sense of place and including a range of retail and service facilities to serve the immediate areas and surrounding communities. Uses permitted on lands designated Mixed Use - Medium Density on Schedule E-1 – Urban Land Use Designations include, and are not limited to commercial uses, such as retail stores, restaurants, and personal services, and multiple dwellings, and they should be located in single or mixed use buildings.	The proposal is for a mixed use eight storey building along a major arterial road to support intensification, public transit, and active transportation. The proposal includes 1,475 square metres of ground floor commercial uses that could serve day to day needs and help create a sense of place, which aligns with the functional intent of the “Mixed Use – Medium Density” designation. The proposed building is a midrise form that adds commercial at grade and residential uses above. Based on the Concept Plan, the proposal includes stepbacks and a patio area which provides the opportunity for benches and other street furniture along the pedestrian realm. As well, the range of commercial uses can serve both the immediate and surrounding neighbourhood.

Theme and Policy	Summary of Policy or Issue	Staff Response
Mixed Use – Medium Density – Scale and Design Policies: E.4.6.1, E.4.6.5, E.4.6.9, E.4.6.10, E.4.6.16, E.4.6.17, E.4.6.18, and E.4.6.29 **(continued)**	The mixed use medium density areas are intended to develop as a vibrant and compact urban form that supports pedestrian use and circulation. New development shall be designed and oriented to create comfortable, vibrant, and stimulating pedestrian focused places and streets. In the historic former downtowns and main streets, the established and historic pedestrian focus characteristics of the area shall be enhanced through new development. The orientation, design, and massing of a building or structure higher than six storeys shall take into account the impact on public view corridors and general public views of the area of the Niagara Escarpment, waterfront, cultural heritage resources, cultural heritage landscapes, and other parts of the City as identified through secondary plans or other studies, through the submission of a Visual Impact Assessment to the satisfaction of the City. The orientation, design, and massing of a building or structure higher than six storeys shall take into account the impact on public view corridors and general public views of the area of the Niagara Escarpment, waterfront, cultural heritage resources, cultural heritage landscapes, and other parts of the City as identified through secondary plans or other studies, through the submission of a Visual Impact Assessment to the satisfaction of the City.	In terms of compatibility, a Visual Impact Assessment by MBTW-WAI dated December 2025 and revised in January 2026 was submitted in support of the proposed development. The Visual Impact Assessment determined there was no negative impact on the escarpment landscape and that any comments related to the massing along Wilson Street East could be addressed through Site Plan Control application through detailed design. The proposal complies with these policies.

Theme and Policy	Summary of Policy or Issue	Staff Response
Ancaster Wilson Street Secondary Plan		
Ancaster Community Node Policies: B.2.8.6.1 a), b), c), e) and g)	The Ancaster Community Node shall be a focus area for growth, development, and intensification within the Ancaster Wilson Street Secondary Plan and shall include a range of housing forms and tenures, and a mix of employment, institutional, recreational, and commercial uses. Intensification and infill development shall be balanced with the heritage and historic character of Ancaster. Further guidance is provided in the supporting Ancaster Wilson Street Urban Design Guidelines on how this can be achieved. The overall density for the Ancaster Community Node shall be 50 people and jobs per hectare. Mixed use, commercial, and institutional developments is encouraged within the Village Core area. The scale of development shall be consistent with the historic character of the area.	The proposal is for a mixed use development on Wilson Street East, which supports the Community Node's planned function as a focus area for growth. In addition, intensification within the node is balanced with the cultural heritage character of Ancaster in accordance with the Ancaster Wilson Street Urban Design Guidelines. As per the architectural package provided, the proposed mixed use building would increase the density in the area and would continue to add to the range of units provided within the Ancaster Node. Based on the existing structures and any new developments proposed through existing *Planning Act* applications, the proposed density can be accommodated within the 50 people and jobs per hectare intended for the Ancaster Wilson Street Secondary Plan Community Node. The minutes of settlement from the Ontario Land Tribunal decision (OLT-22-003888), required conditions to be added to the Site Plan Control application related to submission of an Urban Design Brief demonstrating conformity with the Urban Hamilton Official Plan and traffic calming measures, including the applicant's contribution to costs, filing a record of site condition and completion of a satisfactory noise study. The proposal complies with these policies.

Theme and Policy	Summary of Policy or Issue	Staff Response
Commercial and Mixed Use – Medium Density Policies: B.2.8.8.1, B.2.8.8.2 a) – d), B.2.8.8.4 a) – c) and g), and B.2.8.8.5 a), c) and d)	Lands designated Commercial and Mixed Use – Medium Density on Map B.2.8-1 – Ancaster Wilson Street Secondary Plan: Land Use Plan are to limit vehicular access points along arterial and collector roads, provide appropriate landscaping and landscaped buffering, and accommodate and plan for pedestrian amenities and the public realm when fronting on Wilson Street East. The policies for Mixed Use - Medium Density designated areas direct retail uses within the Village Core area, permit live work units with restrictions relating to amenity space, maximum building height and building design. The Village Core area shall primarily consist of service and retail uses, as well as residential uses. The Village Core area shall serve the daily retail, commercial, and personal service needs for the Ancaster Community. Lands identified as fronting on Pedestrian Focused Streets shall not exceed a building height of two and a half storeys, consider a range of building setbacks along Wilson Street East, discourage parking and driveways from being located between the building and the street to not negatively impact the public realm and new development shall respect the existing heritage character of the Village Core.	The Concept Plan included as Appendix “D” to Report PED26036 illustrates that the proposed vehicular access is located on Academy Street. The proposal provides at grade commercial units to activate the street and locates the building close to Wilson Street East to activate the public realm. Staff are satisfied that the proposed development includes stepbacks to reduce the height appearance along the street and includes architectural features to reduce the perceived length of the building. The proposal complies with these policies.

Theme and Policy	Summary of Policy or Issue	Staff Response
Urban Design – Village Core Policies: B.2.8.12.1 a) – c) ii), e), g) – j) ii)	Development and redevelopment shall be consistent with the Ancaster Wilson Street Secondary Plan Urban Design Guidelines, and sympathetic to existing building character and materials when adjacent to designated or listed heritage buildings. Development or redevelopment shall not negatively affect active transportation, foster streets as interactive outdoor spaces for pedestrians, and provide a buffer for adjacent sensitive land uses. The Village Core area includes the area from Rousseaux Street to Dalley Drive. The Village Core area and heritage features shall be consistent with the following design considerations for retail, commercial and mixed use residential: • For buildings fronting onto Wilson Street East, setbacks may be varied; • Incorporate historical building features and styles to encourage strong historic village characteristics and atmospheres, and create a pleasant pedestrian experience, where feasible. This could include heritage style signage and building facades as described in the Urban Design Guidelines for any development or redevelopment; and • Strengthen the heritage characteristics of the village core area through the use of a public walkway linking buildings and other land uses.	The proposal includes 1,475 square metres of ground floor commercial uses that could serve day to day needs and help create a sense of place, which aligns with the functional intent of the “Mixed Use – Medium Density” designation. Staff are satisfied that the proposed development is compatible with the cultural heritage landscape. At the time of the Official Plan Amendment application, a heritage permit was approved with conditions to relocate the designated heritage building. This has been reflected on the Concept Plan included in Appendix “B” to Report PED26036. As such, to protect the heritage building any future development will have to address any future conditions related to the approved heritage permit and future Site Plan Control application. The proposal complies with these policies while allowing for detailed design discussions and revisions through a future Site Plan Control application.

Theme and Policy	Summary of Policy or Issue	Staff Response
Cultural Heritage Policies: B.2.8.13.1.b) and B.2.8.13.2 **Cultural Heritage** Policies: B.2.8.13.1.b) and B.2.8.13.2 **(continued)**	The retention and conservation of historical buildings, structures, or features on their original sites shall be encouraged through adaptive re-use and preservation of existing buildings before new development or redevelopment is considered, maintaining a listing of historical designated and listed properties of interest, and integrating cultural heritage resources into new development or redevelopment proposals. Wilson Street East has been identified as a Special Character Roads on Appendix A – Character Areas and Heritage Features. Special Character Roads shall maintain existing cross-sections, including existing vegetation fronting the street and ensuring any development or redevelopment is compatible with and sympathetic in design to the character of the existing streetscape. Protection of existing mature vegetation fronting the street may require unique approaches to grading.	These policies encourage the retention of heritage buildings on their original sites and integration into new development where possible. Staff emphasize the importance of implementing the approved mitigation measures identified as part of the Structural Review Letter which is a requirement of the approved Heritage Permit (HP2021-033) for the purposes of relocating the existing designated heritage building and protecting the structure for future use. The site plan must be revised to ensure that the Marr-Phillipo House retains a visually prominent position within the streetscape, is framed by appropriate setbacks and landscaping, and is not overshadowed by adjacent buildings. The existing cross section surrounding the subject site includes small commercial plazas, heritage buildings and existing vegetation along Wilson Street East. There is no vegetation along Wilson Street East adjacent to the subject lands. Staff are of the opinion that the final design of the proposed building, with a combination of setbacks and stepbacks, would allow for vegetation to be planted along the frontage of the property which would be consistent with the character of Wilson Street East and reduce the impact of the building height along the public façade. Therefore, the proposal complies with these policies subject to meeting the requirements of a heritage permit for the designated heritage building on the site.

Theme and Policy	Summary of Policy or Issue	Staff Response
Transportation and Linkages Policies: B.2.8.14.1 a), d), e), f) and B.2.8.14.2 b) – d)	The transportation network in Ancaster shall proceed based on the recommendations of the Ancaster Transportation Master Plan, as amended, and shall have regard for the Council-adopted Transit Oriented Development Guidelines. Access to Wilson Street for development or redevelopment shall be minimized, where possible, to enhance road safety and contribute to an improved streetscape and urban character. On-street parking shall be encouraged where appropriate to provide additional parking and provide a buffer between moving traffic and pedestrians. Where feasible, off-street pedestrian linkages and connections should be expanded to increase the active transportation network including for properties fronting onto Wilson Street East. When development or redevelopment occurs, pedestrian amenities shall be required to promote a viable streetscape and create a continuous street presence. The city recommends that an Urban Design Report shall be provided to demonstrate how pedestrian amenities can be accommodated.	The proposed driveway shown on the concept plan is from Academy Street and locates street parking on Wilson Street East shown in Appendix "D" to Report PED26036 which would meet the policy. Details related to the proposed access and on-street parking will be addressed as part of a future Site Plan Control application. As well, the current concept plan shows the building being stepped back and a small patio area in front of the residential units at grade on the north side of the site could be used to locate benches and planters. As well, a pedestrian walkway has been shown within the rear parking area. Revisions are recommended to reduce vehicular-pedestrian conflicts along the street frontage and incorporate pedestrian amenities such as benches and street trees in accordance with the Urban Design Guidelines which can be addressed at the detailed design stage. A full review of the proposed pedestrian facilities on the site will be completed as part of a Site Plan Control application. The proposal complies with these policies.
Infrastructure Policy: B.2.8.15.1	Municipal services, such as sewers, water, stormwater systems, and public/private utilities, shall be provided, maintained, and upgraded, as necessary, to accommodate the needs of existing and future development or redevelopment in the Ancaster Wilson Street Secondary Plan.	Development Engineering staff have reviewed the Site Plan and Elevations, prepared by SRM Architects dated May 30, 2023, Preliminary Grading Plan prepared by S. Llewellyn & Associates Ltd. dated December 14, 2021, Site Servicing Plan prepared by S. Llewellyn & Associates Ltd. dated December 14, 2021, and a Functional Servicing Report prepared by S. Llewellyn & Associates Ltd. dated December 2021.

Theme and Policy	Summary of Policy or Issue	Staff Response
Infrastructure Policy: B.2.8.15.1 **(continued)**	Innovative stormwater management technologies such as green roof and grey water recycling, in accordance with City By-laws and provincial regulations, shall be encouraged in building design and development.	A Holding 'H' Provision within the current Mixed Use Medium Density, Pedestrian Focus (C5a, 860 H154) Zone in Zoning By-law No. 05-200 applies to the site, which requires that the applicant demonstrate adequate sanitary flow and water supply confirming there is adequate capacity to support the proposed development. Should infrastructure improvements be required, the owner is required to enter into and register an External Works Agreement with the City for the design and construction of the necessary improvements. The proposal complies with this policy.

CONSULTATION – DEPARTMENTS AND AGENCIES

Department/Agency	Comment	Staff Response
• Budgets and Fiscal Policy Section, Financial Planning Administration and Policy Division, Corporate Services Department; • Corporate Real Estate, Economic Development Division, Planning and Economic Development Department; • Bell Canada; • Hamilton Conservation Authority; • Alectra Utilities; • Enbridge Gas; and • Hamilton-Wentworth Catholic District School Board.	No comment.	Noted.
Landscape Architectural Services, Strategic Planning Division, Public Works Department.	Public Works staff have reviewed the application and noted that cash-in-lieu of parkland dedication is required.	Cash-in-lieu of parkland will be addressed during the Building Permit stage.

Department/Agency	**Comment**	**Staff Response**
Development Engineering Section, Growth Management Division, Planning and Economic Development Department.	Development Engineering staff have reviewed the Site Plan and Elevations, prepared by SRM Architects dated May 30, 2023, Preliminary Grading Plan prepared by S. Llewellyn & Associates Ltd. dated December 14, 2021, Site Servicing Plan prepared by S. Llewellyn & Associates Ltd. dated December 14, 2021, and a Functional Servicing Report prepared by S. Llewellyn & Associates Ltd. dated December 2021.	The Ontario Land Tribunal approved Zoning By-law Amendment application ZAC-22-011 through Case No. OLT-22-003888 on September 19, 2023. The Decision implemented Holding 'H' Provisions to ensure that a revised Functional Servicing Report demonstrating that the sanitary flow and water supply has adequate capacity in the municipal infrastructure and that the proposed stormwater management measures are provided. The Holding 'H' Provisions also note that if it is determined that upgrades are required through the Functional Servicing Report, an External Works Agreement be entered into and registered on title for the design and construction of the required upgrades.

Department/Agency	Comment	Staff Response
Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department	Transportation Planning staff have reviewed the Site Plan and Floor Plans, prepared by SRM Architects dated May 30, 2023, and the Transportation Impact Study prepared by NextTrans Consulting Engineers dated December 19, 2024, and revised on March 4, 2026. The Parking Assessment is required to be updated to reflect the parking provisions required under the OLT settlement. As per the OLT-22-00388 Minutes of Settlement Item 20 (c), the need for “traffic calming measures, and the Applicant’s contribution to costs” will be addressed at the Site Plan Control stage. The submitted TIS included a brief Traffic Calming section, indicating that, “the City can consider installing speed boards to deter drivers from speeding on Academy Street” which does not satisfy the Minutes of Settlement condition. An updated Transportation Assessment will be required as part of a complete Site Plan application. Staff note that there is required information contained within the Minutes of Settlement pertaining to Case No. OLT-22-003888 that needs to be addressed. Future right-of-way dedications and a daylight triangle will be required to be illustrated and dimensioned on Wilson Street East, Academy Street and at the corner of Wilson Street East and Academy Street as per the comprehensive comments provided.	At the future Site Plan Control stage, the applicant is required to submit an updated Transportation Impact Study that addresses the most recent Transportation planning staff comments dated March 10, 2026. The updated study must conform to the City’s 2024 Transportation Assessment Guidelines and the information contained within the Minutes of Settlement regarding Ontario Land Tribunal Case No. OLT-22-003888.

Department/Agency	Comment	Staff Response
Waste Policy and Planning Section, Waste Management Division, Public Works Department	Waste Policy and Planning attempt to have all residential developments receive municipal waste collection unless there are extenuating circumstances and/or specific site constraints. As currently designed, the development is not serviceable for municipal waste collection services. The proposed commercial units will require a private waste hauler to be arranged for the removal of all waste materials. The proposed residential units will require front-end bin service for collection of garbage, recyclable material, and organic waste. Additional details have been provided in the comments to ensure the municipal requirements are met, which include the specifics such as the size of the waste room, the number of bins, chute design for the building layout and the road base design along the access route.	Noted. Additional requirements related to specific design details will be addressed through a future Site Plan Control application and the Draft Plan of Condominium process, if condominium tenure is considered.
Forestry and Horticulture Section, Environmental Services Division, Public Works Department	The applicant did not submit a Tree Management Plan or Landscape Plan for review. A Tree Management Plan and Landscape Plan are required to be submitted to confirm the required fees and to address potential conflicts with existing public trees or trees that will become publicly owned trees through right-of-way widening.	Tree Management Plan and Landscape Plan approvals, along with associated fees, will be addressed through a future Site Plan application.
Development Charges, Programs and Policies Team, Corporate Services, Financial Planning, Administration and Policy	The proposed 118 residential units will incur development charges on a per unit basis according to the current Development Charges Rates in effect as seen in the city's DC Info Pamphlet. All above-grade commercial space will incur development charges on a basis of square feet according to in effect Development Charges Rates.	Noted.

Department/Agency	Comment	Staff Response
Development Charges, Programs and Policies Team, Corporate Services, Financial Planning, Administration and Policy **(continued)**	If there is a Site Plan application, please refer the client to P1 of the Development Charges Info Pamphlet – Development Charges Rates lock in at the time a complete Site Plan application is applied for. Development Charges Rate lock in would then expire 18 months following the City's final approval of the Site Plan application.	
Legislative Approvals, Growth Management, Planning and Economic Development Department	Prior to registration, the owner and agent should work with Legislative Approvals / Staging of Development Staff to finalize municipal addressing. Pursuant to Section 51(32) of the *Planning Act*, draft approval shall lapse if the plan is not given final approval within three years. However, extensions will be considered if a written request is received two months before the draft approval lapses. It should be confirmed if tenure for the subject proposal will be a Condominium. Please note a PIN Abstract would be required with the submission of a future Draft Plan of Condominium application. If condominium, it should also be confirmed if the proposed parking and any proposed storage lockers will be unitized. The owner and agent should be made aware that the municipal addressing for the proposed development will be determined after conditional Site Plan approval is granted.	Noted.

Department/Agency	Comment	Staff Response
Hamilton Street Railway	Hamilton Street Railway currently operates two routes in the area: Routes 16 Ancaster and 05 Delaware. There is an existing bus stop on Wilson Street West at Academy Street, to which access must be maintained and accessible during construction, or a suitable alternative provided, and be restored to Accessibility for Ontarians with Disabilities Act compliant conditions. Hamilton Street Railway has two (new) routes planned for the area: 71 Ancaster Wilson Route between the Ancaster Fairgrounds and West Harbour GO with service every 15 minutes at peak, and 50 T Line Route between the Downtown Dundas Terminal and the Heritage Greene Terminal via the Meadowlands Terminal and CF Lime Ridge Terminal, with service every 10 minutes at peak. The existing stop on site will continue to be used and served by Route 71 Ancaster Wilson. The site falls within the Ancaster MyRide service boundary, which offers a shared ride service that provides stop-to-stop travel within the service area and has a targeted wait time of 10 minutes per ride. The subject lands are in the top 35% of site by transit access across Hamilton, but still remains fairly isolated. Staff supports the parking and bicycle parking provisions as proposed. Staff have reviewed the Transportation Impact Study prepared by NextEng Consulting Group Inc. dated December 19, 2024, and have noted that Route 16 Ancaster currently runs seven days a week, not six and there is no mention of the future transit network.	Noted.

Department/Agency	Comment	Staff Response
Six Nations of the Grand River Elected Council	Six Nations of the Grand River Elected Council requests 10:1 tree compensation instead of the City of Hamilton's 1:1. This helps preserve and enhance the natural environment in a way that compensates for development. Despite this, Six Nations of the Grand River Elected Council has noted that many of the preserved trees on this site are invasive species – Manitoba Maple, Black Locust, and Norway Maple. Six Nations of the Grand River Elected Council proposes removing some of these invasive trees, particularly the Norway Maples, and not increasing the tree replacement ratio when considering these extra invasive removals. The largest of these plants, while most capable of spreading, contribute considerable canopy cover and should not be removed at this time. Six Nations of the Grand River Elected Council's reasoning for removal of invasive trees is that invasive species reduce biodiversity and push out native species. While these trees may seem quite ubiquitous, they can still be worth controlling, especially in a situation like this where tree removal is already occurring. Invasive species removal must be completed with caution and following best management practices (BMPs). With these additional invasive removals not counting towards the replacement ratio, we would expect 180 trees to be planted, given the existing 18 removals on the TPP. These trees can be planted onsite or offsite (since 180 trees would not fit given	It should be noted that the City of Hamilton's tree compensation ratio is based on a 1:1 tree replacement ratio based on the diameter at breast height. Staff acknowledge that the tree compensation strategy requires an update and are currently working with internal and external agencies, including the Six Nations of the Grand River Elected Council, to update the policies.

Department/Agency	Comment	Staff Response
Six Nations of the Grand River Elected Council **(continued)**	the development), with offsite options including working with the Hamilton Conservation Authority or City of Hamilton, or through the Six Nations of the Grand River Environmental Levy. Trees planted must be native, site-specific species and should be planted as close to the original location as is feasible with good planting practices. Monitoring will be required to ensure successful plantings. Six Nations of the Grand River Territory is within the most highly urbanized land in Canada. Development has occurred on Six Nations' traditional territory without consultation or consent of Six Nations of the Grand River. The cumulative effects of this intense development has contributed to significant environmental degradation and, as a result, Six Nations has experienced severe impacts on its ability to exercise Aboriginal and Treaty Rights that are not only set out in the treaties themselves but are also recognized and affirmed in Section 35 of the Constitution Act, 1982. The 1701 Nanfan Treaty guarantees Six Nations of the Grand River's right to harvest and hunt on this property for perpetuity, but this proposal undermines those rights. Six Nations of the Grand River must be accommodated to mitigate any harm to its treaty rights caused by the proponent. Six Nations of the Grand River Elected Council have no comments on the Stage 1 and 2 Archeological Assessment prepared by Detritus dated April 23, 2020.	

Department/Agency	**Comment**	**Staff Response**
Niagara Escarpment Commission	Niagara Escarpment Commission staff have reviewed the Visual Impact Assessment (VIA) and confirm that the technical concerns previously identified in the January 2, 2026, comment submission have been addressed. There are no remaining issues with the proposed height with respect to adverse visual impacts on the Escarpment. With regard to local street and public realm design considerations, the Niagara Escarpment Commission will defer to City of Hamilton regarding any appropriate mitigation measures, as these matters fall within the implementation of the City's Official Plan policies.	Noted.

URBAN SOLUTIONS
PLANNING & LAND DEVELOPMENT

PUBLIC CONSULTATION COMMENT RESPONSE REPORT

Host: UrbanSolutions Planning & Land Development Consultants Inc.
Date: February 11, 2026
Subject Lands: 398 – 412 Wilson Street East & 15 Lorne Avenue, Hamilton, Ontario
Owner: Wilson Street Ancaster Inc.

RE: Official Plan Amendment Application

In support of the subject planning application, an in-person Neighbourhood Information Meeting was hosted by UrbanSolutions on February 9th, 2026 from 7:00pm to 9:00pm at the St. John's Anglican Church in Ancaster. The purpose of the meeting was to provide an opportunity for the surrounding neighbours to learn about the proposal details, learn details of the *Planning Act* application process and receive answers to any questions.

There were 181 invitations circulated to all property owners within a 240.0 metre radius of the subject lands. There was a total of approximately 65 attendees for the meeting, of which 61 appear to have been area residents while the balance included representatives from the City of Hamilton. The City of Hamilton representatives included Councillor Craig Cassar, Nancy Hurst, as well as Jennifer Catarino and Alaina Baldassarra, who are the City planners assigned to the Official Plan Amendment application.

Following the meeting, this document along with the Presentation slide deck were provided to attendees as requested.

UrbanSolutions has prepared comment responses to the common themes raised during the Neighbourhood Information Meeting below:

Traffic Concerns

- Increased congestion and traffic along Wilson Street East and Academy Street.
- Whether upgrades to existing roads will be made to reduce congestion and implement traffic calming measures.

Comment Response: A Transportation Impact Study has been prepared in accordance with the Trip Generation Manual, 10th Edition published by the Institute of Transportation Engineers to evaluate the traffic impacts of the proposed development on the surrounding street network. The Transportation Impact Study concluded that the anticipated traffic associated with the proposal maintains acceptable levels of service for surrounding intersections, with the exception of the northbound through movement at the Wilson Street East and Rousseaux Street intersection. The Transportation Impact Study provides a recommendation for the signal at that intersection to be optimized and monitored by the City of Hamilton. The City of Hamilton is actively reviewing the Wilson Street East and Rousseaux Street intersection to improve the existing congestion experienced during peak hours. A total of 263 parking spaces and 190 bicycle parking spaces are being provided through surface parking spaces and underground parking internal to the site, mitigating the potential for overflow of parking onto adjacent streets and encouraging utilization of active transportation to and from the site. Traffic calming measures such as speed bumps for

the surrounding area have already been installed by the City to address 'short-cutting' of traffic through the neighbourhood.

Scale and Compatibility of Proposed Development

- Inquiries into approximate size, unit types and density of future development.
- Concern over appropriateness of scale for Village Core area.
- Concerns over shadow impacts on the surrounding properties.
- Concerns regarding amount of new residents in the area.
- Implications of density.
- Building Design and Landscaping.

Comment Response: The Sun/Shadow Study completed for the proposed development evaluated the proposed shadows from the building design and concluded that the shadows cast by the proposed mixed use development meet the sunlight requirements for adjacent public sidewalks and public and private amenity areas. Further, the shadowing of abutting properties is minor and meets the intent of the City's policies. The study was completed in accordance with the standards set out in the City's Terms of Reference. The proposed development has been designed to have appropriate consideration for transitions to the abutting land uses through the use of step backs, setbacks as well as landscape buffering and screening along the lot lines of the subject property. The height proposed is appropriate based on the subject property's location within an identified community node, where the Official Plan directs 40% of residential intensification to occur.

The concept design has carefully considered and evaluated by numerous supporting studies to ensure the proposed development does not present adverse impacts with regards to the transportation network, municipal infrastructure, neighbourhood compatibility, projected shadows, and noise levels from a massing and density perspective. Any necessary infrastructure improvements identified by the consultant team to support the proposed density will be completed prior to the construction of the development and will be completely at the cost of the developer. Further, financial contributions to the catholic and public school boards are provided through Development Charges on a per unit basis to aid the local area in accommodating the increase in student population. Given the subject property is an underutilized 1.9 acre site which fronts a major arterial road, it is a prime candidate to accommodate higher residential densities in order to aid the municipality in meeting their growth and intensification targets. The proposed density within an identified Community Node aligns with the City's direction to restrict urban boundary expansions and accommodate projected growth within the existing urban boundary of the City of Hamilton. The development includes a range of dwelling forms which increase the housing stock in the area, therefore improving the overall housing options and ability for residents to downsize in the future while remaining within the community. The materiality and alcoves built into the Wilson Street East façade are also intended to be in keeping with the historic character of the Ancaster Village core to maintain compatibility with the surrounding area.

The building design is intended to incorporate materials which are complimentary and in keeping with the existing heritage character of the Ancaster Village. Articulation of the façades have been incorporated to break up the appearance of the building from the streetscape and step backs have also been implemented to minimize the appearance of building height. The detailed design of the building's elevations will be

further explored at the future Site Plan stage to ensure good urban design principles are maintained in the composition of the building. From a landscape perspective, the proposed development concept has been updated to increase the landscaped area on site to accommodate greater soil volumes and tree plantings. The detailed Landscape Plan to be developed as part of the future Site Plan stage will give consideration to root depth of proposed plantings in relation to the underground parking garage, to ensure species of plantings are able to grow and thrive on site. The landscaping and stormwater management infrastructure proposed will consider permeable surfaces on site and work together to ensure the pre-development stormwater flows match the post-development stormwater flows on the property.

Infrastructure Capacity and Upgrades

- Concerns regarding amount of new residents in the area and ability of existing infrastructure to serve larger population.
- Concerns regarding cost of infrastructure upgrades and who is responsible.

Comment Response: A Functional Servicing Report, Grading Plan and Servicing Plan were prepared as part of the proposed Official Plan Amendment application. These supporting materials assess the anticipated population growth associated with the future development and analyze the existing capacity of surrounding water, wastewater and stormwater management distribution and treatment systems for the area. The Functional Servicing Report and Servicing Plan outline the potential servicing options available for the future development of the lands, required infrastructure upgrades, and the proposed strategy for accommodating the anticipated population of the area. Any necessary infrastructure improvements identified by the consultant team to support the proposed density will be completed prior to the construction of any development and will be completely at the cost of the developer. Future conditions of Site Plan approval as well as the Holding Provision applicable to the subject lands secure the provision of sufficient infrastructure, sanitary flow and water supply prior any development occurring on site.

Construction disruptions to the larger neighbourhood

- Concern as the underground parking is two levels and impact on abutting properties.
- Potential blasting of rock.
- General construction disturbances.

Comment Response: The blasting of rock on site is not contemplated for the proposed development. The Construction Management Plan to be completed at the Site Plan Control stage will ensure that construction activities will avoid adverse impacts to the surrounding community with regards to noise, dust, and other disturbances.

Summary of Public Comments Received

Public Comment Summary	**Staff Response**
Concern about the height, massing, and density of the proposed development being out of character with the Ancaster Village Core.	The proposal has been reviewed against the applicable Provincial Planning Statement (2024), Urban Hamilton Official Plan, and Ancaster Wilson Street Secondary Plan policies, including policies related to urban design elements within the Ancaster Village Core. The Village Core is included as part of the Ancaster Community Node where the policies encourage intensification to be located. Based on this review, the proposal complies with the Urban Hamilton Official Plan and Ancaster Wilson Street Secondary Plan. The full policy review can be found in Appendix "E" to Report PED26063.
Concern regarding the potential relocation or demolition of the heritage-designated Marr-Philippo House.	The applicant has proposed relocation of the Marr-Philippo house within the subject lands. In 2021, the applicant submitted a Heritage Permit Application (HP2021-033) for the proposed relocation of the rubble stone structure from its current location to the northeast corner of the subject site known as 15 Lorne Avenue. The applicant submitted a Cultural Heritage Impact Assessment, prepared by GBCA Architects Inc. and dated June 4, 2021, in support of the proposed development as part of the Heritage Permit process. At the October 13, 2021, meeting of Council, Council approved HP2021-033 with conditions (Report PED21196). As part of the Heritage Permit approved for the Mar-Philippo house the applicant submitted a structural review letter which indicated that the building could be moved after the initial repairs to the building occurred as identified in the 2024 Cultural Heritage Impact Addendum.
Concern that increased traffic and lack of road capacity will result in congestion and safety issues.	A Transportation Impact Study prepared by NextEng Consulting Group Inc. dated December 19, 2024 and an updated Transportation Impact Study dated March 4, 2026, was submitted and reviewed by Transportation Planning staff. The study concludes that the road network can accommodate the projected

Public Comment Summary	**Staff Response**
	traffic, with some improvements recommended. As part of OLT-22-00388 Minutes of Settlement Item 20 references requirements at the Site Plan Control stage which identified the need for traffic calming measures and identifying the applicant's contribution to costs. Staff will require detailed design information to be provided as part of a future Site Plan Control application.
Comment that the development will place strain on existing infrastructure and services.	A Holding 'H' Provision within the current Mixed Use Medium Density - Pedestrian Focus (C5a, 860 H154) Zone in City of Hamilton Zoning By-law No. 05-200 applies to the site, which requires the applicant to demonstrate adequate sanitary flows and water capacity.
Concern about the loss of community character due to the scale and modern appearance of the proposed buildings.	The proposal has been reviewed against the applicable Provincial Planning Statement (2024), Urban Hamilton Official Plan, and Ancaster Wilson Street Secondary Plan policies, including policies related to urban design elements within the Ancaster Village Core. The Village Core is included as part of the Ancaster Community Node where the policies encourage intensification to be located. As a result, the node is characterized by transit options along Wilson Street East, access to recreation trails and public uses such as the Ancaster Public Library. Based on this review, the proposal complies with the Urban Hamilton Official Plan and Ancaster Wilson Street Secondary Plan. Urban Design and Cultural Heritage policies that speak to the character of the Ancaster Village Core Area in the Ancaster Wilson Street Secondary Plan will be used to guide development during the detailed design stage. Materials, massing, and architectural details will be confirmed through the Site Plan Control process. The full policy review can be found in Appendix "E" to Report PED26063.

Public Comment Summary	**Staff Response**
Objection to the submission of a similar proposal after the Ontario Land Tribunal (OLT) previously dismissed it.	At the time of the Ontario Land Tribunal settlement, it was determined that an Urban Hamilton Official Plan Amendment was not required because of the Ontario Government removing policies from the Official Plan as part of the Urban Hamilton Official Plan Amendment No. 167 approval. After the original decision, the province reversed their previous decision on Official Plan Amendment 167 triggering the need for an Official Plan Amendment. The Official Plan Amendment Application is a new application, entitled to a full planning review. Staff are required to consider the application on its merits under the current planning policy.
The development appears profit-driven and does not align with the needs or vision of the Ancaster community.	The proposal has been reviewed against the applicable Provincial Planning Statement (2024), Urban Hamilton Official Plan, and Ancaster Wilson Street Secondary Plan policies. Staff assess conformity with policy objectives, including intensification within community nodes and corridors, housing diversity, and design compatibility. The purpose for locating intensification within a node and corridor is to make efficient use of existing and planned public services and infrastructure to accommodate the density. The full policy review can be found in Appendix “E” to Report PED26063.
Concern that the proposed development removes greenspace and lacks public or recreational space.	The Landscape Plan has been reviewed by staff and denotes that the proposal provides for the appropriate amount of landscaping required by the City of Hamilton Zoning By-law No. 05-200.
Question about the appropriateness of applying the Mixed Use – Medium Density designation to a site with prominent heritage features.	The subject lands are identified as “Community Node” on Schedule E – Urban Structure and designated “Mixed Use Medium Density – Pedestrian Focus” on Schedule E-1 – Urban Land Use Designations in the Urban Hamilton Official Plan. The subject lands are further designated “Low Density Residential 1” and

Public Comment Summary	**Staff Response**
	"Mixed Use - Medium Density, Pedestrian Focus" on Map B.2.8-1 – Ancaster Wilson Street Secondary Plan Land Use Plan Map. The proposal has been reviewed against the applicable Provincial Planning Statement (2024), Urban Hamilton Official Plan, and Ancaster Wilson Street Secondary Plan policies. Staff assess conformity with policy objectives, including heritage conservation. A full policy analysis of the applicable Urban Hamilton Official Plan policies is provided in Appendix "E" to Report PED26063.
Requests for more transparency in the application process, including public engagement and access to background reports.	All required studies are available upon request and are listed in the staff report. Notices were circulated in accordance with the *Planning Act*, and multiple opportunities for public input were provided.

From: [redacted]
Sent: Tuesday, February 10, 2026 8:57 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Cc: [redacted]
Subject: Wilson at Academy - Voice of Concern

Hi Jennifer.

I attended last nights meeting regarding the above mentioned development.

As someone who has lived in this village for 52 years, I am deeply concerned about the proposed eight-storey development and the lasting impact it would have on our community. A building of this height is far out of scale with the established three-storey maximum and would overwhelm the streetscape, permanently altering the small-village character that residents and local businesses depend on. Our roads are already operating at or near capacity, as confirmed by traffic studies, and additional density would only increase congestion and strain on the village core. The proposal to move a heritage home to the back of the property—removing it from public view—is especially troubling, as it diminishes the visible history that connects us to our past. After more than five decades of calling this place home, it is clear that this development does not respect the character, capacity, or heritage of our village.

Regards,

-----Original Message-----
From: [redacted]
Sent: Tuesday, February 10, 2026 11:11 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 392-412 Wilson St E & 15 Lorne Ave, Ancaster

External Email: Use caution with links and attachments.

Hi Jennifer,

I would like to express my concerns regarding last evenings meeting regarding this Ancaster site. In my opinion and that of many attendees the 8 story height (exact height would be helpful to know) of this building does not fit the community at all. A two story building would be more suited to the area. It also should be set back from the street. Are you able to advise how far back this is from the property line and does it meet the local requirements. The traffic in this area is already overly congested and this build would only add to that existing problem in the core of Ancaster village and parking would be an even greater problem than it is now. I'm wondering if you are able to advise the next steps that will take place with regards to this site and also including the OLT's involvement here as well. I truly appreciate your presence at this meeting last night so that you could hear that there are many concerns regarding this plan, it simply is not suitable for our village. The plan poses an extremely negative impact on our community and I would like to know how we can stop this from happening.

Thank you so much for your help, I look forward to hearing from you.

Regards [redacted]

From: [redacted]
Sent: Tuesday, February 10, 2026 5:43 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Re urban solutions building in ancaster

External Email: Use caution with links and attachments.

Hello Jennifer:

I am writing you to share that I have grave concerns regarding the building being developed at the corner of Wilson and Academy. I am concerned about the traffic flow and feel that the data collected from the 2019 and 2020 transportation is inadequate and not representative of the current situation to make decisions upon. As you are aware there has been a huge influx into the Hamilton area including Ancaster since 2020, you only need to consider that you have made decisions to close Old Ancaster road to accommodate some of these changes. If you run the specs on the number of mixed housing that has been built since that transportation study, you must be wholly aware that the previous data would be substantially inaccurate.

This is to say nothing of the fact that the heritage building that was taken down without proper permits likely so that they could then draw on the transportation study data as quickly as possible. That in and of itself speaks to a lacking oversight and significant bias toward those constructing the building.

I will be watching to see that these concerns are addressed prior to the construction of any building.

-----Original Message-----
From: [redacted]
Sent: Tuesday, February 10, 2026 9:12 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: I am opposed to the proposed 8 story building on Wilson street in Ancaster Village core

External Email: Use caution with links and attachments.

Hello. I am writing to share my opposition to the proposed building. I have lived in Ancaster for over 25 years and in that time the traffic has continually increased. Our roads cannot manage through the construction of this eye sore or the increased traffic flow it would create once completed.

We live very close to [redacted] and stood in opposition to Parkland retirement home. That is the construction that never ends with construction employees parked all over the adjoining neighbour hoods. The traffic there is insanity. The proposed building on Wilson Street in the Ancaster core is absolutely ridiculous.

Please add my name to those who stand opposed.

[redacted]
Sent from my iPhone

From: [redacted]
Sent: Tuesday, February 10, 2026 9:31 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Proposed development in Ancaster - not in favour

External Email: Use caution with links and attachments.

Hello,
I'm writing to express my concern about proposed development on Wilson St. (across from Glendale Motors) in Ancaster.

As residents of Ancaster for nearly 25 years, we've seen growth and development. Not all of it has been positive. Our infrastructure supports a small town yet developers are pushing for expansion at an unreasonable rate. When does it stop? We are tired of being taxed heavily yet the level of funded services Ancaster receives appears to be declining.

We want our conservation areas protected; our small town to maintain the charm and feel that it is known for; and our farm/agricultural land to be preserved. We have urban space in downtown Hamilton that is unused or vacant. Use those spaces instead of building new within Ancaster and expanding into rural areas. Consider restructuring taxes so that urban tax rates are lower than rural land tax rates. Leverage existing development rather than promoting sprawl and expanding into rural areas.

I look forward to your response.

-----Original Message-----
From: [redacted]
Sent: Tuesday, February 10, 2026 9:48 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Ancaster development

External Email: Use caution with links and attachments.

Hi Jennifer,

I need to voice my concern and strongly object to this 8 story development on Wison St in Ancaster. Please do not let part of Ontario's heritage slip away to developers. It would wreck the town.

Regards,

[redacted]

-----Original Message-----
From: [redacted]
Sent: Tuesday, February 10, 2026 9:52 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 8 Story Building Proposition (Ancaster)

[redacted]

External Email: Use caution with links and attachments.

Hi Ms.,

I hope this email finds you well. Writing to you because of the proposed new 8 story multi use building that's to be built on Wilson street in Ancaster. As an Ancaster resident who has lived here my entire life, I am firmly against this proposal. In recent years, our "town" has seen major development and is already underdeveloped for our growing population. This addition would worsen these already rising concerns. Long term Ancaster residents are greatly concerned with this proposal and we hope you're to understand this as well. I thank you for your time. Please do the right thing.

Best Wishes,
[redacted]

From: [redacted]
Sent: Tuesday, February 10, 2026 11:36 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Development on Wilson Street Ancaster

External Email: Use caution with links and attachments.

Hello Ms Catarino,
Please allow this letter to serve as my objection to the proposed large scale development on Wilson St in downtown Ancaster. The scale and location will be incredibly inappropriate for the street. Traffic and pedestrian safety are a major concern. Secondary to that, outsized development like this absolutely destroys the charm and character of a historic town like Ancaster. As a 25+ year resident, who has raised a family in Ancaster I encourage you to follow the existing planning allowances and do not permit this oversized development.
Please do the right thing for the Ancaster of today and the future.
I would appreciate a response.
Thank you,
[redacted]

From: [redacted]
Sent: Wednesday, February 11, 2026 7:02 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Ancaster Devlopment

External Email: Use caution with links and attachments.

I am a long term resident of Ancaster. I grew up here. My parents grew up here. My Grandfather [redacted].

My entire family is against the 8 story development proposal in downtown Ancaster as well as the proposal on the site of the Brandon House. The developers do not care about preservation of heritage. Nothing in what they are doing speaks of understanding 'what is right', but rather what is profitable.

They are asking for the moon here and they will likely get all or a part of it. This cannot happen.

100% against these proposals, but I do support development in preserving and maintaining in keeping with what is an acceptable form of fitting in. Developers would not try these tactics in Niagara on the Lake (in the core), so why should Developers here not honor what we have....we are one of the oldest settlements in Ontario. We need to recognize that.

From: [redacted]
Sent: Wednesday, February 11, 2026 7:35 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Strong Opposition to bldg Academy & Wilson

[redacted]

External Email: Use caution with links and attachments.

Good morning

I I am writing to formally express my strong opposition to the proposed development.

I commute daily from Ancaster to Dundas and have observed a significant increase in traffic congestion over the past seven years. What was once a 12-minute drive has now become an average of 20–30 minutes each way, with the return trip during rush hour often taking considerably longer. When there are any incidents or delays on the highway, travel becomes severely disrupted, making it extremely difficult to access the area. In my view, the current infrastructure is already strained and is not equipped to support an additional large-scale commercial development.

If such a project were to be considered, locations closer to major highway exits—such as along Rymal Road or near Jerseyville—would be far better suited to accommodate the traffic demands and infrastructure requirements associated with this type of business.

In addition to traffic concerns, I am deeply troubled by the impact this development would

have on the character of the area. The historic stone architecture, including landmarks such as the Barracks Inn, contributes greatly to the unique charm and heritage of the community. Introducing a structure that does not complement this historic aesthetic would significantly detract from the area's character and natural beauty.

I respectfully urge the City to carefully reconsider approval of this project and to prioritize infrastructure capacity, traffic impact, and preservation of the community's historic character in its decision-making process.

Thank you for your time and consideration.

[redacted]

[redacted]

From: [redacted]
Sent: Wednesday, February 11, 2026 7:49 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Building in Ancaster

[redacted]

External Email: Use caution with links and attachments.

Dear Ms. Catarino,

I am writing as a concerned Ancaster resident regarding the proposed development at Wilson and Academy.

Ancaster is not just another neighbourhood, it is an old town with deep historic roots and a very distinct character. That look and feel is part of what makes this community special. If we want an example of how valuable that can be, we only have to look at Dundas. Dundas has done an incredible job preserving its historic streetscape, and as a result it has become a place where businesses compete for space, films are shot, and there is a strong, visible sense of community. That did not happen by accident, it happened because the scale and style of development respected what was already there.

An eight storey building at this location feels completely out of step with the existing fabric of Downtown Ancaster. Many residents are worried that once this kind of precedent is set, the character of the area will gradually be lost.

Traffic is another serious concern. Getting in and out of Ancaster is already challenging at peak times. Wilson and Rousseaux is frequently congested, and additional density of this scale will only add to that pressure. Increased congestion does not just create inconvenience, it affects how people choose where to live, work, and spend time. Many of us are already seeing traffic become a factor that discourages people from moving to Ancaster or opening businesses here.

I hope these broader community impacts, including preservation of Ancaster's historic identity and the very real transportation challenges, are given careful consideration in the review process.

Thank you for your time and attention.

Sincerely,

[redacted]

From: [redacted]
Sent: Wednesday, February 11, 2026 8:10 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Proposed Wilson Street Developmemt

External Email: Use caution with links and attachments.

Good morning,

I am writing to express my vehement opposition to the proposed construction of an 8 storey mixed use condo/commercial building on Wilson Street in Ancaster. Not only would this negatively impact the charming streetscape, the impact of increased traffic on this already overburdened corridor would be devastating.

I know that if the City of Hamilton does not grant approval, the developer will appeal to the Ontario Land Tribunal. If you have any contact information for those ultimately making the decision there, it would be appreciated.

Thank you.
[redacted]

-----Original Message-----
From: [redacted]
Sent: Thursday, February 5, 2026 5:16 PM
To: Baldassarra, Alaina <Alaina.Baldassarra@hamilton.ca>
Subject: Fwd: Proposed development 398-412 Wilson Street East, Ancaster, Ontario

External Email: Use caution with links and attachments.

Hello Alaina
Nancy Hurst, from Ward 12 office has advised me to get in touch with you over my comments on the above proposed development.

> I have a very real concern on the appearance of the facade of the proposed building.
> The proposed existing building will be an eyesore because it absolutely is not in keeping with the general aesthetics of the buildings on Wilson Street (the Village Core).
> Could the building facade not be redesigned to blend in with the existing heritage appearance of Wilson Street East? If we must have it, then let it be pleasing to the eye.

> Thank you,
> [redacted]
>

From: [redacted]
Sent: Wednesday, February 11, 2026 5:47 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Strong objection Ancaster development: Wilson at Academy

External Email: Use caution with links and attachments.

Dear Ms Catarino,

I am writing to voice my strong opposition to the proposed apartment block planned for the heart of Ancaster's historic village. While responsible and well-planned development is essential for any community, this particular project is deeply unsuited to its intended location and poses a significant threat to the heritage character that residents have consistently fought to preserve.

Ancaster is one of Ontario's oldest communities, with numerous pre-Confederation structures and historically significant streetscapes that define its unique identity. Heritage advocates and city records note that over 180 Ancaster buildings predate 1867, including landmarks such as Harmony Hall (1816), Griffin House (1828), and the Andrew Sloss House (1855). These heritage assets create a cohesive architectural environment that is highly valued by residents and protected through both community action and municipal oversight.

In the past several years, Ancaster has experienced painful losses of historic buildings—such as the demolition of the 1860 Brandon House, which generated widespread public outrage and led City Council to urgently add 40 historic buildings along Wilson Street East to the municipal heritage registry

to prevent further unapproved demolitions. Similarly, the Ancaster Village Heritage Community has documented concerns about developers disregarding the Ancaster Wilson Street Secondary Plan, which requires new development in the village core to conform to heritage architectural styles to maintain the established historical character.

The proposed apartment block blatantly disregards these principles. Its height, massing, and modern aesthetic visually overwhelm the surrounding buildings, many of which date back more than a century. It does not attempt to reflect the vernacular architecture of the village, nor does it respect the scale or rhythm of the existing streetscape. Instead, it introduces a jarring, out-of-context urban form that would permanently disrupt the heritage continuity of the area.

Heritage is not merely about preserving old structures—it is about maintaining a living, coherent sense of place. The design and placement of this building undermine that continuity. The project is poorly suited to a small historic village, and there are many other locations within Hamilton where such a building would be far more appropriate and contextually fitting.

In addition to the profound heritage concerns, this development will significantly increase traffic on the already congested main road. The village core was never designed to support high-density residential traffic, and the increased burden will impact pedestrian safety, parking, and the everyday experience of residents and local businesses.

The residents of Ancaster have repeatedly demonstrated a deep commitment to preserving our community's historic character. This proposal represents a direct contradiction of the principles that the City itself has put in place to protect the village's heritage assets.

I want to be clear: this is not opposition to new housing or development in general. There are many locations across Hamilton far better suited for a high-density apartment block—areas with appropriate infrastructure, streetscapes designed for increased traffic, and neighbourhoods where such a modern design would complement the surroundings rather than overwhelm them.

Allowing this project to proceed in the heart of historic Ancaster would be a lasting disservice to the community. It would erode the very qualities that make this village unique and beloved, and once those are lost, they cannot be recovered.

I respectfully urge you to oppose this development in its current form and ensure that any new project in this sensitive area aligns with heritage guidelines, community expectations, and the long-standing character of Ancaster Village.

Thank you for your attention to this matter and for your continued service to our community.

Kind regards

[redacted]

[redacted]

From: [redacted]
Sent: Wednesday, February 11, 2026 7:06 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Cc: Ward 12 Office <ward12@hamilton.ca>
Subject: Urban Solutions 398 / 15 Wilson and Lodor

External Email: Use caution with links and attachments.

Good evening

I am writing to express my strong opposition to the proposed development at 398 Wilson Street and 15 Lodor Street (Sergio Manchia).

I appreciate the challenging work that city staff undertake in reviewing complex development applications. My intention is not to question your diligence, but to share serious concerns about this proposal, which conflicts with the 'Wilson Street Secondary Plan'. This Plan exists to preserve the character, scale, and historical integrity of Ancaster, and it is essential that decisions reflect its intent.

While I recognize the importance of thoughtful growth, this proposal raises multiple issues that cannot be overlooked:

Not in Accordance with the Wilson Street Secondary Plan:
The proposed building is significantly taller and denser than the Plan allows. Our Main Street is envisioned for low-scale, context-sensitive development, and placing an eight-storey structure here—when the limit is 2.5 storeys—would be fundamentally inconsistent with the neighbourhood's character.

Traffic and Access Issues:
I drive this intersection daily and can attest that it is already overburdened. The developer's traffic study relies on 2019–2020 data, much of it collected during pandemic lockdowns, which does not reflect current traffic conditions. 118 units of housing for multiple people will result in significantly worse congestion and this congestion will create safety risks and negatively impact quality of life for **ALL** members of this town (it is the only main road).

Out of Character with the Neighbourhood:
The scale, density, and design of this building are incompatible with the surrounding area. Ancaster is not a blank slate for high-rise construction—it is a historic community with a distinct and irreplaceable identity. Established in 1793, **Ancaster is the 3rd oldest town in Ontario**, and its long history and heritage deserve careful preservation in all planning decisions. Although it was incorporated as a town in 1974 and later amalgamated into the City of Hamilton in 2001, it remains a distinct and historically significant area. Visual impact studies were done, and it is obvious that this build does not fit with the towns identity and history, furthermore it did not include the view from the back of the building for the many people living behind.

Stormwater and Infrastructure Deficiencies:
Existing infrastructure cannot accommodate a development of this size. Their proposed mitigation measures cannot fully resolve the fundamental issue: the project is out of scale and not supported by the Secondary Plan.

Contrary to the Niagara Escarpment Plan and UHOP:
The Niagara Escarpment Commission has indicated that the development 2 doors down (OLT-25-000-782) does not comply with the Niagara Escarpment Plan, and therefore also conflicts with the Urban Hamilton Official Plan. - I can't see how this build would be any different

Environmental and Climate Considerations:
The removal of mature heritage trees contradicts the City's Climate Emergency Plan. Protecting these natural assets should remain a priority.

Does Not Address the Housing Needs of the Community:
This development proposes primarily luxury units, which are largely unaffordable to most residents and do not address the housing crisis. Ancaster needs housing solutions that are

affordable, accessible, and tied to community benefit.

While I understand the challenges associated with reviewing developments under provincial policy constraints, the responsibility placed on city staff in these decisions is substantial. The outcomes will have lasting and irreversible impacts on our community. It is therefore critical that the intent of the Wilson Street Secondary Plan is firmly upheld and that any approvals prioritize responsible, context-appropriate growth over development pressure.

In summary:
This proposal conflicts with planning policies, threatens infrastructure and the environment, and does not meaningfully address community housing needs. I respectfully urge city staff to recommend its denial and request that their development stay within our Secondary Plan.

Thank you very much for your time and for your careful consideration of these concerns.
[redacted]

From: [redacted]
Sent: Wednesday, February 11, 2026 12:51 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Proposed Development on Wilson St. E, Ancaster

External Email: Use caution with links and attachments.

Hello Ms. Catarino,
I understand you will be in charge of reviewing the application for the proposed 8 storey building on Wilson Street East.
I would like to voice my concerns in opposition to this development and would ask that you give your careful consideration to them.
I have been a resident of Ancaster for 36 years now. I love our little town. I am perplexed

as to why the City of Hamilton wants to remake Ancaster in its own image.
There is such an opportunity to capitalize on Ancaster's heritage, unique little shops and restaurants and conservation areas. We could be the Niagara on the Lake of the Hamilton area.
Why are we even considering such massive buildings which are so incongruent with the spirit of this quaint little town?
Instead of enhancing the beauty of our little town, the City of Hamilton is destroying Ancaster's character, heritage and community with disastrous undertakings such as tearing down the heritage building on the corner of Wilson and Rousseau Streets many years ago (without consulting with our residents), installing another huge building on Wilson beside the Blackbird and a huge senior's residence at Golflinks and Southcote.
Who is responsible for allowing these things to happen?
A thoughtful and inclusive planning process would surely conclude that Ancaster is a very special place that needs to be preserved and enhanced, not destroyed by allowing unwanted and incongruent developments.
Thank you for your time and your sincere and serious consideration.
Regards,
[redacted]

From: [redacted]
Sent: Thursday, February 12, 2026 2:54 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: WILSON AT ACADEMY -Against development

External Email: Use caution with links and attachments.

To Whom it may concern,

As someone who has lived in this village for 47 years, I am deeply concerned about the proposed eight-storey development and the lasting impact it would have on our community. A building of this height is far out of scale with the established three-storey maximum and would overwhelm the streetscape, permanently altering the small-village character that residents and local businesses depend on. Our roads are already operating at or near capacity, as confirmed by traffic studies, and additional density would only increase congestion and strain on the village core. The proposal to move a heritage home to the back of the property—removing it from public view—is especially troubling, as it diminishes the visible history that connects us to our past. After more than five decades of calling this place home, it is clear that this development

does not respect the character, capacity, or heritage of our village. In closing i am deeply against this new build proposal.

Thank you for your time

[redacted]

From: [redacted]
Sent: Thursday, February 12, 2026 3:12 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Proposed building on Wilson st (Ancaster)

External Email: Use caution with links and attachments.

Good afternoon ,

My husband and I would like to voice our opinion on the proposed eight story building on Wilson st in Ancaster .

We are in the vicinity [redacted] and already find it difficult to exit the only rd (onto Rousseau) now because of heavy traffic , especially at peak times . Furthermore, our children rely on the school bus on Rousseau as well .

Traffic studies completed for this project were excited in 2020 in the peak of lock down pandemic , a totally negligent timeframe to study traffic impact for a building this size .

We are foster parents and agency workers have even mentioned in the past how unsafe it can be to turn off Rousseau to our dead end street in heavy traffic . There have been so many accidents and even more near misses in this area now .

The proposed building mock up is not only an eyesore (resembling more a prison) but it also completely goes against all architectural flow in the down town village of Ancaster .

We moved here several years ago from Oakville seeking a place like "Oakville used to be " this building completely ruins the aesthetics and feel of the village we have grown to love .

We are not protesting the progress of more homes , but feel a three- four story charming building would be more appropriate. We feel that this builder only has their sights on dollars , not even creating affordable housing (as the units will likely start in the 900k range) .

Like many we feel this is a terrible injustice to Ancaster village .

Thanks for the consideration

From: [redacted]
Sent: Wednesday, February 11, 2026 10:04 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Ancaster development - traffic concerns

External Email: Use caution with links and attachments.

Hi Jennifer,

Thanks for your work on reviewing this application. I wanted to voice my concerns about traffic at the Rousseau/Wilson intersection. I heard that the developer is using data from 2019/2020 to address traffic concerns and I think this is inappropriate. The area has grown in the last 6 years, and I don't think 2020 was representative of current patterns due to lockdowns.

The Wilson/Rousseau intersection is already massively backed up during peak hours (e.g. from 3-5pm it's not uncommon for cars going southwest on Wilson to be backed up all the way from the Rousseau intersection to Lower Lions Club Road; I know as I pick up my toddler there every day from daycare). I am in favour of development in general but I just don't see how this particular location would be feasible traffic-wise.

I think our city councillor Craig Cassar may have updated traffic info as his office did some studies in the fall when the lights at the Rousseau/Wilson intersection were changed.

Thanks for considering my concerns!

From: [redacted]
Sent: Wednesday, February 11, 2026 10:53 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Wilson and Academy proposed build

[redacted]

External Email: Use caution with links and attachments.

Hello Jennfer,

I am writing on behalf of the 5 adults living in my household at [redacted]. The developer thinks this build only affects people living within 120 meters of the scene. What rubbish. My family uses this roadway and the shops in town regularly and to think that our voices shouldn't matter is ridiculous. Over the years I've had to leave an extra 20 minutes just to get from Sulphur Springs onto Wilson street to commute to work. I've regularly had to sit through 4-5 lights to pull on to Wilson between 8:15 am- 8:30 am. Then the horror begins as I try to get out of town to Hamilton Mountain. I've become an expert at trying to detour through Academy to avoid the corner of Wilson and Rousseaux. It's not uncommon for me to look to the left on Rousseaux and pass traffic coming into Ancaster that is backed up as far as GARTH street on the Hamilton Mountain!! I'm not kidding. I've noted it many times. When my sons went to McMaster U, they bussed and it was hard. They had to leave much earlier than one cycle just to make sure they would get downtown on time. Busses get caught in the

traffic too.
If every person who is adversely affected by the traffic delays into and out of this corner (Wilson/Rousseaux) were to write you, you would have thousands of letters. It's incredible to me that this proposed build is even being considered given the fact that ambulances, busses, cars, emergency vehicles, PSW's, would have an even more difficult time navigating the single lane roads in and out of this location.
This is a heritage town. We bought here after saving for over 20 years so that we could enjoy that and our taxes are high!! What do we get in return? Developers who don't care about the village and who want to go way beyond the 3 story limit to put a colossal building where everyone else has respected the 3 story limit.
Wilson street is sunny in the morning. This structure would drown that out for the entire length of the build.
You know, I'm not against well thought out development in the right place where the quality of life for the people who live in an area is enhanced. This build is not that.
Please do everything you can to stop it. This is not the place for it. Ancaster can't take this type of build in the village. There's no room for more traffic!

Sincerely,

[redacted]

From: [redacted]
Sent: Wednesday, February 11, 2026 12:00 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Concerns about Development in Ancaster

External Email: Use caution with links and attachments.

Hi Jennifer,

I am extremely concerned about the 8-storey building proposed for 398-412 Wilson St E, Ancaster.

This building is inappropriate for this space. The architecture does not match any of the other buildings. Ancaster is a historic town. My relatives started the Gore Gazette in Ancaster. It's a historical town and this monstrosity is going to ruin the beautiful town of Ancaster.

This building is too large for the space and there are too many units. The infrastructure is not in place to support this large building. This building is better suited to a different location, as hideous as it will be anywhere it is located.

The developers like Urban Solutions do not care about anything other than profit. They are going to destroy the downtown for no reason other than to line their pockets. They don't care if the traffic will be a nightmare. They simply care about maximizing their profit.

This development has no place in that location.

Is the City supporting this proposal? The City should be opposing it.

I look forward to hearing from you soon.

Thanks,

[redacted]

-----Original Message-----
From: [redacted]
Sent: Thursday, February 12, 2026 5:14 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Wilson Street, Ancaster

[redacted]

External Email: Use caution with links and attachments.

Hi, Jennifer. I am a life-long resident of Ancaster and am now writing you to oppose … vehemently oppose … the proposed development on Wilson Street in Ancaster.

Can someone please tell me why anyone would want to see a monstrosity of that size on the main street of Ancaster? I understand development, but this proposal is way beyond what is permitted and, frankly, has no place in that area of town. It in no way matches the neighborhood! Are we trying to make the town look a mess? Why can't we build something of moderate size with the character of our historic town? Eight stories and such a HUGE building on our Main Street is outrageous!

Downtown Wilson Street is a two-lane street. We are currently not able to handle the traffic on that road, especially when used as an alternate route when accidents snarl the 403. The traffic this building would create would be horrific!

Please … We need to stop this development!

From: [redacted]
Sent: Thursday, February 12, 2026 5:19 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Wilson St Development

External Email: Use caution with links and attachments.

Hello Jennifer,

I currently reside at [redacted] in Ancaster and I would like to officially oppose the development proposal located at 398-412 Wilson St. East in Ancaster by Urban Solutions and Spallacci homes.

Sincerely,
[redacted]

-----Original Message-----
From: [redacted]
Sent: Thursday, February 12, 2026 5:32 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Ancaster Development

External Email: Use caution with links and attachments.

Dear Jennifer,

I currently live at [redacted] in Ancaster, having lived and worked in this town my entire life. I am writing to strongly and officially oppose the development proposal located at 398-412 Wilson Street East in Ancaster by Urban Solution and Spallacci Homes.

I would appreciate hearing more from you about what residents of Ancaster can do to oppose and stop this reckless development from going forward. Thank you for your time!

Sincerely,
[redacted]

From: [redacted]
Sent: Thursday, February 12, 2026 5:42 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Opposition

[redacted]

External Email: Use caution with links and attachments.

Good Afternoon Jennifer
I currently live at [redacted] in Ancaster and I would like to officially oppose the development proposal located at 398-412 Wilson Street East in Ancaster by Urban Solution and Spallacci Homes.

From: [redacted]
To: Catarino, Jennifer; Baldassarra, Alaina; Youngblut, Ashley; Ward 12 Office
Subject: strong opposition to the proposed development at 398 Wilson Street and 15 Lodor Street (Sergio Manchia /Urban Solutions).
Date: Friday, February 13, 2026 10:16:41 AM

External Email: Use caution with links and attachments.

Good morning,

I am writing to express my strong opposition to the proposed development at 398 Wilson Street and 15 Lodor Street (Sergio Manchia /Urban Solutions).

I appreciate the challenging work that city staff undertake in reviewing complex development applications. My intention is not to question your diligence, but to share serious concerns about this proposal, which conflicts with the 'Wilson Street Secondary Plan'. This Plan exists to preserve the character, scale, and historical integrity of Ancaster, and it is essential that decisions reflect its intent.

This proposal conflicts with planning policies, threatens infrastructure and the environment, and does not meaningfully address community housing needs. I respectfully urge city staff to recommend its denial and request that their development stay within our Secondary Plan.

Thank you very much for your time and for your careful consideration.

[redacted]

From: [redacted]
Sent: Thursday, February 12, 2026 6:18 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 398-412 Wilson St E Ancaster

External Email: Use caution with links and attachments.

Afternoon Jennifer

I currently live at [redacted] in Ancaster and I would like to officially oppose the development proposal located at 398-412 Wilson Street East in Ancaster by Urban Solution and Spallacci Homes.

From: [redacted]
Sent: Thursday, February 12, 2026 7:01 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 398-412 Wilson Street E Development Proposal

External Email: Use caution with links and attachments.

Good Afternoon Jennifer

I'm a resident of Ancaster and currently live at [redacted]. I previously opposed this development when it was first pitched a few years ago by Urban Solutions and Spallacci Homes for the following reasons:

- I'm very saddened that the developers did not see fit to design something that worked aesthetically with the heritage village core. I'm opposed to the removal of Marr Philippo House, because I do not think it will survive a move, and is a heritage building, that whilst is in need of remediation, has stood for a century in its current imposing position fronting onto Wilson Street.
- The current plan proposes 8 stories which is considerably higher than the height restriction of 3 storeys in the downtown core, it will make the area dark and and will cast significant shadows on the properties behind. Its design will change the streetscape of the downtown core, making it less charming.
- The traffic study that the developer is working with was done during Covid and does not reflect the amount of traffic currently traversing Wilson Street daily. Ancaster is already

regularly tested whenever there is an accident on the Linc or 403 and Ancaster becomes gridlocked in all directions with Wilson Street being the most affected as it is the central road running through the town affecting those coming from the west and those coming from Hamilton/Dundas. All areas of Ancaster are then affected as everyone tries to find an exit strategy.

- The amount of additional cars that will emerge from the underground and overground parking of this building will significantly impact an already busy stretch of Wilson Street. The fear is that these homeowners will then create more traffic behind Wilson Street in the quiet neighbourhood of Maywood that already suffers from traffic cutting through to avoid the congestion of Wilson Street. The road infrastructure simply cannot cope with the existing amount of traffic without adding more cars.
- The concern that this project will impact the area for many years, with the time it will take to remediate the ground and the shutting down of Wilson Street to carry out the essential upgrading of water and sewers for this project to take place will seriously impact businesses in the area and homeowners travelling to and from work. We have already experienced a huge delay on Garner Road recently that impacted Ancaster on a road that doesn't have as many businesses or homes, this will simply be a disaster on Wilson Street.

Overall this building is monstrous in size and design and will seriously affect the overall look of the downtown core of Ancaster where we have wonderful examples of period buildings and newer infill builds that have made more effort to blend in visually to the streetscape and do not loom over existing buildings. It is very sad that it appears its numbers that are driving this project for profit and no thought has been given to creating a visually appealing downtown, like Dundas. With its behemoth size and number of units, together with the chaos that will ensue before and during building for the whole of Ancaster, it just is not a fit.

Hope my thoughts, together with many other Ancaster residents, will be taken into consideration.

Regards
[redacted]

-----Original Message-----
From: [redacted]
Sent: Thursday, February 12, 2026 5:51 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Proposed Development

External Email: Use caution with links and attachments.

Hello Jennifer

I currently live at [redacted] in Ancaster and I would like to officially oppose the development proposal located at 398-412 Wilson Street East in Ancaster by Urban Solition and Spalacci Homes.

Thank you
[redacted]

From: [redacted]
Sent: Thursday, February 12, 2026 6:08 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 398-412 Wilson St.

[redacted]

External Email: Use caution with links and attachments.

Hello Jennifer,

I live at [redacted], and am a former Heritage Permit Committee Board Member. I oppose the 8+ storey building slated for 398-410 Wilson St.

There have been many hard working citizens and councillors that have preserved the village look and feel. This would be a contradiction to current bylaws in Hamilton and grandfathered bylaws from the Town of Ancaster.

Please ensure that my information is added to any consultation communications regarding this property.

From: [redacted]
Sent: Thursday, February 12, 2026 11:00 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: FW: Oppose Urban Solution

External Email: Use caution with links and attachments.

Jennifer Catarino,

I currently live at [redacted] in Ancaster and I would like to officially oppose the development proposal located at 398-412 Wilson Street East in Ancaster by Urban Solution and Spallacci Homes.

Thank you,

[redacted]

From: [redacted]
Sent: Thursday, February 12, 2026 8:23 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 398-412 Wilson Street East, Ancaster -oppose

External Email: Use caution with links and attachments.

I currently live at [redacted] in Ancaster and I would like to officially oppose the development proposal located at 398-412 Wilson Street East in Ancaster by Urban Solution and Spallacci Homes.

From: [redacted]
Sent: Thursday, February 12, 2026 7:33 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Development proposal

External Email: Use caution with links and attachments.

Hi Jennifer. As a long time resident of Ancaster, I would like to formally oppose the development proposal located at 398-412 Wilson St East by Urban Solution and Spallacci Homes. In recent years, we have already experienced increased congestion, traffic, and strain on local infrastructure. The addition of a large scale building would only intensify these issues; especially considering it would be placed at a major, busy intersection. The buildings scale and height would also be inconsistent with the surrounding area and alter the character of our town. Due to these reasons, I respectfully urge the council the reconsider this proposal and explore alternative options.

Thank you.
[redacted]

From: [redacted]
Sent: Thursday, February 12, 2026 8:17 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 398-412 Wilson Street East

External Email: Use caution with links and attachments.

Hello Jennifer

I currently live at [redacted] in Ancaster and I would like to officially oppose the development proposal located at 398-412 Wilson Street East in Ancaster by Urban Solution and Spallacci homes.

Thanks,

From: [redacted]
Sent: Thursday, February 12, 2026 8:18 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Opposition to 398-412 Wilson St E development

External Email: Use caution with links and attachments.

Good evening Jennifer,

I have lived my entire life at [redacted] in Ancaster. I bought this home from my parents and am raising my small children here. I would like to officially OPPOSE the development proposal located at 398-412 Wilson St E in Ancaster by Urban Solution and Spallacci Homes.

The building is incongruous with the entire historical neighborhood and I cannot imagine the years of construction delays, noise, and traffic disruptions that will come with this building, let alone the years of traffic congestion on our already crowded streets.

The fact that these developers look at a historical building and the rest of the town and think so little of those who live there is alarming and disheartening.

With gratitude for your time,

[redacted]

From: [redacted]
Sent: Thursday, February 12, 2026 8:00 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Development at 398-412 Wilson St east

External Email: Use caution with links and attachments.

Hello Jennifer,

I currently live at [redacted] in Ancaster and I would like to officially oppose the development proposed for 398-412 Wilson Street East by Urban Solutions and Spaccalli Homes.

Thank you,
[redacted]

From: [redacted]
Sent: Thursday, February 12, 2026 7:17 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Development at 398-412 Wilson St east

External Email: Use caution with links and attachments.

Hello Jennifer,

I currently live at [redacted] Ancaster, ON and I would like to officially oppose the development proposed for 398-412 Wilson Street East by Urban Solutions and Spaccalli Homes.

Thank you,

[redacted]

From: [redacted]
Sent: February 12, 2026 7:19 PM
To: Jennifer.catarino@hamilton.car
Cc: Ward 12 Office <ward12@hamilton.ca>
Subject: 398-412 Wilson St

Jennifer,

There have been many communications from Ancaster Village Heritage Community (AVHC) for several years now regarding this development.

My colleague, the late [redacted], of AVHC submitted many well researched articles outlining why this project should not proceed. During his research he discovered several City reports which confirmed his conclusions.

Please confirm that this AVHC correspondence remains on file with the City and, if so, will it be included in your review?

Thanks

[redacted]

External Email: Use caution with links and attachments.
Hi Jennifer,

I am writing to you today to oppose to the development proposal at 398-412 Wilson Street in Ancaster by Urban Solution and Spallaci Homes.

I am a current resident of Ancaster and live at [redacted]

I am hoping you could also shed some light on how this proposal was failed to be reviewed by the city within the required 120 days, ultimately leading to an approval by the OLT.

Looking forward to hearing from you,

[redacted]

From: [redacted]
Sent: Friday, February 13, 2026 11:23 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject:

[redacted]

External Email: Use caution with links and attachments.

I currently live at [redacted] in Ancaster and I would like to officially oppose the development proposal located at 398-412 Wilson Street East in Ancaster by Urban Solution and Spallacci Homes.

--
[redacted]

From: [redacted]
Sent: Friday, February 13, 2026 12:58 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 398-412 Wilson Street - Proposed Development

External Email: Use caution with links and attachments.

Hi Jennifer,

I currently live at [redacted] in Ancaster and I would like to officially oppose the development proposal located at 398-412 Wilson Street East in Ancaster by Urban Solution and Spallacci Homes.

[redacted]

From: [redacted]
Sent: Friday, February 13, 2026 10:17 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>; Baldassarra, Alaina <Alaina.Baldassarra@hamilton.ca>; Youngblut, Ashley <Ashley.Youngblut@hamilton.ca>; Ward 12 Office <ward12@hamilton.ca>
Subject: strong opposition to the proposed development at 398 Wilson Street and 15 Lodor Street (Sergio Manchia /Urban Solutions).

External Email: Use caution with links and attachments.

Good morning,

I am writing to express my strong opposition to the proposed development at 398 Wilson Street and 15 Lodor Street (Sergio Manchia /Urban Solutions).

I appreciate the challenging work that city staff undertake in reviewing complex development applications. My intention is not to question your diligence, but to share serious concerns about this proposal, which conflicts with the 'Wilson Street Secondary Plan'. This Plan exists to preserve the character, scale, and historical integrity of Ancaster, and it is essential that decisions reflect its intent.

This proposal conflicts with planning policies, threatens infrastructure and the environment, and does not meaningfully address community housing needs. I respectfully urge city staff to recommend its denial and request that their development stay within our Secondary Plan.

Thank you very much for your time and for your careful consideration.

[redacted]

From: [redacted]
Sent: Friday, February 13, 2026 9:14 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Subject: 398-412 Wilson Street East in Ancaster

External Email: Use caution with links and attachments.

Good Afternoon Jennifer

I currently live at [redacted] in Ancaster and I would like to officially oppose the development proposal located at 398-412 Wilson Street East in Ancaster by Urban Solution and Spallacci Homes.

From: [redacted]
Sent: Friday, February 13, 2026 9:22 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Ancaster. Wilson Street Development

External Email: Use caution with links and attachments.

Good morning Ms Catarino,
This letter serves as my formal opposition to the development proposal located at 398-412 Wilson Street East in Ancaster.

This outsized development will impede traffic and pedestrian safety, and will destroy the charm of a historic town.

I would appreciate your confirmation of receipt.

Sincerely,

[redacted]

From: [redacted]
Sent: Friday, February 13, 2026 8:29 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: grey blob

[redacted]

External Email: Use caution with links and attachments.

Hello!

I currently live in Ancaster ([redacted] I would like to vehemently oppose the development proposal for 398-412 Wilson Str East Ancaster by Urban Solution and Spalacci homes. Here are the reasons:

1. First of all the overnight and cowardly demolition of the stone heritage house there was a disgrace and an abominable act.
2. Secondly, a high rise building tin its place would be nothing but an eyesore which would destroy the look of beautiful and rustic Ancaster.
3. The traffic in Ancaster has become intolerable with all this building spree with complete lack of infrastructure to accommodate the increase in population of homes and people in the area.

It appears that the city has no vision as to the preservation of heritage and culture. it appears that the city favors greedy developers. Please register our opposition to this "development".

Thank you kindly for your consideration!

[redacted]

From: [redacted]
Sent: Friday, February 13, 2026 8:26 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Development proposal located at 398-412 Wilson Street East

External Email: Use caution with links and attachments.

To Jennifer Cararino

Hello Jennifer

We currently live at [redacted] in Ancaster and I would like to officially oppose the development proposal located at 398-412 Wilson Street East in Ancaster by Urban Solution and Spallacci Homes. This megalithic development will destroy the small town feel of Ancaster.

[redacted]

From: [redacted]
Sent: Friday, February 13, 2026 2:38 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 389 Wilson st.

[redacted]

External Email: Use caution with links and attachments.

Good Afternoon Jennifer

I currently live at [redacted] in Ancaster and I would like to officially oppose the development proposal located at 398-412 Wilson Street East in Ancaster by Urban Solution and Spallacci Homes.

Thanks,
[redacted]

From: [redacted]
Sent: Friday, February 13, 2026 2:44 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Re: 398 - 412 WILSON STREET EAST, ANCASTER

External Email: Use caution with links and attachments.

Dear Ms. Catarino

Further to the notification for re-zoning of the property located at 398–412 Wilson St. East, we wish to file our objection, to this proposal.

As property owners of [redacted] as well as the property located at [redacted], we and our tenants, have already found the existing traffic and parking situation to be intolerable.

Adding a development of this magnitude will only worsen the situation and will have significant adverse effects, not only on existing property owners and users, but will make travel in the village core impossible.

As a property owner and having had our offices in the Village Core for in excess of 50 years, we have seen many changes, most of them positive, but a development, such as this, will have more negatives than positives.

We are all in agreement that more housing is necessary, but it must be, not only economically feasible, but ergonomically as well.

This proposal is more of a GREED rather than a NEED situation.

I can speak to this as a realtor/developer that has, I hope, contributed to the Town of Ancaster, in a positive way.

Having developed and built The County Fair Plaza-54 Wilson Street West, in the late 70s(which now houses FORTINOS and other users), as well as The Ancaster Mews, 150 Wilson Street West, condominium building in 1984, as well as Ancaster Square townhomes at 109 Wilson Street West.

I might add that every project/development that we have done in Ancaster, was in fact done, within the boundaries and guidelines of the zoning by-laws, without any changes or alterations to those by-laws.

As previously stated, Ancaster must move forward, but it must be in a controlled manner, which is not only sensitive to the environment, but also to the people that must live and work in the community.

As stated this could be a wonderful development, but NOT, in the Village Core. The size is way too large, too high and not enough thought or planning has gone into the overall impact to the Village.

Respectfully submitted
[redacted]

From: [redacted]
To: Catarino, Jennifer; Baldassarra, Alaina; Youngblut, Ashley; Ward 12 Office
Subject: Formal Objection to Wilson Street Development Proposal Ancaster
Date: Tuesday, February 17, 2026 8:40:37 AM
Attachments: image001.png

External Email: Use caution with links and attachments.

Good morning,

I understand that the City staff undertake difficult work reviewing development applications; however, I must be clear: this proposal is unacceptable and fundamentally non-compliant with the Wilson Street Secondary Plan. The level of concern within the community is serious and justified.

Non-Compliance with the Secondary Plan

The proposal directly contradicts the Wilson Street Secondary Plan. An eight-storey building where the Plan permits a maximum of 2.5 storeys is not a minor variance—it is a complete disregard for the intent of the Plan, which exists to protect Ancaster's scale, character, and historic identity.

Traffic and Safety Impacts

Traffic on Wilson Street is already severely congested. Many days, it is extremely difficult to travel the corridor at all. Adding 118 residential units will significantly worsen congestion and create real safety risks on the only main road through town.
In addition, Mohawk Road from the highway to Wilson Street is already heavily congested and dangerous during rush hour. With this development, that route will become effectively impassable and unsafe during peak times. The developer's traffic study relies on outdated 2019–2020 pandemic-era data and does not reflect current conditions.

Out of Character with a Historic Community

Ancaster, established in 1793 and the third-oldest town in Ontario, is not suitable for high-density construction of this scale. The building's massing and design are incompatible with the surrounding neighbourhood. While visual impact studies were submitted, they clearly demonstrate the proposal does not fit Ancaster's identity and fail to address impacts on residents behind the site.

Infrastructure, Environmental, and Policy Conflicts

Existing stormwater and infrastructure systems cannot support a development of this size. The proposal also conflicts with the Niagara Escarpment Plan and the Urban Hamilton Official Plan, as confirmed by the Niagara Escarpment Commission regarding

a nearby development. Tree removal further contradicts the City's Climate Emergency commitments.

Conclusion

This proposal conflicts with planning policy, overwhelms infrastructure, increases traffic danger, harms environmental assets, and erodes Ancaster's character. I strongly urge city staff to recommend denial and require that any development on Wilson Street comply fully with the Wilson Street Secondary Plan.

Sincerely,
[redacted]

From: [redacted]
Sent: Friday, February 13, 2026 6:28 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 398-412 Wilson Street

[redacted]

External Email: Use caution with links and attachments.

Afternoon Jennifer

I currently live at [redacted] in Ancaster and I would like to officially oppose the development proposal located at 398-412 Wilson Street East in Ancaster by Urban Solution and Spallacci Homes.

Thanks

[redacted]

-----Original Message-----
From: [redacted]
Sent: Friday, February 13, 2026 2:36 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Opposition to 398-412 Wilson St. Ancaster development

External Email: Use caution with links and attachments.

Hello Jennifer,

I currently live at [redacted] in Ancaster and I would like to officially oppose the development proposal located at 398-412 Wilson Street East in Ancaster by Urban Solution and Spallacci Homes.
I understand that tempered development is important to the vitality of every community. This proposal is excessive and will not only destroy the historical aesthetic of Ancaster but it will adversely exasperate the traffic nightmare at Rousseau & Wilson.

[redacted]

Sent from my iPhone

From: [redacted]
To: Catarino, Jennifer
Cc: Baldassarra, Alaina; Youngblut, Ashley
Subject: Re: 398-412 Wilson Street East, Ancaster -oppose
Date: Tuesday, February 17, 2026 10:27:37 AM
Attachments: image001.png

External Email: Use caution with links and attachments.

Thanks Jen,
The concerns I share are consistent with what people have been bringing forward. I have no idea how anyone except a builder with only profit in mind would build an 8 story building on an already busy street that is only two way through an area that is know as a 'village'. Due to the present day traffic, side streets are already being used as short cuts disrupting neighbourhoods and impacting safety.
When at the community meeting, a person asked the consultant why 8 stories, at what level does your profitability begin? The builder said 8. He made the entire room laugh because of how that sounded and because it is hard to believe that they would go to all that trouble and that only after seven stories and on the 8th floor they would start to make money.
I also have concerns with how it won't fit in. No matter how pretty it is made to look, the scale does not fit in. The size is overpowering vs what is there now and I feel terribly sorry for the homes that will have this building as their 'view'.
My husband and I just moved to this part of Ancaster, for the reason of the quaintness and beauty. Our forever home. We are within easy walking distance to the downtown. We feel we may have made a big mistake and could be living in years of construction. The consultant said 48 months. I doubt that and I think it's fair to say it will take much longer.
In all the places in Ancaster why build an 8 story building on a two lane road through an historic village? Why on this site? Seems suspicious.
I see a friend frequently in Dundas. There are many large buildings around the downtown area. But not 1 tall building going down the main downtown 2 lane road. Seems to me Dundas really knows what they are doing. We are having buyers remorse not choosing Dundas over Ancaster.
Thanks,
[redacted]

-----Original Message-----
[redacted]
Sent: Friday, February 13, 2026 3:13 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 398-412 Wilson St Ancaster

External Email: Use caution with links and attachments.

"Hello Jennifer,

I currently live at [redacted] in Ancaster Heights and I would like to officially oppose the development proposal located at 398-412 Wilson Street East in Ancaster by Urban Solution and Spallacci Homes. My family have lived at our current address for 26 years now. Not long after we moved here they put a traffic light at Montgomery and Wilson because it was very hard to exit our neighbourhood….never mind all the accidents which included several fatalities. It was a start but the traffic continued to be a problem. Then this year they closed the road exiting from the Old Mill. This has led to even more traffic. To put this monstrosity of a building in our heritage town is simply over the top. Please stop this from happening. Please say no.

[redacted]

Sent from my iPhone

From: [redacted]
Sent: Friday, February 13, 2026 4:25 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Opposition to development at 398-412 WILSON ST.

External Email: Use caution with links and attachments.

Good afternoon Jennifer,

I currently live at [redacted] in Ancaster and I would like to officially oppose the development proposal located at 398-412 Wilson Street East in Ancaster by Urban Solution and Spallacci Homes.

Sincerely,

[redacted]

From: [redacted]
Sent: Friday, February 13, 2026 4:03 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject:

[redacted]

External Email: Use caution with links and attachments.

Afternoon Jennifer

I currently live at [redacted] in Ancaster and I would like to officially oppose the development proposal located at 398-412 Wilson Street East in Ancaster by Urban Solution and Spallacci Homes.

Thanks
[redacted]

-----Original Message-----
From: [redacted]
Sent: Friday, February 13, 2026 11:06 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 398-412 Wilson street

External Email: Use caution with links and attachments.

Hello Jennifer.

My family and I currently live at [redacted] Ancaster.

I would like to make my appointment officially opposition to the proposed development by Urban Solutions and Spallacci Homes at 398-412 Wilson Street In Ancaster.

Our town is not built for any structures over 3 stories. Take a drive around Ancaster and you will see that 8 storeys in that core village will not fit. If they want that then have them go out to the other end of Ancaster. Such as out towards the industrial park or near the Rona plaza.

I have lived here my whole life and have seen lots of change but this development is an eye sore and will only make more issues for our town such as: water table changes, water and sanitary issues and most importantly traffic issues. Where will these people park? How will they turn in and out of the building? Plus all the extra cars on the road for all those people. As it is it takes 20 mins for me to get from my house to the intersection of Rousseau and Wilson due to stoppages and traffic. And if there is an accident on the 403 it takes even longer. There is no way our roads can handle this large development.

Also I am concerned that if you let that happen there, other developers that own land on Wilson street (like Valery at 154 Wilson) will want to put 8 stories there.

You need to stick to the 3 storey rule in Ancaster.

Please do the right thing and stop this from happening.

From: [redacted]
Sent: Friday, February 13, 2026 11:39 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 398-412 Wilson Street East

External Email: Use caution with links and attachments.

Hello Ms.Cararino Jennifer
I currently live at [redacted], in Ancaster and I would like to officially oppose the development proposal located at 398-412 Wilson Street East in Ancaster by Urban Solution and Spallacci Homes. The structure does not align with the Old and Historical architecture of the area. In addition, Wilson St. is already congested, posing a delay in people getting to work and school. If the city has to build more housing, alternate main street routes need to be built.

Sincerely,

From: [redacted]
Sent: Friday, February 13, 2026 10:22 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Cc: Craig Cassar <donate@craigforward12.ca>
Subject: 392 - 412 Wilson St. E and Lorne Ave. Development Ancaster

External Email: Use caution with links and attachments.

I recently attended the Developer meeting at St Johns Church regarding the proposed eight story development and would like to provide the following comments. I am a resident of Ancaster and live less than two kilometres from the proposed development;

This proposal far exceeds the height and density of the surrounding homes and businesses and will have a significant negative impact on the streetscape and the character of downtown Ancaster.

The development will contribute to increased congestion not only on Wilson Street

but also on the surrounding streets. The Planning Representative indicated that this will be resolved with traffic calming and signal optimization. Since the City has not been able to manage Wilson Street congestion with the existing traffic volume by using available tools, it is clear that adding this density at this location will contribute to more congestion.

A development of lower height and less density will help to mitigate these concerns.

With Thanks

From: [redacted]
Sent: Saturday, February 14, 2026 9:42 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Cc: Ward 12 Office <ward12@hamilton.ca>; [redacted]
Subject: 398-412 Wilson Street Development

External Email: Use caution with links and attachments.

Jennifer, and whomever else will actually read this:

I am writing to formally express my deep concern and frustration regarding the proposed construction of the eyesore that is the eight-storey building in our historic village of Ancaster.

Do you live in Ancaster? Are you aware of the current congestion issues that exist? Are you familiar with the history of heritage charm being destroyed, paved over, or re built? You don't need to literally answer those questions but if you answered No, I encourage you to visit during rush hours, at noon, at 7pm, and any point on the weekend. Please also research archives of our village vs what it looks like now. If you answered Yes, then you should be on our side and shred the application for this development lol. Anyway, the fact that our municipal government seems to overlook resident concerns and caves to developers because of the development fees that go into the city's pocket is upsetting. I would rather pay increased property taxes to pad the budgets/accounts that these fees paid by developers get deposited into. I love my village and community but unfortunately it is getting to the point where we, and many others, are considering relocating out of this city

entirely because of the poor planning and development decisions already made by council and development committees. What happens with this application and approval will determine many residents next move. Literally.

Our community has long been valued for its heritage character, modest scale, and close-knit atmosphere. Introducing a development of this size would fundamentally alter the village's identity and visual landscape. Such a structure would be entirely out of proportion with existing buildings and would overshadow the historic charm that residents and visitors alike cherish.

Beyond aesthetics, there are serious practical concerns that appear to have been overlooked. Our infrastructure is already strained. Roads are narrow and frequently congested, parking is limited, and essential services and providers are operating near capacity. Adding a high-density building to an already overpopulated area will inevitably intensify these problems and place further pressure on systems that are not designed to support this level of expansion.

Growth and development can be positive when they are thoughtfully planned and aligned with the character and capacity of a community. However, this proposal seems inconsistent with both. It risks compromising the livability of our village and disregards the concerns of residents who must contend daily with the realities of overcrowding and insufficient infrastructure. Traffic on Wilson Street and Rosseaux are absolutely horrendous at the moment - at any time of day!!!!

I respectfully urge the decision-makers to reconsider this proposal and to prioritise development that is appropriate in scale, sensitive to the historic environment, and supported by adequate infrastructure planning. The long-term wellbeing of our village should not be sacrificed for a project that does not fit its context. This is strictly greed by developers - no one wants this here.

I hope you will give serious consideration to the voices of the residents who care deeply about preserving the integrity and sustainability of our community.

I won't hold my breath, but I hope the city realises the consequences of allowing this project to be approved…..

[redacted] Ancaster

From: [redacted]
Sent: Saturday, February 14, 2026 8:41 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 398-412 Wilson Street East & 15 Lorne Avenue

External Email: Use caution with links and attachments.

To whom it may concern,

I am writing to express my concerns regarding the proposed 8-storey development at 398–412 Wilson Street East and 15 Lorne Avenue. While I support appropriate and well-planned development in the Ancaster Village Core, the height and scale of this proposal do not fit the established character of the area.

The Village Core has historically been defined by low-rise buildings in the 2–3 storey range, consistent with the intent of the Ancaster Secondary Plan and Urban Design Guidelines. An 8-storey building would create an abrupt height transition, introduce shadowing and privacy impacts, and set a precedent that is not compatible with the surrounding context.

I want to emphasize that I am not opposed to development on this site. A building of reasonable height, designed to respect the scale and rhythm of Wilson Street, could be a positive addition. I also want to note that the archways shown in the original rendering were a strong design feature that better reflected the architectural character many residents value in the Village Core. A revised proposal that maintains this type of design quality, while staying within a more appropriate height range, would be far more suitable for the area.

For these reasons, I respectfully request that Council and Planning Staff require a revised proposal that aligns with the Village Core's established scale and character.

Thank you for your consideration.

Sincerely,

From: [redacted]
Sent: Saturday, February 14, 2026 9:33 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 392-412 Wilson street East

External Email: Use caution with links and attachments.

hello Jennifer,
I am writing to oppose the current development proposal for 393-412 Wilson Street.

Primary concerns:
- Traffic. Assessments must consider current (February 2026) traffic patterns and future load once other vacant medium-density zones lands are developed.
Even at current volumes, the City of Hamilton is actively trying to mitigate the overburden at Wilson/Rousseaux, and Wilson/Montgomery intersections.

-Visual Impact. Eight stories is not in keeping with the character of the surrounding area and towers over the street. Photos in the visual impact study are misleading- the 2 storey foreground buildings appear to be half the height of the 8 storey structure.

- Vision and long term economic impact. To grow our impact as a world leader in healthcare and academia, we must compete with world class cities. Historically preserved communities like Ancaster compliment vibrant cities centres.

Two photos attached - one from the report, minimizing the size, and a second photo - even the same on cropped goes a better perspective.

[redacted]

-----Original Message-----
From: [redacted]
Sent: Saturday, February 14, 2026 11:19 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Wilson Street Development

External Email: Use caution with links and attachments.

Hello Jennifer,

I am writing to tell you that as residents of Ancaster Village we are very much against the proposed development. My husband and I grew up in Ancaster as did our parents and we are all in agreement for developing the village, but not with a massive eyesore that we do not have the infrastructure for.

Sincerely,

-----Original Message-----
From: [redacted]
Sent: Saturday, February 14, 2026 1:30 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Purposed Development 398-412 Wilson St E, Anacaster

External Email: Use caution with links and attachments.

> Evening,
>
> I am homeowner in Ancaster (address [redacted] and I am writing to voice my opposition to the purposed development at 398-412 Wilson St E, Ancaster ON by Urban Solutions and Spallacci Homes.
>
> The City of Hamilton has a duty to the residents of Ancaster to follow the true spirit of the amalgamation agreement it made with the Town of Ancaster. This grotesque monstrosity is in no way in keeping with the historical architecture of Ancaster's town centre.

-----Original Message-----
From: [redacted]
Sent: Saturday, February 14, 2026 9:03 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 398-412 Wilson st east

External Email: Use caution with links and attachments.

I am a resident of Ancaster at [redacted] and oppose the new building no at 398-412 Wilson St East

-----Original Message-----
From: [redacted]
Sent: Sunday, February 15, 2026 7:20 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 398-412 Wilson st development in Ancaster

External Email: Use caution with links and attachments.

Hi - I wanted to voice my extreme concern that the proposed development will create traffic chaos in Ancaster.

It is far too dense - too many units to be tacked onto Wilson. The traffic on Wilson is only two lanes for a good portion of the road and already congested at rush hour. The traffic chaos during construction will make Ancaster unliveable. The additional density will permanently scar the town.

The only place that could possible handle this building might be Garner road at a major intersection like southcote or fiddlers green if Garber road was 4 lanes.

How can emergency vehicles support a fire in a building without setbacks and a spare turn lane? It's already impossible to get a vehicle through Halson and Wilson.

In addition - ugly and not in keeping with aesthetics of the town. It is far too tall and will change the entire community feel.

If it was setback and only 3 stories tall it would be tricky but doable.

Thanks for reading my comments

-----Original Message-----
From: [redacted]
Sent: Sunday, February 15, 2026 6:17 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Ancaster Downtown Development on Wilson Street

External Email: Use caution with links and attachments.

The proposal to develop large multi storey building in downtown Ancaster will irrevocably destroy the heritage character of the downtown and destroy the function and feel of the area. Study after study shows that preserving heritage and developing buildings sympathetic to the heritage attributes increases value of the area and increases commercial activity and the well being and feeling of happiness of residents and visitors. What is happening is the opposite. Developers are being given a free ride by the provincial government who is overriding local municipal expertise. This will not create affordable housing or be built faster. This must stop. It is happening all over Ontario to the permanent detriment of its residents in the excuse of creating new affordable housing. This is a lie.
Concerned citizen
[redacted]

From: [redacted]
Sent: Sunday, February 15, 2026 7:36 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Cc: Ward 12 Office <ward12@hamilton.ca>; Office of the Mayor <Officeofthe.Mayor@hamilton.ca>
Subject: 398-412 Wilson S. E Ancaster

External Email: Use caution with links and attachments.

Hello Ms. Catarina,

As long time Ancaster residents we are writing to express our deep concern about the 8 storey development proposed for 398-412 Wilson St. E in Ancaster. This development is not at all in keeping with the character and history of the town and also much too big for the area. We are greatly concerned about the traffic impacts as the traffic on Wilson St. is already very slow and backed up almost every day. We also wonder how a building of such magnitude could possibly be built so close to the road without closing a lane of Wilson St at times during construction. Also of concern would be the large construction vehicles coming and going from the site. The traffic in Ancaster has no where else to go. Cars will be forced to cut through on Church St., Lodor, and Academy all of which are quiet residential streets with speed humps. It would be a traffic nightmare.

We strongly urge that the City of Hamilton turn down the application for this property as well as the one proposed for the corner of Wilson St and Rousseaux. Ask any current resident of Ancaster and they will tell you that the town does not have the roads or infrastructure to support projects of this size.

-----Original Message-----
From: [redacted]
Sent: Sunday, February 15, 2026 5:37 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Wilson at Academy Urban Solutions Development

External Email: Use caution with links and attachments.

Hi Jennifer,
I'm writing as a concerned resident of Ancaster. I understand there are plans to build a large and obstructive development on Wilson St. at Academy St. Not only will this development overwhelm the charm of small town Ancaster and its main thruway, the resulting traffic implications are very concerning. The traffic is already very heavy in that area. As someone who needs to commute to and from McMaster University for work, this will significantly impact a route that is already a congested back up when things go awry on the 403 and Linc.
Please share these concerns with the reviewing parties.
Thanks for your consideration,
[redacted]

From: [redacted]
Sent: Sunday, February 15, 2026 10:08 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Fwd: Spallacci Homes Development in Ancaster

External Email: Use caution with links and attachments.

Hello Jennifer:

I live at [redacted]. in Ancaster and I would like to officially oppose the current development proposal located at 398-412 Wilson St. E. in Ancaster by Urban Solution and Spallacci Homes.

Their plan shows a very unattractive building being 8 stories high at 100 feet which will tower over the Village of Ancaster and the homes surrounding that area. Not to mention that there will be 118 residential units which means more traffic in this already busy area.
Once the development is decided for the corner or Wilson and Rousseau this will be an even worse situation of cars and people.

Please reconsider your decision around this lot development. I understand that we need more

residential units in our city, but could they at least be attractive and fit in with the current look of the other heritage buildings in Ancaster in scale and appearance.

Thank you,

From: [redacted]
Sent: Sunday, February 15, 2026 9:56 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 398-412 Wilson Street East & 15 Lorne Avenue

External Email: Use caution with links and attachments.

I am against the proposed development at **398-412 Wilson Street East & 15 Lorne Avenue.**
It will simply overwhelm our beautiful village. It is too big and too modern. The thought of the historic Marr Phillipo House being removed is simply heartbreaking. The increase in traffic will be a nightmare.
Take care,
[redacted]

-----Original Message-----
From: [redacted]
Sent: Saturday, February 14, 2026 11:18 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 412 Wilson St East

External Email: Use caution with links and attachments.

The proposed 8 storey building for this parcel of land is not in keeping with Heritage Village of Ancaster. The building should be no higher than 3 stories. The facade of the building should reflect or mimic historical character of the town.

Please don't allow such an ugly building to destroy this part of our town. It was so sad to see the heritage home at the corner of Wilson and Rousseaux torn down.
Please no more mistakes.

Concerned resident.

From: [redacted]
Sent: Monday, February 16, 2026 8:48 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Concerns Regarding 398–412 Wilson Street East Development

External Email: Use caution with links and attachments.

Dear Ms. Catarino,

I am writing to formally express my concern and opposition to the proposed development at 398–412 Wilson Street East in Ancaster.

Ancaster is a community defined by its heritage, small-town integrity, and cohesive streetscape. The current proposal does not reflect those values and risks undermining the character that residents work hard to preserve. Development can and should be tasteful, context-sensitive, and respectful of the historic nature of Wilson Street.

I respectfully ask that you advocate for revisions to this proposal so that any development on this site aligns with the scale, design, and heritage of the community.

If helpful, the February 9 community meeting hosted by Urban Solutions is available for viewing at the following link, along with contact information for City Staff and the Developer's Agent accepting public comments:

https://www.craigcassar.ca/development#398-wilson

Thank you for your attention to this important matter.

Sincerely,

From: [redacted]
Sent: Sunday, February 15, 2026 9:06 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Wilson Street Development

External Email: Use caution with links and attachments.

Hello Jennifer,

I live at [redacted], and have done so for the past 44 years. I chose Ancaster because at the time it resembled an English village that I was used to in my birth country. The building regulations were such that strict controls were enforced in an attempt to maintain the Heritage feel of this very important town. I understand that certain progress has to be made due to increased population growth but regarding the development proposal located at 398 to 412 Wilson Street East in Ancaster I feel that this will forever destroy the uniqueness that this town still manages to hold onto. An attempt to maintain our attraction was made by the hotel across from this proposed developement in the form of the Barracks Hotel whos owners thankfully renovated what was one of the first buildings in our beautiful town. Over the years there have been several attempts to change the look of Ancaster but thankfully they too had to comply, one such business at the time was a Tim Hortons Establishment that is now Tiffany Falls Dental Care, located in Ancaster Plaza on the corner of Halson Street. This too was required to be built in such a way as to maintain the heritage feel of our beautiful area.

My heartfelt request to you is, please do not support the gigantic redevelopment of this request by Urban Solution and Spallacci Homes for the construction of this building that will only add to the already heavily congested traffic problems, and further erode what was once a jewel in the crown of a very special area to live and visit.

From: [redacted]
Sent: Monday, February 16, 2026 11:04 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Formal Opposition – 398–412 Wilson Street East Development
Importance: High

External Email: Use caution with links and attachments.

Hi Jennifer,

I am writing as a current resident of the Ancaster Heights community to formally express my opposition to the proposed development at 398–412 Wilson Street East by Spallacci Homes and UrbanSolutions.

I have lived in Ancaster for approximately 40 years and have witnessed significant changes to our community over that time. Wilson Street, in particular, has become increasingly congested, especially during peak morning and evening hours. Traffic flow is already challenging for residents trying to commute to work or transport children to after-school activities. In my experience, the existing road infrastructure is already strained.

I understand that a transportation study was conducted during the Covid period. I respectfully

question whether traffic data collected during that time accurately reflects current traffic volumes and patterns. Present-day conditions are notably different, and recent changes including the closure of Old Ancaster Road and the rerouting of traffic toward Wilson Street and Montgomery Drive have already created significant congestion. It can now take multiple light cycles to exit my neighbourhood, even with the addition of the advance green signal at Montgomery. Adding a development of this scale will further intensify these pressures.

The construction phase is also a serious concern. While timelines may suggest approximately 24 months, projects of this size often extend beyond that range. A prolonged construction period of 36–48 months would significantly disrupt daily life for nearby residents. Increased traffic, noise, road restrictions, and construction activity would impact quality of life and could negatively affect property values in the surrounding area.

Beyond infrastructure concerns, I am also worried about the broader impact on the character of Ancaster Village. The scale and density of this proposed development do not align with the historic village feel that defines our community. Ancaster was not originally designed to support this level of intensification within its core, and many residents value the small-town atmosphere that continues to make this area desirable.

I respectfully request that these concerns be carefully considered before any approvals are granted. Growth and development are important, but they must be balanced with infrastructure capacity, traffic realities, and the preservation of community character.

Thank you for your time and consideration.

-----Original Message-----
From: [redacted]
Sent: Monday, February 16, 2026 1:12 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Wilson St. Build, ancaster

[redacted]

External Email: Use caution with links and attachments.

Unable to attend last Friday's meeting. My husband and I do not approve of this build.

[redacted]
Ancaster.
Sent from my iPad

From: [redacted]
Sent: Monday, February 16, 2026 3:28 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Re: Development at 398-412 Wilson Street, Ancaster

External Email: Use caution with links and attachments.

Dear Jennifer

My wife and I were unable to attend the community meeting the other day regarding the construction of an 8-storey building comprised of 118 residential units as well as commercial space at 398-412 Wilson Street East. We have however, been briefed on the details and would like to pass along our concerns on the matter.

We have apprehension on many fronts, such as preserving the heritage of our town, the height of this development and how it impacts the atmosphere of the Town of Ancaster, not to mention the influence its height will have on local property values. Also of concern is the effect that the remediation of the sanitary and water lines along Wilson Street will have on local businesses. These are all valid concerns that I can guarantee you are felt by many, many, of Ancaster's residents. Having said that, there is one major concern I have, shared by all, that I would like to bring to the forefront, and that is the impact on traffic given the currently overburdened infrastructure.

To begin with, the fact that the traffic study for this development was done during the

pandemic is bizarre and beyond unreasonable. We all know that during that period, traffic everywhere was abnormally *very* light due to lockdowns and people, like me, who worked from home for most of two years, or others like many I know who simply lost their jobs.

If we are honest with ourselves, we know that the traffic study needs to be done again, during the year when schools are in session and with focus to rush hour loads because that is when we will most certainly run into problems. In addition, this study viewed this project in isolation when in fact there are several other developments in the area that will cumulatively affect traffic.

When trying to venture out close to rush hour in Ancaster, it is apparent that our infrastructure is already near the tipping point. Putting 118 more residential units as well as commercial space at that location is certainly not going to go well. This is just simple common sense for the people who use these streets now. The city already knows it has an issue with the traffic just a bit down the road from this project, at the intersection of Rousseaux Street and Wilson. And widening roads doesn't appear to be an option.

Simply we know there is going to be a development at this property – fine. But why do we need to allow it to be an 8 story, 100 ft tall, building that is going to stand out in a way that changes the very essence of what Ancaster is and stresses the roads and traffic to the breaking point. Why not one or two residential stories plus commercial space, not 3 stories or more, certainly not 8. This needs to be permitted in such a manner as to have consideration for the consequences on current residents, not just Mr. Veloce's desire for a large lucrative project.

We are not apposed to a development, but we are apposed to this particular plan for reasons that should be obvious to everyone.

Sincerely,

From: [redacted]
Sent: Monday, February 16, 2026 1:10 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Ancaster Development

External Email: Use caution with links and attachments.

Jennifer Catarino, Planning Department

As a member of the audience at the Development Meeting on February 7, I want to pass on my comments to the planning committee as suggested:
The visual impact of the eight story building in that location is totally inappropriate for the streetscape,
The traffic impact is a major concern for not only residents in the immediate area but all townspeople who use Wilson Street,
The aesthetics of the proposed building can only be described as out of character for the location and the village ambience.

Because eight "nodes" were identified as suitable areas for development and intensification, this project could more suitably be built in one of the other seven spots. Numerous areas of vacant land further from the village core would be appropriate and more acceptable to Ancaster residents. We trust you and the committee will take into serious consideration all public input.

[redacted]

From: [redacted]
Sent: Monday, February 16, 2026 2:28 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Fwd: 398-412 Wilson Street East

External Email: Use caution with links and attachments.

Very opposed to planned construction at 398-412 Wilson Street East Ancaster.
Sent from my iPhone

Begin forwarded message:

From: "[redacted]
Date: February 13, 2026 at 11:39:03 PM EST
To: Jennifer.catarino@hamilton.ca
Subject: 398-412 Wilson Street East

Hello Ms.Cararino Jennifer
I currently live at [redacted], in Ancaster and I would like to officially oppose the development proposal located at 398-412 Wilson Street East in Ancaster by Urban Solution and Spallacci Homes.
The structure does not align with the Old and Historical architecture of the area. In addition, Wilson St. is already congested, posing a delay in people getting to work and school. If the city has to build more housing, alternate main street routes need to be built.

-----Original Message-----
From [redacted]
Sent: Monday, February 16, 2026 9:33 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Ancaster

External Email: Use caution with links and attachments.

Dear Ms. Catarino,

I am writing to express my opposition to the proposed development at 398–412 Wilson Street East in Ancaster.

As currently presented, the project does not reflect the character, heritage, or small-town integrity that defines Ancaster. It is an eyesore and does not align with the historic streetscape of Wilson Street. Development in our community should be tasteful, context-sensitive, and respectful of the town s heritage.

I respectfully ask that this proposal not move forward in its current form and that stronger consideration be given to a design that better fits the scale and character of Ancaster.

In case you missed the February 9 community meeting held by Urban Solutions regarding this project, the video and contact information for City Staff and the Developer s Agent accepting public comments are available here https://can01.safelinks.protection.outlook.com/?url=https%3A%2F%2Fwww.craigc
wilson&data=05%7C02%7CAshley.Youngblut%40hamilton.ca%7Cf20df48c070d4fde30790 8de6e8659a2%7C60067437f484404f931646348e7340a5%7C0%7C0%7C639069720459951509%7CUnknown%7CTWFpbGZsb3d8eyJFbXB0eU1hcGkiOnRydWUsIlYiOiIwLjAuMDAwMCIsIlAiOiJXaW4zMiIsI

Thank you for your time and consideration.

From: [redacted]
Sent: Monday, February 16, 2026 6:35 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Comments Opposing the Proposed Development at 398–412 Wilson Street East & 15 Lorne Avenue, Ancaster

External Email: Use caution with links and attachments.

Ms. Catarino:

Please see my comments below regarding the above-noted development.

To the Ontario Land Tribunal,

I am writing to formally express my opposition to the proposed 8-storey mixed-use development containing 118 residential units at 398–412 Wilson Street East and 15 Lorne Avenue in Ancaster.

I am an immigrant to Canada. I first moved to Toronto from a densely populated and highly congested city in my home country (India). While I am grateful for the opportunities this country has provided, I specifically chose to move to Ancaster because of its historic old-town charm, quieter lifestyle, walkability, and access to green space. It offered the kind of environment in which I hoped to raise my family — something I did not have growing up.

Over the past few years, however, Ancaster has changed dramatically. Wilson Street — our

primary arterial road — already experiences constant congestion and traffic throughout the day. Adding an 8-storey building with 118 residential units, which could realistically translate into well over 200 additional vehicles, will place an unsustainable burden on an already strained corridor. This does not account for the other developments currently underway or being proposed along Wilson itself.

While I understand that growth and development are necessary, they must be responsible, sustainable, and in keeping with the established character of the community. An 8-storey structure is not compatible with the scale and historic nature of Ancaster's old town. Maximizing height may make business sense for the developer, but private profitability should not outweigh long-term community impact. If this proposal is not viable at a smaller scale, then alternative locations within Hamilton — where there is no shortage of space — should be considered. Ancaster's historic core is not the appropriate location for high-density intensification of this magnitude.

I am also deeply concerned about the strain this development will place on infrastructure and community services, including traffic capacity, medical services, schools, and child care. I am currently expecting a child and, despite not requiring daycare until late next year, I am already on multiple waitlists with overwhelming numbers ahead of me. The existing system is under significant pressure. Adding 118 units without corresponding investment in infrastructure and services will only worsen these challenges.

Additionally, the traffic study relied upon for this proposal was conducted during COVID-19 conditions, when travel patterns were highly atypical. It cannot reasonably reflect present or future traffic realities.

If development must occur on this site, it should be more modest in scale — for example, low-rise buildings of two storeys that better align with the surrounding character. Even that would add some pressure, but it would be far more proportionate than an 8-storey structure.

We cannot continue building at this pace without investing equally in roads, infrastructure, and community services to support that growth. Many Ancaster residents share these concerns and feel that this proposal, in its current form, does not reflect the will or well-being of the community.

I respectfully ask that the Tribunal carefully consider the long-term impact of this development on Ancaster's character, infrastructure, and quality of life, and refuse the proposal in its current 8-storey form.

Thank you for your time and consideration.

From: Muriel Mckay <mckay@mcmaster.ca>
Sent: Monday, February 16, 2026 3:34 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>; [redacted]
Cc: [redacted]
Subject: thoughts on proposed development at 398-412 Wilson St East and Lorne Avenue Ancaster

External Email: Use caution with links and attachments.

Happy Family Day Jennifer, Matt, Sandy and Craig.

I attended the meeting last week at St John's hall re the subject line. My husband and I moved to Ancaster a little over a year ago. We love it and we are keenly interested in future construction, developments and preserving and boosting the businesses and heritage village feel of Ancaster.
We are vehemently against the 8 storey condo development proposed for this site. While vacant lots add nothing to the streetscape or city tax base, the plans, as presented, are out of sync and unsympathetic to the village as it is and as it could be.

Coming originally from a country that still uses 500+ year old buildings for commercial and residential purposes, it is painful to see as a solution, moving a house to the back of the lot, away from the street. Surely an inventive and creative architect could incorporate the Marr House into the facade? Glass over or around the house to connect

to the main building, akin to some of the old bank buildings in Toronto. Could it stll be accessible or available for public use ? Because of the builders history, I would hesitate to suggest using it as the entrance/lobby to the building
https://www.thestar.com/opinion/star-columnists/paying-the-toll-hamilton-s-royal-connaught-condo-owners-must-pay-fee-to-go-through/article_aef6eb01-4787-5ed3-b6e9-a103aa64a8c1.html

For scale, restrict the storeys to 3, at the very most 4 storeys. Part of the parking should be assigned to the town/BIA - use some of the bike parking spots (over supplied considering the available commute options.)
I see the issues with traffic congestion, safety and pollution from an 8 storey development and the other large building at the corner of Rousseau and Wilson.
I just think there are better aesthetic and functional choices to be made for this location.

Yours sincerely,

From: [redacted]
Sent: Monday, February 16, 2026 7:55 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Cc: Ward 12 Office <ward12@hamilton.ca>
Subject: Formal Objection - 398-412 Wilson Street East and 15 Lorne Avenue Development

External Email: Use caution with links and attachments.

Dear Members of Hamilton City Council,

We are writing to formally express my strong objection to the proposed development at 398–412 Wilson Street East and 15 Lorne Avenue in Ancaster, currently under review by the City of Hamilton.

We live at [redacted], within approximately 2 - 3 kilometres of the proposed development site at 398–412 Wilson Street East, and we are therefore directly affected by the traffic, construction, and infrastructure impacts associated with this project. We have lived in Ancaster since June 2009. Over the past sixteen years we have experienced firsthand the pressures on traffic and municipal infrastructure within the Village. For this reason, I believe the current proposal raises significant concerns under the Urban Hamilton Official Plan and broader principles of good planning.

1. Traffic and Transportation Impacts

The Traffic Impact Study supporting this application was completed in 2020. Traffic volumes along Wilson Street have increased steadily over the past several years, resulting in noticeable and recurring delays during peak periods. It is unclear whether the study relied on traffic counts taken during pandemic related reductions in travel. If so, the baseline data may materially underestimate current conditions.

In addition, the study does not appear to adequately account for the cumulative impact of other recent and approved developments within Ancaster Village and along the Wilson Street corridor. Good planning requires consideration of cumulative impacts rather than isolated project analysis.

Wilson Street routinely absorbs diverted traffic during periods of Highway 403 congestion, construction activity, and full or partial closures. These diversion events create peak demand conditions that significantly increase congestion and delay within Ancaster Village. A comprehensive Traffic Impact Study should evaluate system performance under these stressed conditions to ensure that the local road network has sufficient capacity and resilience. Approving development without assessing these scenarios risks relying on incomplete peak congestion modelling.

The Urban Hamilton Official Plan contains policies requiring that development be supported by adequate transportation infrastructure and that traffic impacts be appropriately addressed. Without an updated study reflecting present day volumes and cumulative growth, it is difficult to conclude that these policy requirements are satisfied.

There is also insufficient clarity regarding construction phase impacts. Wilson Street is a constrained corridor. Lane reductions, construction vehicle access, and staging activities would significantly affect safety, emergency access, and the operation of adjacent businesses. These impacts must be transparently assessed.

An updated and comprehensive Traffic Impact Study should be required prior to any approval.

2. Sewer and Stormwater Infrastructure Capacity

During our time in Ancaster, our home has experienced two separate sewer backups that resulted in significant effluent flooding in our basement. These were serious events that caused substantial damage and disruption. One of these incidents is documented here:

https://www.youtube.com/watch?v=ORatArsVBJE

While I recognize that infrastructure improvements have been undertaken since the most recent event, the Urban Hamilton Official Plan requires that development proceed only where adequate municipal servicing is available and where infrastructure can

accommodate growth without creating adverse impacts.

Given the scale of this proposal, including more than 150 residential units, residents require clear and transparent confirmation through updated engineering analysis that the sanitary and stormwater systems have sufficient capacity under both normal and extreme weather conditions. Climate change has increased the frequency and intensity of heavy rainfall events. Infrastructure planning must reflect this reality.

In addition to the direct impact on residential properties, there is also the broader question of downstream environmental impacts. The Ancaster and Old Dundas area drains toward the Dundas Valley watershed and Conservation Area. Any increase in sanitary surcharging, stormwater overflow, or system stress raises legitimate concerns about potential impacts on receiving watercourses and environmentally sensitive lands. Protection of natural heritage systems and water quality is a fundamental planning principle under provincial and municipal policy. Development should not proceed unless it can be clearly demonstrated that there will be no adverse effect on downstream natural heritage systems or Conservation Authority regulated areas.

Approving significant intensification in an area with a history of sewer surcharging demands careful scrutiny and strong evidence of system capacity.

3. Compatibility with the Character of Ancaster Village

The Urban Hamilton Official Plan includes policies requiring that new development be compatible with the existing built form, scale, massing, and character of the surrounding area. Ancaster Village is made up primarily of low-rise buildings that reflect its historic character and small scale main street setting that contribute to its identity and sense of place.

A seven-storey building represents a substantial departure from the prevailing height and massing along Wilson Street. Compatibility is not solely about land use designation. It is also about transition, scale, and integration with the surrounding context.

In its current form, the proposal appears disproportionate relative to the established village character. Growth and intensification must be context sensitive and should enhance rather than dominate the existing streetscape.

Conclusion

Sound planning requires that development be supported by adequate infrastructure, that cumulative impacts be assessed, and that new buildings be compatible with their surroundings. Based on the concerns outlined above, I do not believe the proposal, as currently presented, satisfies these principles.

I respectfully urge Council to take a clear and firm position before the Ontario Land Tribunal opposing this development in its current form and to advocate for an outcome that aligns with infrastructure capacity, transportation realities, and the established character of Ancaster Village.

Sincerely,

From: [redacted]
Sent: Wednesday, February 18, 2026 11:32 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>; Matt Johnston <mjohnston@urbansolutions.info>
Subject: 398-412 Wilson Street East, Ancaster

External Email: Use caution with links and attachments.

Hello,

I live at [redacted] in Ancaster and I would like to officially oppose the development proposal located at 398-412 Wilson Street East in Ancaster by Urban Solutions and Spallacci Homes.

Thank you,
[redacted]

From: [redacted]
Sent: Thursday, February 12, 2026 11:39 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>; Baldassarra, Alaina <Alaina.Baldassarra@hamilton.ca>; Ward 12 Office <ward12@hamilton.ca>
Subject: Formal Objection: Proposed Development (398 Wilson St. & 15 Lodor St.)

External Email: Use caution with links and attachments.

Good morning,

To: City of Hamilton Planning Department / City Staff
Subject: Opposition to Development Application by Urban Solutions

Executive Summary

I am writing to formally object to the proposed eight-storey development at 398 Wilson St. and 15 Lodor St. While I acknowledge the complexities of urban growth, this proposal represents a significant departure from the **Wilson Street Secondary Plan**. The scale and density requested are not "context-sensitive" and threaten the historical integrity of Ancaster.

Key Areas of Concern

1. Policy Non-Compliance (Wilson Street Secondary Plan & UHOP)

- **Height Discrepancy:** The proposal requests an eight-storey structure in a zone where the limit is **2.5 storeys**. This is a 220% increase over the established limit.
- **Character Alignment:** The Secondary Plan was designed to preserve the low-scale

nature of Ancaster's Main Street. This proposal ignores those core tenets.

- **Regional Conflicts:** Consistent with Niagara Escarpment Commission (NEC) findings on nearby files (OLT-25-000-782), this density conflicts with the **Niagara Escarpment Plan** and, by extension, the **Urban Hamilton Official Plan (UHOP)**.

2. Traffic Safety and Data Inaccuracy

- **Dated Metrics:** The developer's traffic study relies on **2019–2020 data**. These figures were captured during pandemic lockdowns and do not reflect the current, overburdened reality of Wilson Street.
- **Congestion:** Adding 118 units to the town's primary artery will create significant bottlenecks, impacting emergency vehicle access and resident safety.

3. Historical and Visual Impact

- **Heritage Preservation:** Established in 1793, Ancaster is Ontario's third-oldest town. This high-rise design treats the area as a "blank slate" rather than a protected historical corridor.
- **Incomplete Visibility:** The Visual Impact Study is insufficient; it neglects the perspective of residents living behind the site, who will face a massive "wall effect."

4. Infrastructure and Environment

- **Stormwater Management:** The existing infrastructure is insufficient for a project of this density. Proposed "mitigation" does not solve the underlying issue of over-scale construction.
- **Climate Goals:** The removal of mature heritage trees directly contradicts the **City's Climate Emergency Plan**.

5. Housing Misalignment

- **Affordability Gap:** This proposal focuses on luxury units. It does not provide the affordable or "missing middle" housing that Ancaster residents actually need to address the housing crisis.

Conclusion

The responsibility of city staff is to ensure that growth does not come at the cost of community identity. This proposal prioritizes development pressure over established planning law. I respectfully request that staff **recommend denial** of this application and hold the developer to the standards set forth in the Secondary Plan.

Respectfully submitted,

From: [redacted]
Sent: Tuesday, February 17, 2026 5:57 PM
To: Ward 12 Office <ward12@hamilton.ca>; Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Urban Solutions proposed 8 story building in Ancaster

External Email: Use caution with links and attachments.

Dear Members of Council and Councillor Carrar,

As an Ancaster resident, I am writing to express my strong opposition to the proposed eight-storey mixed-use development at Academy and Wilson Street in the village core of Ancaster.

While the stated objective is to increase housing supply and affordability, there is no indication that this particular project will deliver truly affordable housing. With construction costs reportedly estimated at $80 million by Urban Solutions, it is reasonable to question what the eventual price point of these condominium units will be and who, precisely, they are intended to serve.

Equally concerning is the impact on the character and functionality of the village core. Will this scale of development genuinely enhance pedestrian activity and local businesses, or will it create significant traffic congestion and strain existing infrastructure? These are not abstract concerns—they directly affect daily life for residents.

The Ancaster Wilson Street Secondary Plan, adopted in 2013 clearly articulated a vision for this community. It described Ancaster as a historic area where "intensification and infill development shall be balanced with the heritage and historic character" of the community. The plan further

envisioned building heights in the village core of no more than three storeys, reinforcing a scale that respects the existing streetscape and sense of place.

An eight-storey structure is not a modest adjustment to that vision; it is a fundamental departure from it.

Aesthetics matter. The built environment profoundly affects community identity. One only needs to visit cities such as Rome, Florence, or Vienna—or closer to home, Dundas and Niagara-on-the-Lake—to see the value of protecting historic cores and human-scale architecture. These communities have recognized that once character is compromised, it cannot be reclaimed.

Once the village core is fundamentally changed, it cannot be undone.

Moreover, the traffic studies are inadequate and the impact to traffic has been grossly underestimated using data from 6-7 years ago as well as during the COVID pandemic. It is also my understanding that a combined traffic study has not been completed. Further, current traffic is already backup along Wilson as well as the corner or Rousseau and Wilson.

I respectfully urge Council to reject this proposal in its current form and to uphold the original intent of the Ancaster Wilson Street Secondary Plan.

Thank you,

From: [redacted]
Sent: Tuesday, February 17, 2026 10:30 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 398 - 412 Wilson Street Development

External Email: Use caution with links and attachments.

Good morning Jennifer,

I am an Ancaster resident who currently lives at [redacted]. I would officially like to strongly oppose the development proposal located at 398-412 Wilson Street East in Ancaster by Urban Solution and Spallacci Homes.

Thank you for your attention to this matter.

[redacted]

From: [redacted]
Sent: Tuesday, February 17, 2026 10:36 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 412 Wilson street east

External Email: Use caution with links and attachments.

Dear Ms. Catarino

Further to the notification for re-zoning of the property located at 398–412 Wilson St. East, we wish to file our objection, to this proposal.

Adding a development of this magnitude will only worsen the situation of traffic in our town.

This proposal is more of a GREED rather than a NEED situation.

The size is way too large, too high and not enough thought or planning has gone into the overall impact to the Village.
Traffic is a nightmare as it is now
This would kill our town

Respectfully,

From: [redacted]
Sent: Tuesday, February 17, 2026 8:52 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>; Baldassarra, Alaina <Alaina.Baldassarra@hamilton.ca>; Youngblut, Ashley <Ashley.Youngblut@hamilton.ca>; Ward 12 Office <ward12@hamilton.ca>
Subject: Opposition to 398 Wilson & 15 Lodor Proposal – Protection of Ancaster's Heritage and Secondary Plan

External Email: Use caution with links and attachments.

Good evening,

I am writing to express my strong opposition to the proposed development at 398 Wilson Street and 15 Lodor Street (Sergio Manchia / Urban Solutions). While I deeply respect the challenging work that City staff undertake in reviewing complex applications, I feel compelled to outline serious concerns about this proposal and its incompatibility with the Wilson Street Secondary Plan, the Niagara Escarpment Plan, and the historical fabric of Ancaster Village.

Conflict with the Wilson Street Secondary Plan

The Secondary Plan was created to protect the character, scale, and heritage identity of Ancaster's historic core. The proposed eight-storey building—where the Plan envisions a maximum of 2.5 storeys—is fundamentally inconsistent with the intended built form. Wilson Street is not designated for high-rise intensification; it is a Main Street corridor meant to retain its village scale and human-centred streetscape.

Historical Significance of Ancaster Village

Ancaster is one of Ontario's oldest communities, founded in 1793, predating many major settlements in the province. Its early development as a mill town and commercial hub made it a key centre in Upper Canada long before Hamilton existed. The village core still reflects this layered history, with heritage buildings, mature trees, and streetscapes that tell the story of more than two centuries of community life.

Two nearby heritage landmarks illustrate the irreplaceable cultural value of this area:

The Marr House (c. 1832)

- One of the oldest surviving stone residences in Ancaster.
- Built by James Marr, a prominent early settler and mill operator.
- A rare example of early 19th-century stone Georgian architecture in Ontario.
- Its preservation contributes to the authentic historical character of Wilson Street and the surrounding village.

The Brandon House (c. 1840s)

The Brandon House was an important heritage property tied to the Brandon family—early merchants who helped shape Ancaster's commercial identity. It reflected the architectural character of the 19th-century village and served as a visual anchor along Wilson Street.

Its overnight demolition was a deeply irresponsible loss for our community. A historic landmark disappeared without meaningful public notice, erasing an irreplaceable piece of Ancaster's heritage. This incident demonstrates how vulnerable our remaining historic assets are when development pressures override proper stewardship. It is a stark reminder that we cannot afford to repeat such mistakes.

These buildings—and others like them—are not isolated artifacts. They form a continuous heritage landscape that defines Ancaster Village. Introducing an eight-storey tower into this context would permanently disrupt the historic sightlines, scale, and character that make this area culturally significant not only to Ancaster, but to Ontario's broader heritage narrative.

Traffic and Access Concerns

As someone who drives this intersection daily, I can attest that it is already strained. The traffic study submitted by the applicant relies heavily on 2019–2020 data, much of it collected during pandemic lockdowns when traffic volumes were abnormally low. With 118 units—likely housing far more than 118 residents—the congestion will worsen significantly, creating safety risks and reducing quality of life for everyone who relies on this main artery.

Out of Character with the Neighbourhood

The proposed scale and density are incompatible with the surrounding built form. Ancaster is not a blank canvas for high-rise development; it is a historic village with a distinct identity that residents and visitors value deeply. Visual impact studies already show the building's overwhelming presence—and notably, they fail to include views from the rear, where many residents will be directly affected.

Stormwater and Infrastructure Limitations

Existing infrastructure is not designed to support a development of this magnitude. While the applicant proposes mitigation measures, these do not resolve the core issue: the project is fundamentally out of scale for the area and not supported by the Secondary Plan.

Contrary to the Niagara Escarpment Plan and UHOP

The Niagara Escarpment Commission has already indicated that the development two doors down (OLT-25-000-782) does not comply with the Niagara Escarpment Plan, and therefore conflicts with the Urban Hamilton Official Plan. There is no reasonable basis to conclude that this proposal—larger and more intrusive—would fare any differently.

Environmental and Climate Considerations

The removal of mature heritage trees contradicts the City's Climate Emergency Plan and undermines long-term environmental resilience. These trees are part of the village's historic landscape and should be protected, not sacrificed.

Does Not Address Local Housing Needs

The proposal consists primarily of luxury units, which do little to address the housing affordability crisis. Ancaster needs housing that is accessible, diverse, and aligned with community needs—not high-priced units that offer minimal public benefit.

In Summary

This proposal:

- Conflicts with the Wilson Street Secondary Plan
- Threatens the heritage character of Ancaster Village
- Disrupts the historical context of landmarks like the Marr House and Brandon House
- Relies on outdated traffic data
- Overburdens existing infrastructure
- Contradicts the Niagara Escarpment Plan and UHOP
- Removes mature trees in contradiction to climate goals
- Fails to address genuine housing needs

For these reasons, I respectfully urge City staff to recommend denial of this application and require that any future proposal remain consistent with the Wilson Street Secondary Plan and the historic identity of Ancaster Village.

Thank you for your time and careful consideration.

With respect,

From: [redacted]
Sent: Monday, February 16, 2026 10:05 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 398-412 Wilson St E

External Email: Use caution with links and attachments.

Ms Catarino,

I love Ancaster and the privilege I have of being a resident here. The heritage of this community is what makes it so valuable. Please do not allow the developers to build the existing proposed structure at 398-412 Wilson, We have worked so hard to preserve the heritage of Ancaster and once it's gone, there will be no going back. Let's ensure new builds along Wilson Street are in keeping with the look and feel of existing buildings, such as the Barracks, and former Rousseau House, among others. I oppose this monstrosity of a build that has done nothing to address the heritage, let alone the bylaws of our community. Do we have the infrastructure to accommodate this build? Do we have the roads to accommodate the traffic congestion. Even the current increase in traffic along Wilson St. due to new townhomes, has created congestion and decreased emergency vehicles ability to address accidents along 403 and The Lincoln Parkway. Ancaster has become the alternative traffic route when there is an accident, adding to further congestion on our roads.

We understand the need to increase density which will allow us to protect our green lands but not with such blatant disregard for working with the community. There are many caring residents in Ancaster, can the developers not work with us.

From: [redacted]
Sent: Tuesday, February 17, 2026 8:40 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>; Baldassarra, Alaina <Alaina.Baldassarra@hamilton.ca>; Youngblut, Ashley <Ashley.Youngblut@hamilton.ca>; Ward 12 Office <ward12@hamilton.ca>
Subject: Formal Objection to Wilson Street Development Proposal Ancaster

External Email: Use caution with links and attachments.

Good morning,

I understand that the City staff undertake difficult work reviewing development applications; however, I must be clear: this proposal is unacceptable and fundamentally non-compliant with the Wilson Street Secondary Plan. The level of concern within the community is serious and justified.

Non-Compliance with the Secondary Plan

The proposal directly contradicts the Wilson Street Secondary Plan. An eight-storey building where the Plan permits a maximum of 2.5 storeys is not a minor variance—it is a complete disregard for the intent of the Plan, which exists to protect Ancaster's scale, character, and historic identity.

Traffic and Safety Impacts

Traffic on Wilson Street is already severely congested. Many days, it is extremely difficult

From: [redacted]
Sent: Wednesday, February 11, 2026 8:10 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Proposed Wilson Street Developmemt

External Email: Use caution with links and attachments.

Good morning,

I am writing to express my vehement opposition to the proposed construction of an 8 storey mixed use condo/commercial building on Wilson Street in Ancaster. Not only would this negatively impact the charming streetscape, the impact of increased traffic on this already overburdened corridor would be devastating.

I know that if the City of Hamilton does not grant approval, the developer will appeal to the Ontario Land Tribunal. If you have any contact information for those ultimately making the decision there, it would be appreciated.

Thank you.

to travel the corridor at all. Adding 118 residential units will significantly worsen congestion and create real safety risks on the only main road through town.
In addition, Mohawk Road from the highway to Wilson Street is already heavily congested and dangerous during rush hour. With this development, that route will become effectively impassable and unsafe during peak times. The developer's traffic study relies on outdated 2019–2020 pandemic-era data and does not reflect current conditions.

Out of Character with a Historic Community

Ancaster, established in 1793 and the third-oldest town in Ontario, is not suitable for high-density construction of this scale. The building's massing and design are incompatible with the surrounding neighbourhood. While visual impact studies were submitted, they clearly demonstrate the proposal does not fit Ancaster's identity and fail to address impacts on residents behind the site.

Infrastructure, Environmental, and Policy Conflicts

Existing stormwater and infrastructure systems cannot support a development of this size. The proposal also conflicts with the Niagara Escarpment Plan and the Urban Hamilton Official Plan, as confirmed by the Niagara Escarpment Commission regarding a nearby development. Tree removal further contradicts the City's Climate Emergency commitments.

Conclusion

This proposal conflicts with planning policy, overwhelms infrastructure, increases traffic danger, harms environmental assets, and erodes Ancaster's character. I strongly urge city staff to recommend denial and require that any development on Wilson Street comply fully with the Wilson Street Secondary Plan.

Sincerely,

From: [redacted]
Sent: Friday, February 13, 2026 9:57 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 398-412 Wilson Street East, Ancaster, Urban Solution & Spallacci Homes

External Email: Use caution with links and attachments.

Hi Jennifer,

My family and I live at [redacted] in Ancaster.

I would like to officially oppose the development proposed at 398-412 Wilson Street East in Ancaster by Urban Solution and Spallacci Homes.

We walk from Ancaster Heights up to town many times a month. The streetscape is a mixture of residential and commercial buildings, some historical, some not.

Introducing a multistory building in our quaint historical village is a poor fit due to a lack of harmony in scale. A massive building on a small charming street will not contribute to a positive community feel.

The proposed development would be a mismatch of character.

Perhaps any new building should be set back from the road, develop a few street facing buildings that pay homage to historical buildings that may have once been there or in the Ancaster community. Avoid moving a historical building to the back of the property.

412 Wilson Street Glendale Garage:

This is a larger building but it has been developed to look it did a hundred years ago. I think it fits in well.







385 Wilson Street:

This was a good attempt, but unfortunately, feels too large for the area.





-----Original Message-----
From: [redacted]
Sent: Wednesday, February 18, 2026 6:09 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 398-412 Wilson Street

External Email: Use caution with links and attachments.

Hello Jennifer

I am a long time resident of Ancaster on [redacted] . I would like to officially oppose the development proposal located at 398-412 Wilson Street East in Ancaster by Urban solutions . Besides the height of the building and how it impacts the atmosphere of the Town of Ancaster and the influence its height will have on property values , the traffic study done during the COVID pandemic in no way reflects the current overburdened infrastructure. I am opposed to this particular plan for many reasons that should be obvious to everyone .

Sincerely,

From: [redacted]
Sent: Wednesday, February 18, 2026 9:11 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Proposed building on Wilson St East

External Email: Use caution with links and attachments.

Jennifer Catarino, Planning Department

I attended the Development Meeting on February 7 presented by Urban Solutions.

I would like to pass on to your department my views on the proposed structure at 398-412 Wilson St East, Ancaster.

1. Building is a complete anomaly in its present location.

The Ancaster Village core comprising Wilson Street East up to the roundabout west of Ancaster Mews has NO buildings higher than 3 storeys. Many are Heritage buildings OR built in a manner that fit in architecturally with the older buildings, for example the small plaza at the Wilson and Halson intersection and the office and commercial properties at the same intersection.

The 8 storey building proposed creates jarring sight lines, will create shadows and loss of natural light to surrounding buildings, particularly those located to the back of the proposed structure.

2. Unsustainable traffic congestion

The 118 dwellings and the 1475 square feet of commercial space will create an unsustainable situation on Wilson St which already is clogged with cars especially during rush hours. Slow downs on the 403 result in cars turning off and using Wison Street as an alternative way to the lower city. The as yet unfinished Garner Rd upgrading continues to be a major source of extra traffic, a situation which has been ongoing since 2022.

Ancaster is poorly served by public transportation and so this proposed building will significantly aggravate the problem.

3. Further dislocation of Wilson Street due to infrastructure expansion

I understand the developers will need to upgrade water and sewage systems to accommodate the building's needs. This will no doubt result in several other building applications being made for the inner village since those developers will now be able to tap into these upgrades, thus increasing the number of cars beyond the number anticipated by the 398-412 plan.

4. Is there any vision for Ancaster and if so, consider locating in a more suitable Node

I have yet to hear an articulated vision for the town of Ancaster. Is it worthwhile preserving its uniqueness described in one tourist guide as,

"In essence, Ancaster is celebrated for its deep historical roots, preserved heritage, access to nature, and a thriving local scene that offers a blend of quaint charm and contemporary appeal".

I ask that serious consideration be given to maintaining the 3 story limit to new buildings in the village core and that permits for taller buildings be restricted to more appropriate nodes, for example west of the roundabout beyond Ancaster Mews.

I hope that all of these concerns be submitted and given serious consideration by the Planning Committee.
Thank you.
[redacted]

From: [redacted]
Sent: Thursday, February 19, 2026 6:55 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Wilson St. Development

[redacted]

External Email: Use caution with links and attachments.

Hi Jennifer,

I'm writing as a concerned resident of Ancaster.

I have heard there are plans to build a large and obstructive development on Wilson St. at Academy St.

I believe this it to the detriment of our community. That part of the town has a charm that will be destroyed by a large, modern building there.
The traffic is already very heavy in that area. My wife and I both commute to and from [redacted] for work, this will significantly impact a route that is already congested when there are issues on the highway.

Please share these very serious concerns with the reviewing parties.

Thank you for your consideration in this matter,

From: [redacted]
Sent: Thursday, February 19, 2026 11:57 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Re: Ancaster building

External Email: Use caution with links and attachments.

I am an Ancaster resident opposing the construction of the building on Wilson. Old Ancaster needs to remain Old Ancaster.[redacted]

[redacted]

[redacted]

> What can we do to protest? Please advice.[redacted]
>
> [redacted]

From: [redacted]
Sent: Thursday, February 19, 2026 9:17 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Objection to Proposed Condo Monstrosity at Rousseau and Wilson street

External Email: Use caution with links and attachments.

Jennifer --

This proposal is nothing short of outrageous. How is it even being considered?

Its mammoth scale and prison-block appearance make it completely inappropriate for that location. It will ruin Ancaster Village's core and likely set an unwelcome precedent for further horrid developments by property developers who do not care at all about the damage they do to the local community.

Another key issue is the additional traffic it will create. Where are all the cars, firetrucks, and ambulances supposed to go? We ALREADY have traffic jams getting in and out of Ancaster. This building will cause gridlock, impact local residents every single day, and jeopardize safety.

Obviously, a Covid-era traffic study is not a credible prediction of its impact. Come to the corner of Rousseau and Wilson around 4 to 5.30 p.m. most weekdays days, and you will see the future misery for yourself.

I am certain I don't have to highlight the many other negatives associated with this proposal; they are as clear as day to any reasonable person.

In short, this proposed building is so OBVIOUSLY awful, in so many ways, it could make Ancaster a case study for bad planning in every regard -- and a complete laughing stock.

Please Jennifer, do all you can to put an end to this terrible threat to our historic, and beloved village of Ancaster.

Regards,

From: [redacted]
Sent: Thursday, February 19, 2026 10:04 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Development project at 398-412 Wilson Street E, Ancaster

External Email: Use caution with links and attachments.

Dear Ms. Catarino,

I am writing to express my grave concerns and vehement opposition to the proposed development at 398-412 Wilson Street East in Ancaster. As currently presented, the project does not reflect the character, heritage, or historical and architectural integrity that defines Ancaster. It is an eyesore to say the least. Additionally, it does not in any way align with the historic streetscape of Wilson Street. It is an absolute monster as is the other large development proposal almost next to it also on Wilson. Development in our community should be carefully considered, context-sensitive, and respectful of the town's heritage. Moreover, any development has to consider the congestion, traffic flow and safety. We have experienced too much traffic increase so much so that Ancaster has become unlivable. Our children walking to school are often not safe enough in the current vehicle traffic flow. Neither of the two large scale proposals that are being pushed on us are based on proper traffic flow study. This is outrageous!

I ask that this proposal not move forward in its current form and that stronger consideration be given to social and living context as well as traffic and a design is significantly changed to better fit the scale and character of Ancaster. In case you missed the February 9 community meeting held by Urban Solutions regarding this project, the video and contact information for City Staff and the Developer's Agent accepting public comments are available here:https://www.craigcassar.ca/development#398-wilson Thank you for your time and consideration.

Sincerely,

[redacted]

From: [redacted]
Sent: Friday, February 20, 2026 10:05 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Formal Opposition – 398–412 Wilson Street East Development

External Email: Use caution with links and attachments.

Hello Jennifer,

I am writing as an Ancaster resident to express my deep concerns regarding the proposed development at 398–412 Wilson Street East.

While I understand that our community will continue to grow, the current traffic conditions in Ancaster are already far beyond what is reasonable for a small town. The existing infrastructure simply cannot support additional residents—especially on a corridor that experiences constant congestion. Evenings are particularly difficult, and many families struggle just to get their children to extracurricular activities because traffic on Wilson Street routinely comes to a standstill.

I am also concerned that the transportation study for this development was completed during the COVID period, when traffic volumes were nowhere near typical levels. Any data collected in that time would not accurately represent present-day conditions, which have changed drastically. Using such outdated metrics to justify a project of this scale does not reflect the reality residents face every single day.

It saddens me that these very obvious, common-sense issues are not being addressed proactively. It should not fall on residents to point out challenges that are so clearly impacting the livability of our community. These are fundamental considerations that should be embedded in responsible urban planning—especially in a village core that is already under immense strain.

I respectfully ask that these concerns be taken seriously and thoroughly evaluated before any further action is taken on this proposal.

Thank you.

From: [redacted]
Sent: Friday, February 20, 2026 12:40 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Concerns re: Development 398-412 wilson street east Ancaster

External Email: Use caution with links and attachments.

Jennifer,

I am an Ancaster resident who currently lives around the corner from the proposed development.

By way of this email I would officially like to oppose the development proposal located at 398-412 Wilson Street East in Ancaster by Urban Solution and Spallacci Homes.

My concerns include the aesthetic which does not fit in with our village, the additional traffic burden added to an already congested area(both Wilson St and Rousseaux) and the height of the building which goes against our longstanding policy against high story units.

Your attention and consideration of my concerns would be much appreciated!

Regards

From: [redacted]
Sent: Sunday, February 22, 2026 8:14 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Cc: mjohnstone@urbansolutions.info
Subject: Development at 398-412 Wilson St. E, Ancaster

External Email: Use caution with links and attachments.

Dear Ms. Catarino,

I am writing to express my opposition to the proposed development at 398–412 Wilson Street East in Ancaster.

As currently presented, the project does not reflect the character, heritage, or small-town integrity that defines Ancaster. It is an eyesore and does not align with the historic streetscape of Wilson Street. Development in our community should be tasteful, context-sensitive, and respectful of the town's heritage.

I respectfully ask that this proposal not move forward in its current form and that stronger consideration be given to a design that better fits the scale and character of Ancaster.

Thank you for your time and consideration.

From: [redacted]
Sent: Friday, February 20, 2026 4:42 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 398-412 Wilson St proposal

External Email: Use caution with links and attachments.

Hi Jennifer
I'm writing to register my opposition to the proposed 10-storey development for the above referenced property. I have been a resident of Ancaster since 1980.
The proposed height of 10 stories is unacceptable in a town where 3 stories has been the standard.
The quasi-modern design is extremely unattractive and not in keeping with the historic stone buildings in that section of Wilson St.
The referenced traffic study of 2019-2020 is out of date and completely invalid due to COVID restrictions at the time. Traffic is currently so heavy on Wilson during rush hours that some turn down side streets to avoid it, making the side streets less safe for residents.
My recollection is that a previous proposal for this property was for a 8 story building, which was denied. The developer then offered a 5 storey design. What happened to this proposal?
Why are we jumping through hoops again?
Sincerely

-----Original Message-----
From: [redacted]
Sent: Sunday, February 22, 2026 11:10 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 398-412 Wilson St E Ancaster

External Email: Use caution with links and attachments.

Dear Ms. Catarino,

I am writing to express my opposition to the proposed development at 398–412 Wilson Street East in Ancaster.

As currently presented, the project does not reflect the character, heritage, or small-town integrity that defines Ancaster. It is an eyesore and does not align with the historic streetscape of Wilson Street. Development in our community should be tasteful, context-sensitive, and respectful of the town's heritage.

I respectfully ask that this proposal not move forward in its current form and that stronger consideration be given to a design that better fits the scale and character of Ancaster.

Thank you for your time and consideration.

From: [redacted]
Sent: Monday, February 23, 2026 10:47 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Opposition to the proposed development at 398–412 Wilson Street East in Ancaster

External Email: Use caution with links and attachments.

Dear Ms. Catarino,

I am writing to express my opposition to the proposed development at 398–412 Wilson Street East in Ancaster.

As currently presented, the project does not reflect the character, heritage, or small-town integrity that defines Ancaster. It is an eyesore and does not align with the historic streetscape of Wilson Street. Development in our community should be tasteful, context-sensitive, and respectful of the town's heritage.

I respectfully ask that this proposal not move forward in its current form and that stronger consideration be given to a design that better fits the scale and character of Ancaster.

Thank you for your time and consideration.

Kind Regards,

-----Original Message-----
From: [redacted]
Sent: Sunday, February 22, 2026 7:45 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Wilson Street, Ancaster

[redacted]

External Email: Use caution with links and attachments.

Dear Ms. Catarino,

I am writing to express my opposition to the proposed development at 398–412 Wilson Street East in Ancaster.

As currently presented, the project does not reflect the character, heritage, or small-town integrity that defines Ancaster. It is an eyesore and does not align with the historic streetscape of Wilson Street. Development in our community should be tasteful, context-sensitive, and respectful of the town's heritage.

I respectfully ask that this proposal not move forward in its current form and that stronger consideration be given to a design that better fits the scale and character of Ancaster.

Thank you for your time and consideration.

From: [redacted]
Sent: Monday, February 23, 2026 6:40 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 398-412 Wilson St. E.

[redacted]

External Email: Use caution with links and attachments.

Dear Ms. Catarino,

I am writing to express my opposition to the proposed development at 398–412 Wilson Street East in Ancaster.

As currently presented, the project does not reflect the character, heritage, or small-town integrity that defines Ancaster. It is an eyesore and does not align with the historic streetscape of Wilson Street. Development in our community should be tasteful, context-sensitive, and respectful of the town's heritage.

I respectfully ask that this proposal not move forward in its current form and that stronger consideration be given to a design that better fits the scale and character of Ancaster.

Thank you for your time and consideration.

From: [redacted]
Sent: Monday, February 16, 2026 3:28 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Re: Development at 398-412 Wilson Street, Ancaster

External Email: Use caution with links and attachments.

Dear Jennifer

My wife and I were unable to attend the community meeting the other day regarding the construction of an 8-storey building comprised of 118 residential units as well as commercial space at 398-412 Wilson Street East. We have however, been briefed on the details and would like to pass along our concerns on the matter.

We have apprehension on many fronts, such as preserving the heritage of our town, the height of this development and how it impacts the atmosphere of the Town of Ancaster, not to mention the influence its height will have on local property values. Also of concern is the effect that the remediation of the sanitary and water lines along Wilson Street will have on local businesses. These are all valid concerns that I can guarantee you are felt by many, many, of Ancaster's residents. Having said that, there is one major concern I have, shared by

all, that I would like to bring to the forefront, and that is the impact on traffic given the currently overburdened infrastructure.

To begin with, the fact that the traffic study for this development was done during the pandemic is bizarre and beyond unreasonable. We all know that during that period, traffic everywhere was abnormally *very* light due to lockdowns and people, like me, who worked from home for most of two years, or others like many I know who simply lost their jobs.

If we are honest with ourselves, we know that the traffic study needs to be done again, during the year when schools are in session and with focus to rush hour loads because that is when we will most certainly run into problems. In addition, this study viewed this project in isolation when in fact there are several other developments in the area that will cumulatively affect traffic.

When trying to venture out close to rush hour in Ancaster, it is apparent that our infrastructure is already near the tipping point. Putting 118 more residential units as well as commercial space at that location is certainly not going to go well. This is just simple common sense for the people who use these streets now. The city already knows it has an issue with the traffic just a bit down the road from this project, at the intersection of Rousseaux Street and Wilson. And widening roads doesn't appear to be an option.

Simply we know there is going to be a development at this property – fine. But why do we need to allow it to be an 8 story, 100 ft tall, building that is going to stand out in a way that changes the very essence of what Ancaster is and stresses the roads and traffic to the breaking point. Why not one or two residential stories plus commercial space, not 3 stories or more, certainly not 8. This needs to be permitted in such a manner as to have consideration for the consequences on current residents, not just Mr. Veloce's desire for a large lucrative project.

We are not apposed to a development, but we are apposed to this particular plan for reasons that should be obvious to everyone.

Sincerely,

From: [redacted]
To: Catarino, Jennifer
Cc: Baldassarra, Alaina; Youngblut, Ashley
Subject: RE: Development at 398-412 Wilson Street, Ancaster
Date: Saturday, February 21, 2026 11:50:35 AM
Attachments: image001.png

External Email: Use caution with links and attachments.

Thanks for your reply, Jennifer.

Further to my email below, I thought it might be helpful if I sent a few pictures of the traffic in the area of the proposed development. Please find attached, pictures that were taken this week between 3:15 and 3:30 PM. The pictures are named for the location taken.

Traffic like this is commonplace during the week and does not get any better deep into rush hour. The traffic in this area all along Wilson Street between Hwy 403 exits and Rousseaux St. is frustratingly heavy. I could have provided similar pictures along this route through the heart of Ancaster. Jerseyville Road, Rousseaux St, and Wilson Street further east down the hill towards Montgomery, are all areas that are discouragingly backed up during rush hours.

I send these to highlight again, that the traffic study for this project that was done during the pandemic would be akin to me taking these pictures at 4:00 AM … not representative of the true situation we have. Ancaster is jammed up at rush hour and residents I have spoken with are concerned about the '*current*' state of traffic. We were hoping there might be some plan for relief. Instead, what we are seeing is multiple developments compounding the issue with no apparent plan.

I will reiterate what I raised in my email. We know there is going to be a development at this property. But why, in all the area we have in the City of Hamilton, do we need to allow it to be an 8-story building in this specific area where the infrastructure is already strained. Why not one or two residential stories plus commercial space, and build the high-density high rise, in a more appropriate location.

I appreciate you taking the time to review this and look forward to the City's decision on this matter.

Sincerely,

From: [redacted]
Sent: Monday, February 23, 2026 11:46 AM
To: Office of the Mayor <Officeofthe.Mayor@hamilton.ca>
Cc: doug.fordco@pc.ola.org; peter.bethlenfalvy@pc.ola.org; sylvia.jones@pc.ola.org; jill.dunlop@pc.ola.org; rob.flack@pc.ola.org; todd.mccarthy@pc.ola.org; michael.parsaco@pc.ola.org; prabmeet.sarkaria@pc.ola.org; graydon.smith@pc.ola.org; kinga.surma@pc.ola.org; Ward 1 Office <ward1@hamilton.ca>; Ward 2 <ward2@hamilton.ca>; Office of Ward 3 City Councillor Nrinder Nann <ward3@hamilton.ca>; Ward 4 <ward4@hamilton.ca>; Francis, Matt <Matt.Francis@hamilton.ca>; Jackson, Tom <Tom.Jackson@hamilton.ca>; Pauls, Esther <Esther.Pauls@hamilton.ca>; Ward 8 Office <ward8@hamilton.ca>; Clark, Brad <Brad.Clark@hamilton.ca>; Beattie, Jeff <Jeff.Beattie@hamilton.ca>; Ward 11 <ward11@hamilton.ca>; Ward 12 Office <ward12@hamilton.ca>; Ward 13 <ward13@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; McMeekin, Ted <Ted.McMeekin@hamilton.ca>; Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Development Proposal at 398-412 Wilson St E., Ancaster by Urban Solution and Spallacii Homes

External Email: Use caution with links and attachments.
Dear Mayor Horwath,

I would like to bring your attention to a development proposal at one of the key intersections in Ancaster (Rousseaux St & Wilson St) that is strongly opposed by the residents of the area. While at first glance this may appear to be solely a Ward 12 issue, I believe this major traffic artery has greater implications for the entire west mountain and the general flow of traffic throughout the city. While I am not anti-development, I believe that there are serious safety, infrastructure, environmental, and community impacts that are not being considered and should be reviewed in

greater detail.

Our Ward 12 councillor, Mr. Craig Cassar, has done a wonderful job bringing awareness to this development, the review process, and the previous Ontario Land Tribunal decision to deny the permit application. While I understand the need for development and the pressure from the provincial government to provide more housing, the traditional consultation process must be respected. More importantly, the needs and concerns of the residents who will bear the consequences of the proposed development must be heard and accommodated. While residents are offered an opportunity to attend meetings, the majority of concerned residents have families and jobs, and therefore cannot make it to the limited number of meetings to voice their concerns. Our community's lived experience is not being weighted or prioritized enough in regards to the impact this development would have.

The myriad issues around this development include, but are not limited to:

Infrastructure - Rousseaux St is backed up from Wilson St multiple times a day, sometimes all the way to the exit at the Linc and 403. As a resident of this street, exiting our driveway is already extremely challenging and will be made severely worse with this development, not only during the expected 2+ years of construction, but beyond with the increased density of residents in the area.

Safety - Due to the above-mentioned traffic issues, the absence of a sidewalk on the north side of Rousseaux, and the presence of Rousseau Elementary School at Rousseaux and Mcniven, child safety is of great concern. This street is already not a pedestrian friendly route during a time when the City of Hamilton / Hamilton School Board is already trying to promote safe walking routes and encourage more people to walk to and from school.

Environmental - The Ancaster creek runs through this neighbourhood and through many of our backyards. During rain/flood events we have seen the 3 foot wide creek rise and spread to over 50 feet in our backyard alone. The loss of land due to further development to absorb water in this area will only worsen this issue, and create further downstream/upstream impact into the area surrounding the Ancaster Mill and the Tiffany Falls Conservation Area.

Community - We moved to Ancaster for its heritage, access to nature, and small community feel within a larger city. These core values of our community are increasingly being threatened through expansion and development. While I recognize the competing pressures for policymakers, the number and scale of projects being put forth demonstrates a priority on development/expansion over nature and conservation. This isn't even the only development proposal for Wilson Street, which further complicates all of the aforementioned issues.

Thank you for your consideration in this very important matter. I welcome further discussion as we await next steps in this development proposal.

Regards,

From: [redacted]
Sent: Monday, February 23, 2026 7:42 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>; Matt Johnston <mjohnston@urbansolutions.info>
Subject: Opposition 398-412 Wilson Street East & 15 Lorne Avenue

External Email: Use caution with links and attachments.

To the Ontario Land Tribunal and others,

I am writing to formally express my opposition to the proposed 8-storey mixed-use development containing 118 residential units at 398–412 Wilson Street East and 15 Lorne Avenue in Ancaster.

Unlike many newer Ancaster residents, I was born in Hamilton and raised in Ancaster. My father has lived in the house I was raised in on [redacted] since the early 1980s. I know firsthand the character, scale, and history of this community, as someone who grew up here. The village core has always been defined by its small-town historic charm, heritage buildings, accessible green space, and a level of tranquility that makes Ancaster distinct within the broader City of Hamilton. This is the environment that shaped me, and attracts people to Ancaster and its downtown core and surrounding waterfalls. This is the environment I want to preserve for my own growing family.

In recent years, however, Ancaster has changed dramatically. Wilson Street — the backbone of the old town — is already under significant pressure, experiencing constant congestion well beyond what this area was designed to accommodate. The steady increase in traffic has fundamentally altered the feel of the community. Introducing an 8-storey building with 118 residential units — likely bringing more than 200 additional resident vehicles, not to mention commercial-related traffic — would impose an unsustainable burden on an already overstressed corridor.

It is also essential to recognize that this proposal is not occurring in isolation. Several multi-unit residential developments have already been approved or are currently under construction along Wilson Street. Each of these projects will introduce additional residents, vehicles, and demand for services. Their cumulative impact must be taken into account. Evaluating this proposal without considering the combined effect of these existing developments would significantly underestimate the pressures that the corridor — and the broader community — will face.

I fully understand that growth is necessary. However, development must be reasonable, responsible, and compatible with the existing character of the area. An 8-storey structure is wholly inconsistent with the scale and heritage of Ancaster's old town. While maximizing height clearly serves the developer's financial interests, those interests must not be permitted to override the long-term livability, infrastructure capacity, or historical integrity of the community.

If a smaller-scale project is not viable for the developer, there are numerous other locations in Hamilton far better suited to high-density intensification. For example, Hamilton's downtown core, with public transit and other essential amenities entirely lacking in Ancaster, is screaming for financial investment and the type of 8-storey development being proposed. Simply put, Ancaster's heritage core is not an appropriate place for a building of this magnitude.

I am also deeply concerned about the additional strain this proposal will place on community infrastructure and essential services — including roads, medical capacity, schools, and childcare. My spouse and I are expecting our first child, and even though we will not require daycare until next year, we are already on multiple waitlists with long queues ahead of us—for example, at the time of writing, we are 495 on one waitlist and around 1200 on another. The system is now stretched thin. Adding 118 units will only exacerbate existing challenges.

It is also troubling that the traffic study underpinning this proposal was undertaken during the COVID-19 period, when travel patterns were highly atypical. Such data cannot reasonably be relied upon as a basis for assessing present or future traffic conditions.

If development must occur on this site, it should be modest in scale — for example, low-rise buildings of two storeys that respect the surrounding built form and heritage context. Even a development of that size would add pressure, but it would be far more appropriate and proportionate than an 8-storey structure.

We cannot continue allowing large-scale intensification without ensuring that infrastructure, services, and community planning keep pace, especially when communities and town councils have already rejected them, as is the case here. Many long-time Ancaster residents, including close friends, share these concerns and feel strongly that this proposal, in its current form, is incompatible with the will and well-being of the community.

I respectfully ask that the Tribunal consider the long-term consequences of this development on Ancaster's character, infrastructure, and quality of life, and refuse approval of the proposed 8-storey mixed-use development.

Thank you for your time and consideration. I am happy to answer any questions or provide additional information.

Sincerely,

[redacted]

Ancaster, Ontario

-----Original Message-----
From: [redacted]
Sent: Sunday, February 22, 2026 2:37 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Opposition to the proposed development at 398–412 Wilson Street East in Ancaster

External Email: Use caution with links and attachments.

Dear Ms. Catarino,

I am writing to express my opposition to the proposed development at 398–412 Wilson Street East in Ancaster.

As currently presented, the project does not reflect the character, heritage, or small-town integrity that defines Ancaster. It is an eyesore and does not align with the historic streetscape of Wilson Street. Development in our community should be tasteful, context-sensitive, and respectful of the town's heritage.

I respectfully ask that this proposal not move forward in its current form and that stronger consideration be given to a design that better fits the scale and character of Ancaster.

Thank you for your time and consideration.

[redacted]

From: [redacted]
Sent: Monday, March 2, 2026 9:36 AM
To: Matt Johnston <mjohnston@urbansolutions.info>; Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 398-412 Wilson

[redacted]

External Email: Use caution with links and attachments.

I'm assuming most people take this opportunity to comment as a place to protest progress but I am writing to support this and similar developments. We need housing, Hamilton wants density and to suggest that Ancaster should be an island of status quo is hypocritical at best. No one likes to see their neighbourhood change but I find it rather frustrating that the upper class parts of our city think they should make the rules. NIMBYism seems to be acceptable in Ancaster. I suggest we try to be a bit more objective when we look at these projects. It is a beautiful building, well planned and an asset to our city.

Thank you,

[redacted]

1 March 2026

Ancaster

[redacted]

Attn, Ms Jennifer Catarino.

Dear Jennifer,

RE : 392-412 Wilson Street,

The Wilson Street Ancaster 8 storey proposal for this site is perhaps the most inappropriate place in Ancaster for this development. The building will overpower the historic village core and is out of place. It might be appropriate in a large urban centre, but not this particular community.

This application is essentially the same application that was the subject of Ontario Land Tribunal Decision OLT-22-003888. It has been through multiple twists and turns culminating in the latest submission.

The feelings about the previous application were reinforced in a recent community meeting, where the building, its impact on traffic, infrastructure and heritage were widely discussed.

At this meeting the project was roundly condemned. This rejection is strongly supported by recent comments in the local social media.

There is incredibly stiff opposition from the public to the size, height, mass and design of the building. Clearly the applicant is not willing to adhere to the intent of the Ancaster Wilson Street Secondary Plan.

Development on this Site Could be Very Positive, but this proposal makes no attempt to do so.

There is a significant need for housing, so I would support appropriate development on this site. However, the scale must fit and it must be consistent with the existing community and infrastructure.

The Ancaster Wilson St Secondary Plan provides the blueprint for such a development. The City should use this and the Urban Hamilton Official Plan as the criteria for assessing the application.

Traffic within the Village core already brings the whole area to a standstill at busy times. There is also a similar development planned for the Wilson / Rousseau Street intersection. The impact of these two developments cannot be considered separately, but must be cumulatively.

In an attempt to avoid this intersection, traffic cuts through the adjacent residential areas. These have historic narrow streets and very limited parking. The expected increase in cut-through traffic will be exponential and inevitably result in greater safety hazards for pedestrians, cyclists, and children.

The cumulative effect of these two projects will also have a widespread impact on sewage, run-off and the infrastructure of the area. The cumulative effects of both must considered, as that is the impact the community will experience.

However, before anything takes place, the fate of the historic Marr Philippo House must be determined. It is proposed this be removed from its current streetscape location and tucked away in a far, hidden corner of the lot. This is unacceptable, it must remain on the streetscape to be enjoyed by all.

In the event this building move is being considered as part of the application. The soil contamination allegation that justifies the move of Marr Philippo House needs to be independently assessed by the City, before this 180 year old building is shuffled off. If it even survives the planned move.

The City has been consistent in its previous views that this development is not appropriate for several reasons. We trust that conclusion will again prevail.

The Ancaster Village Core is a compact area of only about 4 blocks with virtually every building of 2 to 3 stories height. This gives a consistent heritage texture and feel to the small area. Often called “charming” and “relaxing” by visitors.
This proposed structure will absolutely dominate the entire Village Core and destroy those feelings. There will no longer be any pretense of “Heritage” in this, the third oldest village in Ontario.

Yours faithfully. [redacted]

15 July 2019

Attention : Councillor Lloyd Ferguson and members of ACC
Regarding: Proposed development on Wilson Street East

Having proudly and fondly called Ancaster my home for more than 60 years, I am offering my opinion on the monster building proposed for Wilson Street East in the heart of our HERITAGE VILLAGE.

I moved here from England in 1956, went to school here, married here, raised our children here now our grandchildren. I worked for Ancaster Community Services for 16 years. I helped raise funds for the Community Centre. I have been involved with our Bicentennial celebrations, the construction of the Gazebo, and the relocation of the Tisdale house (built in 1820 and now the Police Museum). I served on the board of directors of Theatre Ancaster for 20 years and on many committees: Vision 2020, amalgamation, transportation, accessibility and Long term Care, and more. I have invested time, energy and thought into our Town and its people so my opinions come from experience and a deep interest in our community.

Over the years I have watched the installation of more and more traffic lights to control the ever-increasing number of cars, houses built on the strawberry fields where I picked as a teenager, and the development of The Meadowlands on farm land where we enjoyed sleigh rides and hayrides. I accepted all this in the name of progress.

BUT NONE OF THIS DESTROYED OUR HERITAGE VILLAGE!

1. Some people talk about "revitalizing " our core. What do we mean by that? Do we mean bumper to bumper congestion on our ONE main street which is already busy enough? Do we want to invite visitors then have nowhere for them to park so they drive through in frustration? Or do we mean attracting locals and visitors to stroll our street, patronize small businesses, enjoy a meal, attend a concert, chat with neighbours, welcome newcomers? Our restaurants, the Purple Pony, the splash pad, shows and kids camps at the Old Firehall, the Farmers Market, Music at Fieldcote have done this without imposing 6 storeys of concrete in our midst. Redevelopment of the Memorial Arts Centre will do even more.

2. Our Champion of Ancaster Village, Bob Wilkins, has invested so much in recent years to create and enhance a "Walkable Village" and to maintain its charm. He implemented the market and the Purple Pony, transformed the historic Barracks (1812) into a beautiful boutique hotel. He constructed new commercial buildings that blend with the 200 year old structures nearby.

Great care was taken when Wilson Street was reconstructed, welcoming gateways, smooth walkable paths, grassy verges, attractive lampposts, flower baskets and barrels, and benches for sitting.

The Richard Hammill house (1830) has been tastefully refurbished and repurposed for Youth Sports. I worked there when it was deemed contaminated and decrepit.

THE CURRENT PROPOSAL IS NOT IN KEEPING WITH THIS VISION.

3. I do not feel that an 8 storey building on Garner road should be justification for 6 storeys on Wilson Street East. Garner Road has been redeveloped as a main Highway and can accommodate more vehicles. It is NOT a part of our village.

Across from the proposed development is the recently built professional building. At 3 storeys it is already a blemish on our streetscape. Located so close to the road it assaults ones eye, an unimaginative box that has no curb appeal. Although they have made a feeble attempt to replicate heritage stone there's not much that blends with our history. Just imagine a building twice that height on a much larger footprint. Six storeys is taller than many of our trees.

4. On our drives through Ontario my husband and I are attracted to towns that show pride in their history. Old buildings and new blend together creating a welcoming feel. Mature trees shade the sidewalks, baskets spill with colourful flowers, benches give people a chance to sit, chat, or enjoy ice cream. This is the small town feel. We have much of that. Please do not destroy it.

5. The Marr Phillipo House (1840) The proposal allows for the relocation to the rear of the building for "amenities" What does this mean? I am not an engineer nor a builder so the logistics (and expense) of moving a 200 year old stone house are beyond my knowledge. My fear is that an attempt will be made and then' Whoops' it can't be done and another piece of history disappears.

This house should remain in its original location as an important part of our historic streetscape and a focal point of any new structure. It should be front and centre for people to admire. Surely an imaginative architect could create a design around the house creating an inviting vestibule for people to walk through. We have seen this done effectively in Scotland and Ireland often leading to a greenspace or courtyard with shops, offices, and apartments around.

6. Recently a new bylaw was passed limiting size and height of new homes being built in established subdivisions. It has now been upheld by a provincial agency. This is a welcome restraint on so called Monster Homes. Surely the same consideration should be given to our Historic village established in 1793.

7. Traffic Traffic Traffic ! 122 condos = 122 more cars on our ONE main street that is already congested many times a day and almost impassable if there is an accident on 403. Many times cars are backed up from Harpers to Mohawk and from Mohawk to Fiddlers Green going West . Going East it's not uncommon to see a stream of traffic up

from Halson to Mohawk or more. And Mohawk Road is often stopped from Wilson to 403 in both directions.

There is certainly value in redeveloping the vacant land. My main concern is the height of the proposed development and the resulting traffic from 122 units plus visitors to retail spaces. A project that is consistent with the architecture of other buildings on Wilson Street, that is no more than 3 storeys high, and makes creative use of the Marr Phillipo house could be an attractive addition to our street.

However there still remains the major traffic problem which requires study, definition and a solution.

"Conserving Our Heritage, Creating Our Future"

This is taken from the mission statement adopted by the fundraising committee for the Community Centre. It is a fitting goal for the redevelopment of the treasure we call Ancaster

Yours truly,

[redacted]

Post Script: February 2026

As you can tell by the date on the above letter, it was written almost 7 years ago when the development of the Wilson Street property was just starting to be discussed. Little has change and most is negative. The proposed building is now 8 storeys not six with a corresponding increase in the number of units and the number of cars, contributing to our traffic chaos. Along with this comes a need to increase water and sanitary services which means major construction on Wilson Street and disruption to businesses that sit nearby.
The positive change is the completion of the Memorial Arts Centre attracting adults and children from here and afar to attend shows, concerts, art classes and summer camps. This is what revitalization looks like.

Please feel free to forward this letter to anyone who cares about our town and its history. Encourage them to write to jennifer.catarino@hamilton.ca

-----Original Message-----
From: [redacted]
Sent: Thursday, March 5, 2026 11:29 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>; Ward 12 Office <ward12@hamilton.ca>
Subject: Feb. 9/26 Mtg @ St. John's Church

External Email: Use caution with links and attachments.

Hello Jennifer and Craig:

I'm very late at responding to the meeting that I attended Feb. 9 @ St.John's Anglican church.

Here's my view.

Matt Johnson had a weak voice and didn't seem to be very confidentially informed of details that the audience were asking.

Scott, from the City, had a great speaking voice and answered with details, questions from the audience. Poor set up for follow up questions....no order of people's questions and no microphone to hear the questions. People were frustrated, then left.

Poor attendance due to perhaps poor notification to the public...no Ancaster News, not everyone is on Facebook or gets the Spectator and the notice sign out the front of the library has been down for months. I found out through Craig's Monthly email letter-thank you Craig!

Proposed to be built..... 392-412 Wilson St. E with 118 Units

An 8 storey building, proposed to be built in a village, on a two lane road with already existing parking and traffic issues.....is Moronic!

154 Wilson E. with 17 units + 442-462 Wilson with 158 units will already jam up the parking and traffic issues. Meadowlands has much more space, modern infrastructure and wide roadways to accommodate the traffic.

I do hope that the Powers to Be will not approve this moronic decision.

[redacted]

Ms. Catarino
Hamilton .ca

Re: Proposed Development 398-412 Wilson St. E Ancaster

I am writing to state my opposition, in the strongest possible terms, to the proposed building of an 8 story apartment complex in the Heritage Town of Ancaster. I understand this structure will require remediation of the soil since there was a BP gas station in years gone by, the tearing up of 2 lane Wilson St to install sanitary and water lines, the relocation of historically significant but structurally fragile Philip Marr house, and then the erection of an apartment complex standing at least 100 feet high with associated 235 parking spots.

Ancaster is the second oldest community in Upper Canada. Great care has been taken with previous construction along Wilson St. to build structures that fit in with the heritage vibe and comply with a previous bylaw limiting height to 3 stories. The current proposal is totally out of step with what we want our village to be. It will be a blight on the town for as long as it stands. The upheaval to traffic on Wilson St to accomplish the required infrastructure will be catastrophic and will threaten the viability of established businesses along Wilson.

Frankly, this proposal is such a disaster I can't believe anyone would seriously consider doing such a thing. I vote NO!

Sincerely,

-----Original Message-----
From: [redacted]
Sent: Thursday, March 5, 2026 4:24 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Proposed development at 392/412 Wilson St. East

External Email: Use caution with links and attachments.

>
>
> As a resident of Ancaster for 49 years I am writing to express my serious concern for the proposed 8 storey development planned for 392/412 Wilson Street West.
> If this ill conceived and quite frankly, ugly monstrosity is allowed to disfigure the village it will prove without a doubt that the developer and the architect gave zero consideration to the unique character of the town of Ancaster that has been the pride of it's residents for more than 200 years.
> The proposed development makes no attempt to recognize the architectural character of the town, the privacy of the nearby home owners, the negative effect on property values and displays complete ignorance of the dramatic increase the potential of an additional 263 more vehicles (the allotted parking spaces) will impose on an already heavily congested roadway, particularly when the all too often accidents occur on HWY 403 and traffic is diverted through the town.
> I recognize the need for housing but why strangle the village when there is ample fallow land in the area, not being farmed, that could accommodate such a structure with no detriment to the village.
> This proposal reeks of selfish commercial opportunity at the expense of the community.
>

[redacted]

From: Suzanne Cooper
Sent: Friday, March 13, 2026 3:28 PM
To: clerk@hamilton.ca
Cc: Cassar, Craig
Subject: Application to increase height , Ancaster Wilson Street

External Email: Use caution with links and attachments.

I have just seen the picture of the building proposed by UrbanSolutions Planning and Land Development Consultant for the vacant property on Wilson Street.

I think this proposal is an eyesore which does not belong in the Village of Ancaster. I find it very hard to believe that anyone could think this type of concrete “block” would be a welcome development. Surely there must be some way this project could be made to “fit in” with the current ambience of our town.

I know more housing is needed (particularly affordable housing) but this is not the way to go.

Suzanne Cooper

Concerned Ancaster Resident

From: Seth Floyd
Sent: Wednesday, March 18, 2026 10:42 AM
To: clerk@hamilton.ca; Catarino, Jennifer ; Baldassarra, Alaina
Cc: Cassar, Craig
Subject: Planning Committee March 24th 2026 - Wilson Street East and Lorne Avenue

External Email: Use caution with links and attachments.

Hello,

I am writing today with regards to the amendment for 392, 398, 400, 406 and 412 Wilson

Street East and 15 Lorne Avenue.

Staff recommended this for approval, I am here to write in agreement.

The previous zoning was low density residential. In current times, this type of development is not beneficial in the majority of circumstances. Mixed use and medium density are both much better to address the needs of today. As well, the amendment to eight storeys is an essential element to the amendment; we need to build up, not out, when we can.

The only part I would note in opposition / recommend amendment is the number of parking spaces. There are 118 residential units and 270 proposed parking spaces. This is 2 per household plus an additional 36. This seems excessive, especially considering this is on a bus route with an existing bus stop, further planned transit, and is in an area which is favourable to pedestrians, including many trails. Encouraging further car use and dependence seems counterintuitive. In addition, 22% of the units are intended to be one bedroom and therefore would likely only need maximum 1 car in some cases, if any. Therefore, ideally the parking spots would be reduced slightly. Furthermore, it would be best if the plan for parking would be partially underground, multi-tiered (parkade), and/or covered parking whereby some of the structure is above the parking area. Land use for exclusively parking spots at a single level (low density) would be irresponsible and simply contribute to sprawl.

Please consider amendment and/or careful planning when it comes to parking for this application. Otherwise, this application should be heavily supported.

Best regards,

Seth

Hamilton, Ontario

From: Paul and Sylvia Wentworth
Sent: Wednesday, March 18, 2026 3:59 PM
To: clerk@hamilton.ca
Subject: proposed development to 8 storeys in ancaster.

External Email: Use caution with links and attachments.

To the legislative coordinator,planning committee,

We are against the proposal to increase the maximum height in the Ancaster wilson street secondary plan to permit an 8 storey mixed use building.

This proposal would change the whole nature of Ancaster and create appalling traffic congestion on Wilson street which is already extremely busy.

Paul&Sylvia Wentworth.

From: Marion Urquhart
Sent: Thursday, March 19, 2026 2:33 PM
To: Baldassarra, Alaina <Alaina.Baldassarra@hamilton.ca>
Subject: We Oppose

External Email: Use caution with links and attachments.

Please be advised that we oppose 8-STOREY building (392, 398, 400, 406 and 412 Wilson Street East and Academy) proposal within our downtown Village core.

Please forward an email receipt

for prof this was received.

Thank you

Marion Urquhart

From: **Brian Karschti**
Date: Thu, Mar 19, 2026 at 1:44 PM
Subject: Proposal Objection - Wilson Street East, Ancaster (392, 398, 400, 406, 412)
To: <jennifer.catarino@hamilton.ca>
Cc: <alaina.baldassarra@hamilton.ca>, Bianca Salem

Good morning Jennifer,

My name is Brian Karschti and I am a resident and local Realtor in Ancaster. I would like to formally objection this insane proposal located at 392, 398, 400, 406 and 412 Wilson Street East in the downtown Village core of Ancaster. My objections are as follows:

- Downtown has a 3-storey limit, so an 8-storey building will look out of place
- The downtown core cannot handle this kind of infrastructure
    - Additional parking
    - Additional traffic
    - Additional noise
- The traffic studies were conducted during Covid when traffic was at a record low
- Given the amount of condo units, there will not be enough parking spaces meaning residents will inevitably park on the road creating even more congestion
- Morning and nighttime traffic will be at a standstill.
- When condo residents realize the traffic congestion on Wilson Street when turning left or right, they will use Academy Drive which will increase traffic and decrease safety within the neighbourhood
- This project will require a minimum of 36–48 months for construction, considering the ground remediation, utility updates and general construction…Wilson Street cannot be closed for any period, as this will further add to resident frustration
- Long-term effects.
    - Decreased property values for immediate residents
        - As a local Realtor
            - When selling, homes near construction sites receive discounted offers due to the inconvenience
            - When purchasing, we offer much less due to the inconvenience.
    - Decreased property values for overall Ancaster residents.
        - When tourists no longer want to shop downtown for the "village charm," businesses will suffer

        - When the village core is gone, buyers will no longer see Ancaster for what it is now and overall housing prices will suffer
    - This project will open the floodgates for other developers seeking approvals on other large buildings of eight stories or less, which will inevitably destroy the Village charm that is Ancaster

Please consider this email carefully. A proper location for this proposal would be across the street from the Ancaster Walmart. Easier highway access and less intrusion into the downtown village core.

*****Please confiorm receipt this email*****

Thanks in advance!

From: Patrick DeNardis
Sent: Thursday, March 19, 2026 2:54 PM
To: Catarino, Jennifer
Cc: Baldassarra, Alaina ; clerk@hamilton.ca
Subject: 8 Story Willson street development

External Email: Use caution with links and attachments.

Jennifer and Alaina:

Please accept this email as an objection to the 8 story development at 392, 398, 400, 406 and 412 Wilson Street.

Ancaster, as we all know, is a historic area and once it's changed and redeveloped, we can not get back what will be lost. The developer's plan to hide a historic building, knowing and preying that collapse will be their reward. Who are we kidding here, why remove rather than incorporate? Further more, the abuse of our plan of 3.5 story plan is deplorable. They bought the wrong property banking on change. The OLT is basically a rubber stamp to get things built but they were denied this project, yet they came right back with the same plan. A plan that doesn't conform with the heritage of the area. It stands out and is quite frankly an eyesore waiting to be built. If denied again, they will just come back a third time. NO means NO!!

This development is a slap in the face of the residence of Ancaster, it is blatant disregard of our restrictions (Voted on by local residence) and abuse of history all in the name of profits. When asked why 8 stories, the response was… it has to be to make financial sense. That tells me this is all about money and not in the best interest of Ancaster as they state. Our roads are congested, the building process is going to make an insane situation that will resinate through the town. This will also open a window for more of this type of development and Ancaster will be lost. Ancaster is of fire, crying out for help and the response seems to be….here is bucket of fire for you. Why don't we have the right to preserve our town, preserve our heritage and preserve our way of life?

Hamilton has never had planning as its strong point but I beg you here to take a look at what's right and object this development. I can say for me, this is my criteria for my next provincial and municipal vote.

Please acknowledge the receipt of this email,

Thank you

Patrick DeNardis

From: **Honor Hughes**
Date: Thu, Feb 12, 2026 at 7:01 PM
Subject: 398-412 Wilson Street E Development Proposal
To: jennifer.catarino@hamilton.ca <jennifer.catarino@hamilton.ca>

Good Afternoon Jennifer

I'm a resident of Ancaster. I previously opposed this development when it was first pitched a few years ago by Urban Solutions and Spallacci Homes for the following reasons:

- I'm very saddened that the developers did not see fit to design something that worked aesthetically with the heritage village core. I'm opposed to the removal of Marr Philippo House, because I do not think it will survive a move, and is a heritage building, that whilst is in need of remediation, has stood for a century in its current imposing position fronting onto Wilson Street.
- The current plan proposes 8 stories which is considerably higher than the height restriction of 3 storeys in the downtown core, it will make the area dark and and will cast significant shadows on the properties behind. Its design will change the streetscape of the downtown core, making it less charming.
- The traffic study that the developer is working with was done during Covid and does not reflect the amount of traffic currently traversing Wilson Street daily. Ancaster is already regularly tested whenever there is an accident on the Linc or 403 and Ancaster becomes gridlocked in all directions with Wilson Street being the most affected as it is the central road running through the town affecting those coming from the west and those coming from Hamilton/Dundas. All areas of Ancaster are then affected as everyone tries to find an exit strategy.
- The amount of additional cars that will emerge from the underground and overground parking of this building will significantly impact an already busy stretch of Wilson Street. The fear is that these homeowners will then create more traffic behind Wilson Street in the quiet neighbourhood of Maywood that already suffers from traffic cutting through to avoid the congestion of Wilson Street. The road infrastructure simply cannot cope with the existing amount of traffic without adding more cars.
- The concern that this project will impact the area for many years, with the time it will take to remediate the ground and the shutting down of Wilson Street to carry out the essential upgrading of water and sewers for this project to take place will seriously impact businesses in the area and homeowners travelling to and from work. We have already experienced a huge delay on Garner Road recently that impacted Ancaster on a road that doesn't have as many businesses or homes, this will simply be a disaster on Wilson Street.

Overall this building is monstrous in size and design and will seriously affect the overall look of the downtown core of Ancaster where we have wonderful examples of period buildings and newer infill builds that have made more effort to blend in visually to the streetscape and do not loom over existing buildings. It is very sad that it appears its numbers that are driving this project for profit and no thought has been given to creating a visually appealing downtown, like Dundas. With its

behemoth size and number of units, together with the chaos that will ensue before and during building for the whole of Ancaster, it just is not a fit.

Hope my thoughts, together with many other Ancaster residents, will be taken into consideration.

Regards

Honor Hughes

From: Karen Reid
Sent: Thursday, March 19, 2026 3:07 PM
To: Catarino, Jennifer ; Baldassarra, Alaina ; clerk@hamilton.ca
Subject: New Building in Ancaster

External Email: Use caution with links and attachments.

Good Afternoon,

I am writing to strongly oppose the construction of the 8 storey building that is going to be built in Ancaster (392, 398, 400, 406 and 412 Wilson Street East). The amount of backed up traffic on Wilson Street and Rousseau Street in Ancaster is already atrocious. Our community is already suffering from the congestion in our town. To add this building is absolutely insane and unfair to those who live in Ancaster and the surrounding areas who may travel through Ancaster.

I strongly urge you to reconsider proceeding with this project.

Karen Reid

From: Marilyn Daniels
Sent: Thursday, March 19, 2026 2:39 PM
To: Catarino, Jennifer ; Baldassarra, Alaina ; clerk@hamilton.ca
Subject: Proposal Objection - Wilson Street East, Ancaster (392, 398, 400, 406, 412)

External Email: Use caution with links and attachments.

As an Ancaster resident I would like to make known my objection to the development proposed for 392. 398, 400, 406 and 412 Wilson Street East, in Ancaster.

Downtown currently has a village-like, historical charm and 3-storey limit - an 8-storey building with its current proposed features will look out of place and destroy the village charm.

The downtown core cannot handle the size of building. It will create additional parking issues and cause an unacceptable increase in traffic congestion and noise.

I fully support development of this site if it is half the proposed size and keeps with the overall historical feel of Ancaster. Development of the scale being proposed is better considered outside of the downtown village core.

Thank you for considering this email.

Marilyn Daniels

From: Laurie Anne
Sent: Saturday, February 14, 2026 9:42 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Cc: Ward 12 Office <ward12@hamilton.ca>
Subject: 398-412 Wilson Street Development

External Email: Use caution with links and attachments.

Jennifer, and whomever else will actually read this:

I am writing to formally express my deep concern and frustration regarding the proposed construction of the eyesore that is the eight-storey building in our historic village of Ancaster.

Do you live in Ancaster? Are you aware of the current congestion issues that exist? Are you familiar with the history of heritage charm being destroyed, paved over, or re built? You don't need to literally answer those questions but if you answered No, I encourage you to visit during rush hours, at noon, at 7pm, and any point on the weekend. Please also research archives of our village vs what it looks like now. If you answered Yes, then you should be on our side and shred the application for this development lol. Anyway, the fact that our municipal government seems to overlook resident concerns and caves to developers because of the development fees that go into the city's pocket is upsetting. I would rather pay increased property taxes to pad the budgets/accounts that these fees paid by developers get deposited into. I love my village and community but unfortunately it is getting to the point where we, and many others, are considering relocating out of this city entirely because of the poor planning and development decisions already made by council and development committees. What happens with this application and approval will determine many residents next move. Literally.

Our community has long been valued for its heritage character, modest scale, and close-knit atmosphere. Introducing a development of this size would fundamentally alter the village's identity and visual landscape. Such a structure would be entirely out of proportion with existing buildings and would overshadow the historic charm that residents and visitors alike cherish.

Beyond aesthetics, there are serious practical concerns that appear to have been overlooked. Our infrastructure is already strained. Roads are narrow and frequently congested, parking is limited, and essential services and providers are operating near capacity. Adding a high-density building to an already overpopulated area will inevitably intensify these problems and place further pressure on systems that are not designed to support this level of expansion.

Growth and development can be positive when they are thoughtfully planned and aligned with the character and capacity of a community. However, this proposal seems inconsistent with both. It risks compromising the livability of our village and disregards the concerns of residents who must contend daily with the realities of overcrowding and insufficient infrastructure. Traffic on Wilson Street and Rosseaux are absolutely horrendous at the moment - at any time of day!!!!

I respectfully urge the decision-makers to reconsider this proposal and to prioritise development that is appropriate in scale, sensitive to the historic environment, and supported by adequate infrastructure planning. The long-term wellbeing of our village should not be sacrificed for a project that does not fit its context. This is strictly greed by developers - no one wants this here.

I hope you will give serious consideration to the voices of the residents who care deeply about preserving the integrity and sustainability of our community.

I won't hold my breath, but I hope the city realises the consequences of allowing this project to be approved.....

Laurie and Colin M

From: Wayne Cook
Sent: Thursday, March 19, 2026 3:28 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: My OBJECTION to the proposed 8-STOREY building (392, 398, 400, 406 and 412 Wilson Street East and Academy, Ancaster

External Email: Use caution with links and attachments.

Hello Jennifer,

I somehow feel as if I am arguing with someone about the earth being flat. If someone actually believes that, then most valid arguments against will be in vain.

In summary the building is TOO BIG. It does not fit in with the look of the village core at all, it is the WRONG SCALE.

The traffic through the core at certain times is horrible at best. This will only add to the congestion and pollution.

This building is not a good fit with the heritage of the core, other buildings in this area have been built at a correct height and with the appropriate stonework, this building should follow suit.

Or is only the only goal the City of Hamilton has is to create more municipal tax at the expense of good urban planning and respect for the past?

It makes me sad that I have to write this letter; this concept should never ever have made it this far.

Respectfully Yours

Wayne Cook

Could you please send me an email receipt for this letter.

From: Wayne Cook
Sent: Thursday, March 19, 2026 3:34 PM
To: clerk@hamilton.ca
Subject: My OBJECTION to the proposed 8-STOREY building (392, 398, 400, 406 and 412 Wilson Street East and Academy)

External Email: Use caution with links and attachments.

It makes me sad that I have to write this letter; this concept should never ever have made it this far.

In summary the building is TOO BIG. It does not fit in with the look of the village core at all, it is the WRONG SCALE.

The traffic through the core at certain times is horrible at best. This will only add to the congestion and pollution.

This building is not a good fit with the heritage of the core, other buildings in this area have been built at a correct height and with the appropriate stonework, this building should follow suit.

Or is only the only goal the City of Hamilton has is to create more municipal tax at the expense of good urban planning and respect for the past?

Thank you for taking the time to read this.

Respectfully Yours

Wayne Cook

Could you please send me an email receipt for this letter.

From: Lori Dale RGD CDP
Sent: Thursday, March 19, 2026 3:21 PM
To: Catarino, Jennifer ; Baldassarra, Alaina ; clerk@hamilton.ca
Subject: Opposition to UHOPA-25-001: Proposed Development at 392–412 Wilson Street East & 15 Lorne Avenue

External Email: Use caution with links and attachments.

Dear Jennifer and Councillors,

I am writing as a resident of Ancaster to express **my firm opposition** to the proposed development at **392–412 Wilson Street East & 15 Lorne Avenue (UHOPA-25-001)**. The introduction of an **eight-storey building** in the heart of our historic village core would significantly and permanently undermine the character, safety, infrastructure capacity, and long-term livability of our community.

Ancaster's old town area identity rests on its **village-scale streets**, **heritage architecture**, and **walkable neighbourhoods**. The surrounding roads—Wilson Street East, Rousseaux Street, and Academy Street—are narrow, constrained corridors that were never designed to support the traffic or servicing demands of a mid-rise, 118-unit apartment/condo tower. These are streets, with only one sidewalk, if any, where pedestrians, cyclists, families, and seniors move daily through an already congested and extremely delicate heritage environment.

Existing traffic congestion is already a challenge on our streets, and recent closures, including the Wilson/Rousseaux Old Mill T intersection, have not improved flow or safety. A development of this scale would dramatically escalate:

- Cut-through traffic in residential areas
- Delivery vehicle volumes
- Ride-share and service truck activity
- Vehicle-pedestrian conflict points

These concerns are not hypothetical—they will directly affect the daily lives of residents, including children walking to bus stops and families navigating streets already operating beyond their functional capacity. I know studies have been done, but real people living day-to-day here are all voicing real concerns. Not hypothetical evaluations.

A critical issue is the **absence of a meaningful, cumulative traffic assessment**. While isolated traffic studies exist, it remains unclear whether anyone has performed a **comprehensive,**

combined evaluation of both this proposal and the nearby redevelopment at 442–462 Wilson Street East (Brandon House). Compounding this, I understand the most recent traffic assessment was conducted during the *COVID-19 pandemic*—an anomalous period with artificially low traffic levels. Relying on outdated or incomplete data will inevitably understate the impacts.

Parking and infrastructure constraints present further risks. On-street parking is already limited, and the new building would generate significant overflow parking demands for guests, caregivers, tradespeople, and day-to-day services. Yes, it will have on-site parking spaces, but that will not address the existing overflow. Street parking on the side streets like Lodor, Academy, Church, etc., is already an issue for shoppers in the area and for people visiting the parks, splash pad, tennis courts, library, etc. We are constantly experiencing traffic issues and broken streets due to parked cars and heavy traffic on our side streets.

Routine activities like school drop-off will become increasingly hazardous. My daughter's bus pickup is currently at the proposed entrance for this monstrosity. Moreover, although the developer may be responsible for stormwater upgrades, these improvements could require extended closures of Wilson Street and surrounding streets—potentially for one to two years—further disrupting residents in an already narrow two-lane corridor.

Sustainability, Heritage, and Environmental Impacts

The proposal is fundamentally misaligned with sustainability principles and heritage-district planning standards.

An eight-storey building in this sensitive location would result in:

1. **Significant traffic congestion**, increasing emissions and idling.
2. **Pedestrian safety concerns** in a walk-oriented heritage neighbourhood.
3. **Permanent loss of heritage character** due to incompatible height and massing.
4. **Higher energy consumption** is associated with mid-rise structures.
5. **Wind tunnel and shadowing effects**, altering microclimate and pedestrian comfort.
6. **Emergency-access limitations** due to narrow one-lane and two-lane roads.
7. **Public transit capacity shortfalls**, with no feasible expansion in the village core.
8. **Overburdened parking supply** with no relief options.
9. **Noise pollution** from construction and long-term traffic increases.

10. **Years of disruptive construction impacts** on constrained roads.
11. **Excess pressure on emergency and municipal services**.
12. **Insufficient space for waste storage and collection**.
13. **Loss of remaining mature trees or natural features**.
14. **Reduced natural light and privacy** for the neighbouring homes. The planner from Urban Solutions at the town meeting couldn't even admit he would be ok with this being built next door to his home.
15. **Degradation of community livability and walkability**.
16. **Violation of all past heritage-district height, scale, and massing guidelines**.
17. **Increased pressure on local schools**, already challenged by growth.

Collectively, these impacts demonstrate that this proposed mid-rise structure is not merely a poor fit—it is structurally incompatible with the physical, environmental, and heritage realities of the old Ancaster Village. Quite frankly, nobody wants it! Houses are already popping up for sale. There ARE HOMES HERE for people to purchase that aren't selling. These condos are not needed here!

Community Impact and Long-Term Consequences

Families like mine chose the Maywood area because of its historic charm, human-scale built form, and village atmosphere. People buy homes here because of it. My children walk, bike, and play in this neighbourhood; additional traffic, noise, and congestion will make these streets more hazardous and significantly diminish the safety.

A three-storey development—consistent with the existing character and existing buildings—would be far more appropriate and respectful of this heritage-rich area. There are numerous parts of Ancaster with the infrastructure, road capacity, and modernization necessary to support intensification. This **is not one of them**. This is not the corner. Especially, combined with the other project proposed for the corner of Wilson Street and Rousseaux Street.

No eight-storey structure currently exists in Ancaster Village's core, or even in Ancaster, because the planning context, heritage fabric, and infrastructure limitations clearly do not support one.

Approving an eight-storey apartment building at 392–412 Wilson Street East & 15 Lorne Avenue would permanently alter the identity of Ancaster and impose lasting burdens on residents and the town. There are no clear benefits to the community from this monstrosity, and the planners are on

record stating as much, but they did maintain that the building has to be that large to maintain the margins that benefit their lenders. Nice.

That's not building for the sake of the community. For the people. For a cherished area.

I get that this will bring in tax revenue, but it can do so in a better spot.

For the reasons outlined above, I hope that Council will **oppose UHOPA-25-001** and require a development scale that aligns with the established character, infrastructure capacity, and sustainability principles of our historic village.

Thank you for your time and consideration.

Sincerely,
Lori and Brian Dale

From: Sam Vandermark
Sent: Friday, March 20, 2026 7:14 AM
To: clerk@hamilton.ca
Subject: Objection to proposed development: Wilson Street East, Ancaster (392, 398, 400, 406, 412)

External Email: Use caution with links and attachments.

To the Committee,

I am an Ancaster resident of over 6 years, and I am writing to object to the proposed 8-story mixed use development on Wilson Street East.

As a young family, we chose Ancaster as a base for its village charm and quaint streetscape. This development sadly does not fit the historical aesthetic that being one of Ontario's oldest towns provides, and is a structural insult to the 3-story limit previously imposed on the village. I have yet to speak to a resident in support of this project, suggesting its approval thus far is only in the interest of the developers and committee members supporting it, not the long-term future preservation of Ancaster's unique identity.

The proposal leverages traffic studies performed during COVID when commuter traffic was at an all-time low, and has not extensively considered nor sufficiently mitigated the huge impact to surrounding residents in terms of noise, pollution, parking issues, property values decreasing and overall congestion.

Ancaster is somewhere people visit to experience a true village feeling - this development single-handedly destroys that image and will no longer be somewhere families want to bring their children and spend their time/money. This will affect local businesses and residents alike.

Please heavily consider the precedent being set with this proposed development and the inevitable destruction of the identity of Ancaster.

Thanks for your attention,

Samantha Vandermark

From: Lynne Bulger

Sent: Thursday, March 19, 2026 6:51 PM

To: clerk@hamilton.ca

Subject: Proposed over-height building on Wilson St. Ancaster

External Email: Use caution with links and attachments.

I am opposed to this proposal. Ancaster is a historic village and the core of the village should be protected by our elected representatives from greedy developers.

Why should this developer be allowed to build an over-height building, destroying the esthetics of the historic village core? Other builders have respected the 3 story limit, what connections does this builder have that enables his plans to override the will of the local community?

A large, tall construction such as this will destroy the ambiance of the downtown core, create gridlock traffic problems along Wilson St., and debase the efforts of local residents to nurture a historic venue to attract tourists.

Any building on this site should adhere to current standards as all others have, and respect the Ancaster voters.

Lynne Bulger

From: Lee Cormie

Sent: Thursday, March 19, 2026 8:57 PM

To: clerk@hamilton.ca

Subject: 392-412 Wilson St East Ancaster

External Email: Use caution with links and attachments.

We object strenuously to this development on Wilson St E. An obscene violation of every building bylaw for old Ancaster!

Lee and Wendy Cormie

Please acknowledge receipt of this

Sent from my iPad

From: Robyn Covre
Sent: Thursday, March 19, 2026 6:00 PM
To: Catarino, Jennifer ; Baldassarra, Alaina ; clerk@hamilton.ca
Cc: Robyn Covre
Subject: Formal Objection – Proposed Development on Wilson Street East, Ancaster

External Email: Use caution with links and attachments.

Good afternoon,

My name is Robyn, and I am a resident of Ancaster for over 30 years. I am writing to formally express my strong objection to the proposed development at 392, 398, 400, 406, and 412 Wilson Street East in the downtown Village core.

As someone who has lived in this community for decades, I care deeply about preserving the character, safety, and livability of our village. I have several concerns regarding this proposal:

- Out-of-place scale and design

A multi-storey condominium development does not align with the existing charm and character of downtown Ancaster, which is known for its low-rise, village feel.

- Infrastructure limitations

The downtown core is not equipped to handle:

    - Increased traffic congestion
    - Additional parking demands
    - Increased noise levels

- Traffic and safety concerns

Traffic in this area is already a significant issue, particularly during peak hours. Adding a development of this size will:

    - Increase congestion on Wilson Street
    - Create unsafe turning conditions

    - Push overflow traffic into surrounding residential streets such as Academy Drive, reducing neighbourhood safety

- Parking overflow

Based on the number of units proposed, it is likely that insufficient parking will lead to street congestion, making an already busy area even more difficult to navigate.

- Construction impact

A project of this scale will require years of construction (estimated 36–48 months), bringing:

    - Ongoing disruption to residents and local businesses
    - Noise, dust, and limited access in the core
    - Additional strain on an already busy roadway that cannot easily be closed or rerouted

- Long-term impact on the community
    - Potential decrease in property values for nearby homes
    - Reduced appeal of the village core due to congestion and overdevelopment
    - Loss of the unique “village charm” that attracts both residents and visitors

I respectfully ask that you carefully consider the long-term implications of this proposal. There are more appropriate locations for higher-density development that would not compromise the integrity of the historic village core—such as areas with better access to major roads and existing infrastructure.

Thank you for taking the time to review my concerns. I would appreciate confirmation that this email has been received and considered as part of the public record.

Sincerely,

Robyn Covre

Ancaster Resident (30+ years)

From: Shauna Cone
Sent: Thursday, March 19, 2026 6:24 PM
To: clerk@hamilton.ca; Baldassarra, Alaina <Alaina.Baldassarra@hamilton.ca>; Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Objection to Ancaster 8-Storey Building

External Email: Use caution with links and attachments.

Good evening,

I am a resident of Ancaster, and I am objecting to the eight-storey building planned for 392, 398 400, 406, 412 Wilson Street East. Downtown Ancaster has a three-storey limit, so having an eight-storey building exceeds the limit for the downtown Ancaster area. Downtown Ancaster has many historic buildings, and the eyesore of new architecture would be out of place and unwelcome in the old Ancaster area. Wilson Street already has congestion problems in downtown Ancaster, and building this condo would only make the problem worse.

Already every day commuters speed down streets like Academy street to avoid the Wilson Street traffic, which is dangerous to the residents and children in that neighborhood and around our public library. With an eight-story condo, there would be nowhere for these residents to park their vehicles, as there is a parking shortage on Wilson currently.

With the addition of another condo, more families will bring children into Ancaster, which our schools do not have room for. The schools in Ancaster are already at maximum capacity, and the addition of more and more children would only worsen the problem.

Please take this and other Ancaster residents' objections into consideration, as we live in Ancaster and love the area and don't want this problem.

Cheers,

Shauna Cone

Please confirm this with an email receipt that it was received

From: Nicole McArthur
Sent: Thursday, March 19, 2026 9:00 PM
To: Catarino, Jennifer ; Baldassarra, Alaina ; clerk@hamilton.ca
Subject: Proposal Objection - Wilson Street East, Ancaster (392, 398, 400, 406, 412)

External Email: Use caution with links and attachments.

Good evening,

I am writing to express my concern about the proposed condo building scheduled for Wilson Street East, Ancaster (392, 398, 400, 406, 412). I am an Ancaster resident.

While I am sure you have many opinions of long term residents, which are very warranted, we know this generation is opposed to change. I respectfully hope to share my opinion as a newcomer to this town that I have grown to love over the last few years.

While I understand the need for thoughtful growth, I believe this proposal raises several important issues that warrant careful consideration:

- Compatibility with existing character: The proposed eight-storey structure significantly exceeds the established three-storey scale of the downtown core and would not align with the architectural character and village feel that define Ancaster.
- Infrastructure and traffic impact: The current road network and infrastructure are already constrained. Increased density will likely lead to additional congestion, particularly during peak morning and evening hours. I urge you to drive down Wilson when there is an accident or congestion during rush hour on the 403. Wilson bears the burden of overflow for getting down the mountain through Main. There is already significant holdup, without an accident or traffic, on both sides as cars are all turning into the daycares. Adding more traffic and more people turning in and out along this route will exponentially impact this. There is also concern that nearby residential streets, such as Academy Drive, may experience spillover traffic, impacting neighbourhood safety, as we seek alternate routes.
- Parking pressures: Based on the number of proposed units, it is unlikely that on-site parking will fully meet demand. This may result in increased on-street parking and further strain on already limited space. Guest parking will likely spill into the neighbouring plaza impacting businesses who will be turning away guests as parking becomes too cumbersome. Privatizing this lot as other lots have become

paid will only further penalize both residents and businesses. I for one have a hard enough time getting parking in that plaza and have shifted my Tims and Nail salon visits elsewhere where there is better access. This lot will absolutely suffer one way or another impacting businesses

- Traffic study limitations: The traffic studies referenced were conducted during the COVID-19 period, when traffic volumes were unusually low. As such, they may not accurately reflect current or future conditions.
- Construction disruption: A project of this scale could require 36–48 months of construction, including remediation and infrastructure upgrades. Prolonged disruption—particularly if it impacts Wilson Street—would significantly affect residents, accessibility, and local businesses. Per above, we as consumers will go elsewhere as it will become such a hassle
- Impact on local businesses and community character: The downtown Village core relies heavily on its accessibility and charm to attract visitors. Extended construction and increased congestion may deter foot traffic, negatively affecting small businesses and the overall vitality of the area.
- Long-term community implications: Developments of this scale may set a precedent for similar proposals, gradually altering the character of the Village core in ways that could impact property values and the broader perception of Ancaster as a unique and desirable community.

I moved to Ancaster from Georgetown where we saw a similar sized and styled building erected in the downtown core. The bright lights create visual pollution at night time for local residents, as there is nothing shielding the construction lights. The constant flow of construction vehicles halts traffic. And the structure itself is not concurrent with the existing facade or feel of the town it distrusts and damages the image of the town. Georgetown was once a hotspot for filming bringing business to the town, for production companies seeking a charming downtown feel. This has been demolished along with the centuries long charm of the core.

As a property owner I am also extremely concerned for property values both short and long term we moved to Ancaster with hopes of preserving the small town feel we love — not to find ourselves in the same situation as we did in Georgetown watching the demise of our beloved town

Given these considerations, it may be worthwhile to explore alternative locations better suited to higher-density development, such as areas with closer proximity to major transportation routes and infrastructure or in the Hamilton downtown core

Thank you for taking the time to review these concerns. I would appreciate confirmation of receipt of this email.

Nicole McArthur-Newton

From: Marianne Morton
Sent: Thursday, March 19, 2026 9:00 PM
To: Catarino, Jennifer ; Baldassarra, Alaina ; clerk@hamilton.ca
Cc: Marianne Morton
Subject: Objection to 8 story building at Wilson Street East and Academy

External Email: Use caution with links and attachments.

I am writing to register my objection to the 8-STOREY building (392, 398, 400, 406 and 412 Wilson Street East and Academy) proposal within our downtown Village core.

Marianne Morton

From: sharon hall
Sent: Thursday, March 19, 2026 11:08 PM
To:
Subject: Opposing 392, 398, 400, 406 and 412 Wilson Street build

External Email: Use caution with links and attachments.

I understand there is a proposal for an 8-STOREY building at 392, 398, 400, 406 and 412 Wilson Street East and Academy within our downtown Village core.

This is a terrible plan given that there traffic in this entire area is already far past the capacity of the roads.

The building will look very out of place in this location and will detract from the village atmosphere. We do need more housing but this area does not have the infrastructure to support this.

Please provide me with a receipt of this email.

Thank you,

Sharon Hall

From: Katherine Smith
Sent: Friday, March 20, 2026 1:31 AM
To: Catarino, Jennifer ; alana.baldassarra@hamilton.ca; clerk@hamilton.ca
Subject: Say no to building on Wilson St.

External Email: Use caution with links and attachments.

I strongly object to the proposed 8-storey building at 392, 398, 400, 406 and 412 Wilson St.

Our downtown village in Ancaster was not designed for such buildings. Furthermore the traffic along Wilson St. Is horrendous as it is. There is no way of expanding the current 2 lanes. Wilson St cannot handle any more traffic during the construction or for the long term. Can you imagine the chaos if there is an accident on the 403 where traffic is being diverted to Wilson St!. Have some common sense and oppose this construction.

Katherine Smith

From: Old Soldier
Sent: Friday, March 20, 2026 1:36 AM
To: Catarino, Jennifer ; Baldassarra, Alaina ; clerk@hamilton.ca
Subject: INSANE 8-STorey Building Proposal in Ancaster

External Email: Use caution with links and attachments.

To Whom it May Concern:

As somebody who grew up in Ancaster, and still loves the town greatly, I am incensed by the ridiculous idea that an 8-storey building belongs in the village centre. There is no way in hell a building that large belongs in what should be preserved as a heritage village. It will stand out like a dog's bollocks. and further add to the damage that has already been done to what was in my day, a beautiful little farming village.

Ancaster has been allowed to grow like a weed, all out of proportion to what should have been allowed there. Please do not further damage my hometown

May I please have an email receipt as proof that my email actually arrived?

Yours truly,

David Buck

From: Andrew Hvizd
Sent: Friday, March 20, 2026 8:38 AM
To: Catarino, Jennifer
Cc: Baldassarra, Alaina ; clerk@hamilton.ca
Subject: Objection | 8-Storey Building Ancaster

External Email: Use caution with links and attachments.

Hello Jennifer,

My name is Andy Hvizd and I am a resident of Ancaster. I would like to formally object to the proposed build located at 392, 398, 400, 406 and 412 Wilson Street East in the downtown Village core of Ancaster.

I am sure you are aware of the Brandon House disaster, just at the corner of Wilson and Rosseau. While nothing has been built to date, the builders continue to push this potential project forward as well. The demolition of that property certainly caused concern in the community with people questioning the morality and ethics of the city and those public officials who represent our community. For that demolition to occur on their watch certainly raised eye brows and question whose payroll folks may be on.

Now with the proposed project at 392, 398, 400, 406 and 412 Wilson Street East is once again an extreme overbuild and misunderstanding of what the community needs and wants. If a project like this gets the "greenlight," the whispers and assumptions regarding ethics, morality and personal interests of those in city and public office will only grow louder.

I know my email will be one of many objecting to this proposed build. Please ensure the community is heard.

*****Please confirm receipt of this email*****

Be Well,

Andy Hvizd

From: Roy De Matos
Sent: Thursday, March 19, 2026 6:20 PM
To: clerk@hamilton.ca
Subject: Proposal Objection Ancaster - Wilson Street (392, 398, 400, 406, 412)

External Email: Use caution with links and attachments.

Good evening,

I am writing to formally record my objection to the proposed 8 storey building on Wilson Street in Ancaster. A building of the size is not suitable for this location in Ancaster and will cause years of chaos for local residents and deter visitors to the downtown core decreasing small business. Congestion is already a major problem in Ancaster and this proposed building will only exacerbate congestion.

Please confirm receipt of this email.

Sincerely,

Roy De Matos

From: Janelle Lanza
Sent: Thursday, March 19, 2026 5:55 PM
To: Baldassarra, Alaina ; clerk@hamilton.ca
Subject: Proposal Objection - Wilson St. E. Ancaster

External Email: Use caution with links and attachments.

Good afternoon Alaina,

My name is Janelle Lanza and I am a resident in Ancaster. I would like to formally object to the proposal at 392, 398, 400, 406 and 412 Wilson St. E in the downtown village core of Ancaster. This building will look out of place as it will tower over the 3 story maximum buildings there. Also, the downtown core cannot handle this infrastructure. It has already become much more congested and difficult to travel through in the 14 + years I have been living in Ancaster. This addition will make things even worse and make Ancaster less desirable to live in and visit. I moved from Burlington for the charm of Ancaster and this monstrosity in our quaint village should not be allowed. Wilson Street West, near the Walmart is a much better suited location for what is being proposed.

Please confirm receipt of this email.

Thank you,

Janelle Lanza

From: Genevieve

Sent: March 20, 2026 10:49 AM

To: clerk@hamilton.ca

Subject: Urban solutions planning

External Email: Use caution with links and attachments.

Mr. Clerk, Legislative Coordinator, Planning Committee,

I have received the Public Notice regarding 392,398,400,406 and 412 Wilson St. East and 15 Lorne Ave. Ancaster.

I have been a long time resident of Ancaster. I do not object to progress in Ancaster but an 8 storey mixed use Building is way too big for our area.

Five or six storey mixed use building would be big enough. Who wants to look out their backyard or the front of Their Street to see that enormous building. It will change Ancaster and our core .

It may affect the sunlight to some backyards and the extra parking for our Small Street will be a nightmare.

Our small street only has a few houses on each side and that is why we picked this area.

Why after all these years , should we be inconvenienced with this monstrosity.

Our backyards will be useless with the noise, dust and other facets of all this construction.

I do object to an 8 storey mixed use building for this area.

Hope I will be heard.

Thank you,

Genevieve Anson

Sent from my iPad

From: Monica McCrory
Sent: March 20, 2026 12:13 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>; Baldassarra, Alaina <Alaina.Baldassarra@hamilton.ca>; clerk@hamilton.ca; Ward 12 Office <ward12@hamilton.ca>
Subject: Objection to Proposed 8-Storey Development – Wilson Street East (Ancaster Village Core)

External Email: Use caution with links and attachments.

Dear Members of Council and Planning Staff,

I am writing as a resident of Ancaster to formally express my strong objection to the proposed 8-storey development at 392, 398, 400, 406, and 412 Wilson Street East and Academy Street.

Ancaster is one of the older European-founded communities in Ontario, with a long history and a distinct small-town character. Our Village core is defined by its low-scale buildings, heritage assets, and cohesive streetscape. This proposal is significantly out of scale with the area and risks permanently altering the character of our downtown.

Of particular concern is the heritage building on the property. The proposal to relocate this structure could compromise its structural integrity and diminish its historical value. Preserving heritage buildings in their original context is critical to maintaining the unique identity of our community.

Another major concern is traffic and infrastructure. Over the past 20 years, Ancaster has experienced significant residential growth, and our existing road network and supporting infrastructure are already struggling to keep pace. The traffic study conducted during COVID does not accurately reflect current day-to-day traffic conditions in the core of Ancaster. I live in the Spring Valley neighborhood, and traffic is often backed up along Wilson Street from the corner of Rousseau and Wilson down to our neighborhood, approximately 3.5 km. During rush hour, with the increased traffic along Wilson Street and the 403, air quality in our town has likely been impacted. Approving large-scale

developments without corresponding improvements to transportation infrastructure will only worsen these conditions for residents, local businesses, emergency services, and visitors.

While I understand the need to address housing growth, intensification must be appropriate and sensitive to context. An 8-storey building is excessive for this location. A more moderate development—such as 3 to 4 storeys—would better align with the established character of the Village core while still contributing to housing needs, without adding disproportionate strain to our infrastructure.

Approving a development of this scale sets a concerning precedent and risks undermining the qualities that make Ancaster a desirable place to live, work, and visit. I respectfully urge the City to reject this proposal in its current form and require a revised plan that reflects the scale, heritage, traffic, and infrastructure realities of our community.

Please confirm receipt of this email.

Thanks for your time,

Monica McCrory

From: Andrea Spitale
Sent: Friday, March 20, 2026 11:41 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: 398-412 Wilson Street East, Ancaster OBJECTION TO PROPOSED 8 STOREY CONDOMINIUM DEVELOPMENT

External Email: Use caution with links and attachments.

Subject: Objection to Proposed 8-Storey Condominium Development on Wilson Street

To Whom It May Concern,

I am writing to formally object to the proposed 8-storey condominium development on Wilson Street.

I reside directly adjacent to the proposed site. As a result, this development will have a significant and personal impact on my property, my quality of life, and the surrounding neighbourhood.

First and foremost, I am deeply concerned about the potential structural impact of this project. The scale of excavation required to accommodate underground parking raises serious concerns about possible damage to the foundation of my home. This type of large-scale construction, so close to existing residential properties, presents real and lasting risks that cannot be overlooked.

In addition, the height and mass of the proposed building will obstruct natural light and views, and will overwhelm the character of our neighbourhood. An 8-storey structure is not in keeping with the existing streetscape and will impose a disproportionate presence on nearby homes, including my own.

There are also clear concerns regarding property value. The proximity, scale, and disruption caused by both construction and the completed development have the potential to negatively affect the future resale value of my home.

The construction phase itself, expected to last up to two years, will significantly disrupt daily life. Increased traffic, road closures, noise, and detours into surrounding residential streets—including Lorne Avenue—will place unnecessary strain on our quiet neighbourhood and create safety concerns for residents.

Beyond the immediate impact on my property, the broader community will also be negatively affected. Wilson Street is already a busy corridor, and the additional traffic generated by this development will only exacerbate congestion, reduce safety, and place further pressure on existing infrastructure.

For all of these reasons, I strongly urge you to reconsider or reject this proposal. Developments of this scale must be appropriate for their surroundings and must not come at the expense of existing homeowners and community well-being.

Thank you for your time and consideration.

Sincerely,

Andrea Spitale

From: Chris Asimoudis
Sent: March 20, 2026 1:20 PM
To: clerk@hamilton.ca
Subject: Public input letter regarding PED26063 Official Plan Amendment for Lands Located at 392-412 Wilson Street, Ancaster

External Email: Use caution with links and attachments.

Letter for upcoming public meeting regarding PED26063 Official Plan Amendment for Lands Located at 392-412 Wilson Street, Ancaster:

There are a number of frustrating aspects to this proposal, but I will limit my concerns to a few that I feel are most important…starting with the fact that this new proposal ignores the exact same primary concerns as the previously rejected proposal. Ancaster residents should not have to continually live with a heightened level of anxiety (no pun intended) over an outrageously inappropriate 8 story monstrosity that keeps coming back to haunt them?

An issue of scale:

The sheer scale of this building cannot be fully appreciated - this is partly because very little visual reference has been provided from the developers to help people see what they're in for. I'm more convinced that this lack of visual reference is intentional. The one mock up photo showing a north east view looking south west is completely inaccurate and misleading. It does not match the architect drawings and down-plays the massive difference in proportions with the surrounding buildings. If this truly was a worthy endeavour, surely the developer would proudly show us wonderful artist renderings to help concerned residents visualize what is being proposed, but it's obvious no splashy renderings can ever show this proposal in any positive light, without seriously compromising accuracy. The strategy seems to be, quit literally, less is more.

An issue of style:

The style of this structure - which, according to some city staff, is suppose to fit Ancaster's old village charm, is completely and totally false and downright insulting. it's misinformation that has no basis in reality. Try placing an 8 story modernist behemoth in the heart of Niagara-on-the-Lake and see the reaction. All the amendments to this plan are cosmetic attempts to mask a hideous design that will dwarf everything around it. This design does not belong anywhere near historic Ancaster Village.

A precedence setting issue:

This post modernist structure has absolutely no historic or visual appeal whatsoever and will set a precedent for other developers to ignore residents concerns and build similar, destructive developments.

An issue of integrity:

The developers are simply taking advantage of a beautiful setting, only to ruin it with this proposal. Their continued attempts to ram this development through shows total disregard for Ancaster's history, its setting, its residents and its future.

Regards,

Chris Asimoudis R.G.D.

From: John Olmsted
Sent: March 20, 2026 1:22 PM
To: Catarino, Jennifer ; Baldassarra, Alaina ; clerk@hamilton.ca; Cassar, Craig
Subject: 8-STOREY building at 392, 398, 400, 406 and 412 Wilson Street East and Academy

External Email: Use caution with links and attachments.

To whom it may concern.

As a lifelong resident (six generations) in Ancaster I object to the 8-STOREY building at 392, 398, 400, 406 and 412 Wilson Street East and Academy development for the following reasons:

- It will cause an increase in our already very high taxes due to infrastructure costs to supply power, water and sewage services to an unwanted development. It will overwhelm the existing services causing major upgrades at a very high cost that is not borne by the developer.
- It will destroy the heritage face of downtown Ancaster by overwhelming nearby structures like the stone Union Hotel at the corner of Academy and Wilson Streets and the stone Needle Emporium on Wilson.
- It removes the historic stone Marr-Philipo house from Wilson street (they have already torn down two historic buildings - the Brown residence and the Clark residence both adjacent to the Marr-Philippo house). I suspect the Marr-Philippo house will not survive the move, or will meet with a mysterious end prior to the 'move'.
- Construction will destroy any quality of life left on Academy Street due to traffic diversion from Wilson Street!
- This and the proposed development at the corner of Wilson and Rousseaux Street will cause traffic to overwhelm the Wilson/Rousseaux corner causing a permanent increase in diversion traffic down the Academy and Lodor residential streets! This will be a safety hazard to the children on these streets!
- This development is strictly for the profit of the developers with no thought given to the long term ramifications to the quality of life within the Maywood community, and the fact that few, if any, residents support it.
- it violates the area's zoning guidelines in all respects.

I do not understand how the greed of developers can try to force a development that is neither needed or wanted instead of obeying zoning guidelines that are to protect the existing neighborhood.

Please take these objections into consideration.

Thank you for your attention to this matter.

John Olmsted

From: Kathryn Hennessey
Sent: March 20, 2026 1:28 PM
To: clerk@hamilton.ca
Subject: Proposal objection: Wilson St E Ancaster (392,398,400,406,412) File Number: UHOPA-25-001

External Email: Use caution with links and attachments.

Good morning,

My name is Kathryn Hennessey and I am a resident in Ancaster. I would like to formally object to this proposal located at 392, 398, 400, 406 and 412 Wilson Street East in the downtown Village core of Ancaster. My objections are as follows:

- Downtown has a 3-storey limit, so an 8-storey building will look out of place
- The downtown core cannot handle this kind of infrastructure
    - Additional parking
    - Additional traffic
    - Additional noise
- The traffic studies were conducted during Covid when traffic was at a record low
- Given the amount of condo units, there will not be enough parking spaces meaning residents will inevitably park on the road creating even more congestion
- Morning and nighttime traffic will be at a standstill
- When condo residents realize the traffic congestion on Wilson Street when turning left or right, they will use Academy Drive which will increase traffic and decrease safety within the neighbourhood
- This project will require a minimum of 36–48 months for construction, considering the ground remediation, utility updates and general construction…Wilson Street cannot be closed for any period, as this will further add to resident frustration
- Long-term effects:
    - Decreased property values for immediate residents
    - Decreased property values for overall Ancaster residents.
        - When tourists no longer want to shop downtown for the “village charm,” businesses will suffer

        - When the village core is gone, buyers will no longer see Ancaster for what it is now and overall housing prices will suffer
    - This project will open the floodgates for other developers seeking approvals on other large buildings of eight stories or less, which will inevitably destroy the Village charm that is Ancaster

Please consider this email carefully.

Please confirm receipt this email

Thanks!

--

Kathryn Hennessey, BSc (Hons)

From: Leslie Brown
Sent: March 20, 2026 1:29 PM
To: Catarino, Jennifer ; Baldassarra, Alaina ; clerk@hamilton.ca
Subject: 8-STOREY building (392, 398, 400, 406 and 412 Wilson Street East and Academy)

External Email: Use caution with links and attachments.

Please don't allow this to be built, it would totally destroy the beauty of Ancaster. There are so many beautiful buildings disappearing and it has to stop.

Leslie Brown ~^..^~

From: Maya Bartels
Sent: March 20, 2026 2:27 PM
To: clerk@hamilton.ca
Subject: 392-412 Wilson

External Email: Use caution with links and attachments.

Good afternoon

I am writing as a resident of the Ancaster area to formally express my strong objection to the proposed Official Plan Amendment (File UHOPA-25-001) regarding the lands at 392-412 Wilson Street East and 15 Lorne Avenue.

While I support the need for residential intensification within the city, I believe the current proposal for an **8-storey building** is an inappropriate overdevelopment of this specific site for the following reasons:

1. **Compatibility and Scale:** The proposed 8-storey height is significantly out of character with the Ancaster Wilson Street Secondary Plan, which designates this area for a maximum of 3 storeys. This height would overwhelm the historical "Village" character of the core and set a damaging precedent for future developments.

2. **Heritage Impact:** The site involves the relocation of the Marr-Phillippo House, a designated heritage resource. Such a massive modern structure would diminish the cultural heritage landscape that defines Ancaster's unique identity.

3. **Traffic and Infrastructure:** Wilson Street East is already heavily congested. Adding 118 residential units and significant commercial space will further strain local infrastructure and increase safety concerns at the Academy Street intersection.

4. **Privacy and Overlook:** The height of the building will create significant privacy issues for the existing low-density residential homes on Lorne Avenue and Academy Street.

I urge the Planning Committee to reject this amendment and require the developer to bring the proposal in line with the existing 3-storey height limits that reflect the community's vision for the Village.

Please keep me informed of any further meetings or decisions regarding this application.

Sincerely,

Maya Bartels

Please confirm receipt email

From: Tony Stillo
Sent: Sunday, March 22, 2026 2:19:53 PM
To: clerk@hamilton.ca ; Ward 12 Office
Cc: Diane Stillo ; Daniel Stillo
Subject: 392-412 Wilson St E

Opposition to Proposed 8-Story Mixed-Use Development: 392-412 Wilson Street East & 15 Lorne Avenue

To the Planning Committee,

I am writing to formally submit my opposition to the proposed 8-story mixed-use development at 392-412 Wilson Street East & 15 Lorne Avenue in Ancaster. While I recognize that densification is a necessary goal for Hamilton's growth, the current proposal is fundamentally incompatible with the Village of Ancaster for three primary reasons:

1. Preservation of Village Character: Ancaster is defined by its low-to-mid-rise streetscapes and historic stone architecture. An 8-story massing would create a "canyon effect" that dwarfs our heritage assets and destroys the human-scale charm of the village core. This height fails to provide a sensitive transition to the surrounding community.

2. Infrastructure and Traffic Constraints: Our current road networks and sewage infrastructure are ill-equipped for this level of high-density injection. This proposal demands "8-story capabilities from a foundation built for 2 stories" and would represent a "system shock" to our local infrastructure.

3. Setting a Dangerous Precedent: Approving this height effectively ignores the Ancaster Wilson Street Secondary Plan. If these height limits are breached, it signals that our community-vetted guidelines are mere "suggestions," setting a dangerous precedent for future high-rise sprawl that will permanently erase the village's identity.

The Century Perspective

One hundred years from now, our descendants will not remember the short-term housing targets met by a single oversized structure. However, they will have to live with the permanent alteration of our landscape. The best decision for Ancaster's future is to prioritize "Gentle Density"—opting for mid-rise structures that meet housing needs while protecting the unique soul of our village. I urge the committee to uphold the Secondary Plan and reject this 8-story proposal.

Sincerely,

Tony Stillo

From: Nonni Iler
Sent: Friday, March 20, 2026 8:21:01 PM
To: Catarino, Jennifer ; alaina.baldassara@hamilton.ca ; clerk@hamilton.ca
Subject: 412 Wilson Street East, Ancaster

External Email: Use caution with links and attachments.

To Whom It May Concern,

Although I agree with densification instead of urban sprawl, the proposal for developing an 8 storey building at the corner of Wilson and Rousseaux in Ancaster is a TRAFFIC NIGHTMARE!

This corner is already congested on the best of days.

When there is an accident on the 403, there is only one way to get down the escarpment, unless a drive to Copetown and through Dundas on a 45 minute detour appeals to those residents trying to get the university, downtown or getting to Burlington and beyond.

When the 403 is closed, the traffic is backed-up all the way past the highway 52 overpass!

Not only that, but for at least a decade, WAZE has been diverting me through the Academy neighbourhood to avoid the intersection where this proposed monstrosity will be built.

The Academy neighbourhood is just that…A NEIGHBOURHOOD! No sidewalks, with fairly narrow streets that are not designed for through traffic.

I would be so nervous raising children in this poor neighbourhood, since frustrated drivers are already zipping through those streets!

We need to know that quick access to a hospital is available and that detours won't be made the norm due to even more congestion.

The SAFETY of our citizens should be the first concern here... Safety for the surrounding neighbourhoods, safety for drivers and safety for people in the town who may need to rush to a hospital and not be having to circumvent that corner by going towards the airport or towards Copetown and Dundas to get down the escarpment.

Please speak to the local fire stations and EMS drivers about what they expect to experience as more and more buildings go up along Wilson Street.

As far as the aesthetics go, the destruction of the beautiful and inviting Brandon House and the lovely, treed setting is a disgrace that will not be forgotten by Ancaster.

Nothing will replace that gorgeous landmark.

This is beside the point though and hardly important at this time because safety and access is paramount.

Please rethink the proposal for 412 Wilson Street East.

Sincerely,

Nonni Iler

From: Mary Jo Glassco-Sinclair
Sent: Sunday, March 22, 2026 10:36:50 AM
To: clerk@hamilton.ca ; Baldassarra, Alaina ; Catarino, Jennifer
Subject: Ancaster development - Wilson street east

External Email: Use caution with links and attachments.

I am writing to oppose the 5 storey development for 392-412. It will ruin the charm of Ancaster and cause so much disruption for traffic and therefore cause lower home prices. I am so disappointed that it has even gotten this far in the process given it is against the 3 storey rule for Ancaster that allows Ancaster to keep its charm.

Ancaster traffic is getting ridiculous and getting to the point of gridlock and this proposal will amplify this issue. Before trying to pack in more homes, please consider improving the infrastructure.

Please send an email receipt for proof that my email was received.

Regards,

Mary Jo

From: Deborah Mikalauskas
Sent: Sunday, March 22, 2026 2:05:28 PM
To: clerk@hamilton.ca
Subject: Ancaster redevelopment

External Email: Use caution with links and attachments.

To whom it may concern:

I would like to voice my opposition to the huge development proposed for the area between 392 and 412 Wilson St. in Ancaster.

I have lived in Ancaster for 32 years and increased population has made it incredibly difficult to travel within the town. The added residents and cars of the new build will make travel in the heart of the village impossible! What has been proposed does not fit into the 3 story elevation limit that has always kept the integrity of the village design.

Please acknowledge that you have received my dissent and will pass it on to the appropriate office.

Thanks for your time.

Debbie Mikalauskas

From: Jena Pate
Sent: Saturday, March 21, 2026 1:26:42 PM
To: clerk@hamilton.ca
Subject: Building Project in Ancaster Core

External Email: Use caution with links and attachments.

To Whom it May Concern,

I am writing to express my serious concern regarding the proposed building project in downtown Ancaster. I find it difficult to understand how any traffic study could reasonably conclude that adding this development would have a positive or manageable impact on the already congested core. During peak hours—or whenever there are issues on the 403—Wilson Street becomes extremely congested, creating significant hazards for vehicles exiting local businesses, children getting off school buses, and pedestrians navigating the area.

In addition to the traffic concerns, I struggle to see how this building aligns with the character of the historic core. Its height and scale would far exceed that of the surrounding structures and would dominate the landscape in a way that is inconsistent with the area's heritage.

One of the ongoing challenges of living in the old part of Ancaster is the constant need to advocate for the preservation of the qualities that make this community so desirable. While this building may have a place in Ancaster, situating it in the heart of the town—on a two-lane road and among historic buildings—makes little sense.

I respectfully ask that you consider preventing this project from moving forward in its current form and prioritize the needs and character of the community.

Sincerely,

Jennifer Pate

From: Matthew Rosenbloom
Sent: March 23, 2026 1:44 AM
To: Catarino, Jennifer ; Baldassarra, Alaina ; clerk@hamilton.ca
Subject: 8 floor building proposal - Ancaster

External Email: Use caution with links and attachments.

Hi Jenifer and Alaina,

It has come to our attention that a tall building has been proposed in Ancaster. We would like to join the motion to deny such a monstrosity. It will diminish the old town feel of Ancaster and will not match the beautiful architecture out town has.

Could you please provide receipt of this email.

Please let us know if anything can be done from our end to block this project.

Regards,

Matthew Rosenbloom

From: Janice currie

Sent: March 23, 2026 8:37 AM

To: clerk@hamilton.ca

Cc: Ward 12 Office <ward12@hamilton.ca>

Subject: 392-412 Wilson St East Ancaster

External Email: Use caution with links and attachments.

I wish to state my objection to the proposed 8 story structure at 392-412 Wilson Street East, Ancaster.

In the current proposed footprint, it would vastly overwhelm and be incompatible with the surrounding area. I believe that 'compatibility' is a factor which the planning department should be required to consider.

- My understanding is that a necessary traffic study was conducted sometime during Covid, when traffic would have been significantly reduced. Such a study should be repeated during current traffic conditions.

- the current real estate, and especially the current condominium market, would suggest that the units may be very difficult to sell. Are any of the units going to be affordable?

- is it likely that the retail areas will be rentable/sellable? A structure of this size is going to command a large price? Which retailers are likely going to be able to afford to do business here?

- is there sufficient infrastructure to accommodate the proposed units?

Please decline this application in its current form.

Janice Currie

From: howie keown
Sent: March 23, 2026 8:12 AM
To: clerk@hamilton.ca
Subject: Condos on Wilson St in Ancaster

External Email: Use caution with links and attachments.

Wilson St. Traffic in Ancaster is saturated. Wilson St. Hill coming out of Hamilton is saturated. Does this city not realize that our infrastructure does NOT have limitless capacity?? A 7 storey condo? Totally irresponsible for any council to even consider this. With respect. Howie Keown. Resident.

From: Eric Cone
Sent: March 23, 2026 7:36 AM
To: Catarino, Jennifer ; Baldassarra, Alaina ; clerk@hamilton.ca
Subject: Development Objection: 8-Story Building at 392, 398 400, 406, 412 Wilson Street East

External Email: Use caution with links and attachments.

Good morning,

I am writing today to object to the eight-story building planned for 392, 398 400, 406, 412 Wilson Street East.

As a resident of the Spring Valley neighbourhood, I feel that this development is out of character with the rest of the downtown core and the exceedance of the current three-story limit with an eight-story building is well in excess of what is suitable for this area. Downtown Ancaster has many historic buildings, and the eyesore of new architecture would be out of place and unwelcome in the old Ancaster area. Wilson Street already has congestion problems in downtown Ancaster, and building this condo would only make the problem worse.

Already every day commuters speed down streets like Academy street to avoid the Wilson Street traffic, which is dangerous to the residents and children in that neighborhood and around our public library. With an eight-story condo, there would be nowhere for these residents to park their vehicles, as there is a parking shortage on Wilson currently.

With the addition of another condo, more families will bring children into Ancaster, which our schools do not have room for. The schools in Ancaster are already at maximum capacity, and the addition of more and more children would only worsen the problem.

Please take this, and other Ancaster residents' objections, into consideration as we live in Ancaster and love the area and don't want this in our Town.

Thank you for your time,

Eric Cone

From: Lynsie Alkema
Sent: March 22, 2026 10:35 PM
To: clerk@hamilton.ca; Catarino, Jennifer ; Baldassarra, Alaina
Subject: Objection to Building Proposal in Ancaster

External Email: Use caution with links and attachments.

Hello,

I'm writing today to express my objection and concern in regards to the multi storey building proposal at Academy & Wilson Street East in Ancaster. As a long-time resident in Ancaster, I am extremely concerned about how a development such as this large multi-storey building will impact the charm, traffic flow and overall aesthetic on Wilson Street. The impact of extra traffic will make travelling on Wilson Street difficult for commenters/residents and unappealing for pedestrians/cyclists. A building like what is being proposed does not fit what is currently on Wilson Street and will negatively impact the small businesses in that area.

Please consider the negative impacts this type of development will make in this location. This is not a suitable location for this type of project.

Please confirm receipt of this email.

Thank you,

Lynsie Alkema

From: Rebecca Ripco
Sent: March 22, 2026 9:07 PM
To: clerk@hamilton.ca
Subject: Oppose New Development Downtown Ancaster

External Email: Use caution with links and attachments.

Hi there,

I am writing as an Ancaster resident for the past 7 years, as well as a member of various community groups and frequenter of the downtown area. I understand the topic of a new high rise building is on the agenda for Mar. 24. I am voicing my opposition to the proposed high rise building in downtown Ancaster. It is not needed and will detract from the heritage downtown area. Traffic is already heavy and adding several new residents with their own vehicles will be disruptive. Keep Ancaster the quaint town it is and what residents know it as.

Thank you,

Rebecca Ripco

From: Carol Donahoe

Sent: March 22, 2026 10:47 PM

To: clerk@hamilton.ca

Subject: Proposal Objection: Wilson Street East Ancaster- 392,398,400,406,412

External Email: Use caution with links and attachments.

Good Morning,

My name is Carol Donahoe, and I am a resident of Ancaster. Between my family and myself, we have been residents there for over 50 years.

I would like to object to the proposal for the properties at 392,398, 400, 406 and 412 Wilson Street East in the downtown core of Ancaster.

My objections are as follows,

-Downtown has a 3 storey limit, so an 8 storey building is not within the regulations and will look totally inappropriate.

-The downtown core cannot handle this kind of infrastructure.

-Additional traffic- The traffic is very often already a disaster. Since there is basically one way through Ancaster, and the intersection of Rousseau and Wilson is already a major concern, how is all of this extra traffic going to be managed?

-Additional noise- This is not acceptable for the businesses and the residents.

-The traffic studies were conducted during Covid when traffic was at a record low. Perhaps another study should be completed when there is an accident on the 403 and all traffic is diverted through the centre of town?

-Given the number of proposed condo units, there will not be enough parking spaces therefore causing more congestion as residents and visitors will need to park somewhere.

This is already a problem at certain times of the day and when there are special events.

-The length of time required for construction will affect the quality of life of the surrounding residents as well as affect the businesses in the area.

- Businesses in the area rely on easy access for their clients so cannot afford to have traffic disruptions during the lengthy construction process or due to the future increased volume of traffic.

Ancaster is totally losing the small town quality of life that it was known for and was totally appreciated by the residents. Please do not allow the construction of this building as it has been proposed. It is totally unacceptable.

Thank you,

Carol Donahoe

Please send and email to confirm receiving this email. Thank you

From: Bonnie Buchko
Sent: March 23, 2026 8:13 AM
To: clerk@hamilton.ca
Subject: UHOPA-25-001

External Email: Use caution with links and attachments.

To: Legislative Coordinator, Planning Committee

From: Bonnie Buchko, Resident

I do **not** support the proposal to amend the Ancaster Wilson street secondary plan to permit eight storey structures based on the following primary concerns,

- **Traffic congestion and associated safety and environmental impacts**
- **Historical significance of the village**

I **propose** a plan that **does not permit any building to exceed the height of the Ancaster Mill**.

It is my desire that the developers and local government work together using factual information and consideration of long-term impacts to come to a mutually agreeable plan that supports business and residents.

Bonnie Buchko

From: Gail Moffatt

Sent: March 22, 2026 3:11 PM

To: clerk@hamilton.ca

Subject: Development in Ancaster

External Email: Use caution with links and attachments.

I wish to add my name to the many residents of Ancaster who are opposed to ANY construction in the Village of Ancaster that exceeds 3 stories in height.

Ancaster Village still retains a lovely and historic atmosphere but this must be honoured and protected. It should never be compromised by eager developers who do not appreciate historic architecture This is a plea to ALL city councillors to vote against the proposal for Academy Street and Wilson Street.

Elizabeth Gail Moffatt

From: Richard Chorney
Sent: March 22, 2026 4:36 PM
To: clerk@hamilton.ca
Subject: File No: UHOPA-25-001 Wilson St & Academy - Ancaster

External Email: Use caution with links and attachments.

Attention: Legislative Coordinator, Planning Committee

Thank you for the opportunity to voice our concerns regarding the proposed 8 storey condo development at Wilson and Academy Street, Ancaster. We are writing to register our objection to this application.

The proposal put forth by the developer is nothing less than a 'monster building' that significantly exceeds the scale / proportion of the single detached family homes located in the immediate area.

Allowing this proposal to exceed the regulated three-storey height for the 'Ancaster Core Village' will start a race (a race to the bottom) by other developers for more outrageous redevelopment and will ultimately lead to the obliteration of any village character (charm and heritage).

The proposed driveway entrance to the 270 underground and surface parking spaces (residential/ commercial) is located on Academy Street. Taking into account for residents exiting / returning daily for work and commercial traffic entering and exiting for businesses, there will be hundreds of daily vehicle movements through this one opening.

Our property is directly across the street from the proposed entrance and my driveway entrance/exit is only a few feet from that. I imagine how much more difficult it will be for me to exit and enter out of my own driveway – sort of the equivalent to facing on coming traffic from a Tim Hortons drive through. Thank you, but no thank you!

I read somewhere that the traffic study done by the developers was carried out during Covid when traffic movement was greatly reduced. This snap shot view is not accurate to the norm of today. If at the very least, for due diligence – do another publicly funded (independent from the developers) study – a more comprehensive study taking into account a longer stretch of Wilson Street during 6AM – 8PM time frames.

We are certain that Council members have heard the technical arguments against building this monster complex. We ask that those arguments [Traffic issues; Parking issues;

Congestion issues; Environment (Wall effect) issues; Reduced quality of life; Destruction of Village character] not be forgotten or dismissed.

Thank you.

Jan Bondy & Richard Chorney

From: Stephanie Cristina Gomes Wynne
Sent: March 22, 2026 7:19 PM
To: clerk@hamilton.ca
Subject: Opposition to Proposed Development 398–412 Wilson Street East and 15 Lorne Avenue

External Email: Use caution with links and attachments.

To the City of Hamilton,

As a resident and homeowner in Ancaster, I am writing to express my strong opposition to the proposed development for 398–412 Wilson Street East and 15 Lorne Avenue.

Traffic along Wilson Street in Ancaster is already extremely busy and hectic. As a parent who walks their child to school around this area, I am very concerned with my child's safety when outside near this road due to the extreme traffic which leads to very frustrated drivers.

The proposed development of a 8-storey high building will only exasurbate an already dire traffic situation in Ancaster.

Please come take a drive along Wilson Street during rush hour to get a sense of what resident's have to experience everyday.

This new development is also architecturally misplaced and does not compliment the historical nature of downtown Ancaster.

As many Ancaster residents have voiced, we would support a lower capacity, lower density structure that is designed to compliment downtown Ancaster.

I would be happy to express my views in person or over the phone so please feel free to contact me.

Stephanie Gomes Wynne

From: Karen Lane-Groen
Sent: March 22, 2026 6:26 PM
To: clerk@hamilton.ca; Catarino, Jennifer ; Baldassarra, Alaina
Subject: Proposed Development of 392-412 Wilson St East and 15 Lorne Ave, Ancaster

External Email: Use caution with links and attachments.

Hello,

I am writing to share my concerns with the proposed development at 392, 398, 400, 406, and 412 Wilson St East and 15 Lorne Ave in Ancaster. Beyond the obvious--traffic concerns, the defiance of the Town of Ancaster's 3 story by-law, the incompatible and non-conforming nature of the building for the neighbourhood, and stress to limited infrastructure—**I am equally concerned with the precedent this will set for other future developments along Wilson St through the town.**

If this is allowed, there will be nothing stopping the same to occur on any property(s) that may become or are already available to developers. **Adding a building of this size in one spot is enough to diminish the shared experience of living in this town, but more than one would make this town unliveable.** Please note:

- There are **already** times when a 5 minute drive down Wilson St becomes a 45 minute drive (anytime there is an accident on the area highways).
- The historic value of this town has already been threatened with the demolishing of the Brandon House (a property that will be affected by this precedent and almost next door to this development).
- This building would engulf an older, narrower portion of Wilson St and completely overshadow the surrounding buildings. It would be a nuisance for the neighbourhood behind it around Academy St, and be completely out of character for the town. This development will contribute to the ruin of the history of Ancaster.
- How are the water, sewer, and parking demands a building of this size going to be met? There has already been flooding of homes on Old Ancaster Rd nearby. The infrastructure can barely handle the current state of these concerns this area, it

makes no sense to add more stress where there is no room for the growth to be managed.

The spread and height of this development is preposterous. Something HALF of the size and height may be an acceptable precedent, given the need for housing and the City's goals for infill development, while still keeping Ancaster a liveable town to reside in.

I live in Ancaster near Ancaster High, and work at 2 businesses, both on Wilson St East. I drive this road daily, at multiple times through the day. Please don't allow this, or anything similar in size.

Thank you for considering these concerns. I am hopeful that common sense will prevail.

Kind regards,

Karen Lane-Groen

From: Kathleen Wheeler
Sent: March 22, 2026 5:54 PM
To: clerk@hamilton.ca
Subject: Wilson St Ancaster development concerns

External Email: Use caution with links and attachments.

Hello,

Thanks for your work on reviewing this application. I wanted to voice my concerns about traffic at the Rousseau/Wilson intersection. I heard that the developer is using data from 2019/2020 to address traffic concerns and I think this is inappropriate. The area has grown in the last 6 years, and I don't think 2020 was representative of current patterns due to to pandemic lockdowns.

I am in favour of development in general but I just don't see how this particular location would be feasible traffic-wise.

I am also very concerned that this large and tall building will not fit with the atmosphere of the village. It will literally and figuratively cast a shadow on the otherwise quaint small buildings in the area and I think it will completely change the appearance, undermining the value of this area.

Thanks for considering my concerns!

Kathleen Wheeler

From: Shaila Sinke
Sent: March 22, 2026 3:00 PM
To: clerk@hamilton.ca
Cc: Baldassarra, Alaina ; Catarino, Jennifer
Subject: Wilson street Ancaster

External Email: Use caution with links and attachments.

Hello,

I object to the 8-STOREY building (392, 398, 400, 406 and 412 Wilson Street East and Academy) proposal within our downtown Village core.

As a resident of Ancaster, this will negatively impact not only my drive to work but my children's bus ride.

Wilson street already gets very congested!

Not to mention, my husband works on the opposite side of Wilson street and turning left out of his building, is near impossible.

Once built and when no one wants to go downtown, businesses will suffer and home values throughout ALL OF ANCASTER will suffer!

Provide email receipt.

Thank you,

Shaila Sinke

From: Karen Hanna
Sent: March 23, 2026 9:53 AM
To: clerk@hamilton.ca
Subject: 392, 398, 400, 406 and 412 Wilson Street East and 15 Lorne Avenue, Ancaster

External Email: Use caution with links and attachments.

We live a few blocks from the site. We are very concerned about this application, the building is massive and will completely change the village setting that is so appreciated in Ancaster.

I can imagine this being built further from the village core, but not in it.

Many thanks,

The Hanna's

From: Sarah King
Sent: Friday, March 20, 2026 4:15 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Cc: Sarah King
Subject: Edna Whitworth's feedback

External Email: Use caution with links and attachments.

Hi Jennifer,

This is Edna's feedback:

Thank you, I would like to say, I grew up there on Mineral Springs Rd and so did four generations of my family on Mineral Springs Rd, Martin’s Rd and the gravel pit road. We all knew the history of the village , like the death at the conservation house, the death of the coachman, being friends with people who lived by the ruins. A lot of things were passed down, we knew a few generations of the Griffith house, Frank Costello was my grandpa's best friend and we went to school with his kids. Frank Costello's parents and grandparents lived there and helped protect the people who were enslaved coming through the underground railroad from the USA and other places and found them safe places to go and live. We grew up with the Berminghams, went to school with their kids, my mom was born there in one of the back houses. If people check into Ancaster history, a lot of things happened on these roads the first convent on Wilson street just down from the fire station, things that happened on Book Rd , etc, lots of history. The wooded area is hunting grounds for Indigenous people, the trees were marked in orange and green paint when we grew up. It has been a small close knit village for hundreds of years. I have a Ancaster plate of one of the churches, celebrating their 175 anniversary from when I went to school. A lot of people know each other, there wasn't much crime at all when we grew up, we hitch hiked, left doors unlocked, etc. The big builds will totally wreck the area on Wilson, and building all these big townhouses etc. on Sulphur Springs and Mineral Springs will take away all the animals food and habitats, let alone all the pine trees, beautiful nature. We need trees to breathe, but the Indigenous people should have a say in that, too. Ancaster means a lot to me.

Please let me know that you received this feedback.

Thanks,

Sarah

From: Marg Peppler
Sent: Saturday, March 21, 2026 10:19 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: OBJECTION - 8-STOREY building (392, 398, 400, 406 and 412 Wilson Street East and Academy)

External Email: Use caution with links and attachments.

As an Ancaster resident and homeowner, I am writing to express my strong objection to having an 8-story building on the main street of our community.

This couldn't be more unsuitable for the downtown area, will impact traffic, noise, esthetics, and make our "historic village" into something it was not designed to be. None of the residents want this!!!!!

Please represent the community and say no to this abomination!!

I would appreciate a response, saying you have received my email.

Marg Peppler

From: Lynn Bommarito

Sent: Saturday, March 21, 2026 5:45 PM

To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>

Subject: Proposal

External Email: Use caution with links and attachments.

The purpose of this email is to object on the 8 story building proposal in Ancaster Village. The impact of our infrastructure will strangle the already strangled town !! I moved here for peace and quiet. This monster of a structure will devalue any surrounding homes businesses etc!!! Our taxes are over the limit and this will further destroy value and pride of this city. Please stop this madness. Thank you for listening Lynn Bommarito. Please send my email receipt.

Sent from my iPhone

From: DAVID HOWITT
Sent: Saturday, March 21, 2026 11:16 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Proposed 8-Storey Building On Wilson St. , Ancaster

External Email: Use caution with links and attachments.

Dear Jennifer, as a longtime Ancaster resident and a longtime realtor, I am strongly against the building of an 8-storey structure on the proposed site on Wilson St. Esthetically, it will cast a huge shadow on the area, it will put a huge strain on the existing infrastructure and most certainly, the heritage building that has to be moved will not survive the process. I have been in Ancaster since I was a teen in the 70's and much has changed and not for the better. Ancaster used to have a village feel to it and an 8-storey will not fit into dynamic. Please put an end to this plan.

Sincerely,

Dave Howitt

>> My wife, Min Sun , and I are pleased to offer this letter of support for the proposed development of the subject property.

>>

>> As a resident of the Village Core and Ancaster for over 40 years I am

>> committed to preserving the unique character of our town. I have seen a number of buildings with vacant store fronts and retail shops replaced by offices. This development will create further housing options for Ancaster and as well will permit residents who wish to downsize from larger homes to remain in Ancaster. Diversity of housing options can only strength our community.

>>

>> The Developers are residents of Ancaster and are passionate in preserving and improving our community.

>> They are experienced builders what a reputation for excellence and innovation. There has not been this level of private investment in the stagnant Village Core for a long time and this type of development should be encouraged.

>> The proposed building appears to be well planned with large 2 and 3 bedrooms and commercial space at street level. Fresh architecture blends with stone to reflect the Village Core heritage along with the preservation of the historic Marr House. This development will serve to strengthen our town by bringing diversity of housing options, commercial offerings and increased tax revenue.

>>

>> I appreciate your consideration of my comments in your deliberations. Please notify us of any decisions on the proposal.

>>

>> Kindest regards,

>>

>> Min Sun

>> Bernd Zabel

From: Katie Rebelo
Sent: March 23, 2026 10:53 AM
To: clerk@hamilton.ca
Subject: Opposition to Proposed Over-Height Building on Wilson St., Ancaster

External Email: Use caution with links and attachments.

To whom it may concern,

I am writing to express my opposition to the proposed over-height development on Wilson Street in Ancaster.

I grew up in Ancaster, graduated from Bishop Tonnos and my family still lives here. The historic village core is not just a feature of the community, it is part of its identity. It reflects years of care from residents and local businesses, and it deserves to be protected.

Allowing a building that exceeds the established three-storey limit undermines that character. Other developments in the area have respected these guidelines, which makes this proposal feel inconsistent with the standards that have been set and followed.

Traffic along Wilson Street is already a significant concern. With primarily single-lane roads running through the core, congestion is a daily reality. A development of this scale will only add pressure to an already strained infrastructure and make accessibility more difficult for residents and visitors alike.

From a community perspective, it is difficult to see how this proposal benefits the people of Ancaster. Instead, it appears to prioritize developer interests over the long-term integrity of the village and the needs of those who live here.

Any development on this site should align with existing guidelines, respect the historic nature of the area, and reflect the expectations of the local community.

Regards,

Katie Rebelo

From: Laura Donahoe
Sent: March 23, 2026 10:38 AM
To: Catarino, Jennifer ; Baldassarra, Alaina ; clerk@hamilton.ca
Subject: Proposal Objection - Wilson Street East, Ancaster (392, 398, 400, 406, 412)

External Email: Use caution with links and attachments.

Good morning

I am a business owner with a unit in Ancaster, and I am writing this letter to strongly object to the proposal to build an extremely large apartment building in the Ancaster core, at 392, 398, 400, 406 and 412 Wilson St. E.

Ancaster prides itself on its heritage, and thus the 3-story limit helps to ensure that the aesthetic of the town is maintained. An 8-story building would be an absolute eye-sore. The traffic on the single-lane Wilson St. has become increasingly busy and the idea that Ancaster could handle traffic from the number of proposed new residents is outrageous. As the traffic studies were done at a time when traffic was very low, it is surely not reflective of the current state. Also, there is no capacity to limit traffic in order to proceed with the construction of this massive building that is proposed.

For our business, our parking lot is relatively small for the building and my clients on occasion have issues finding parking. There is no capacity in the core to provide for the number of proposed residents in this new building.

The proposal to build an 8-story building in downtown Ancaster is completely misguided and would have a significant negative impact on all current residents and business owners in Ancaster. There is no rational reason that Ancaster needs a building with that many residential units in the core of the town, and there is no capacity for it. There are certainly other properties around the greater Hamilton area that could better accommodate a building of this size.

Ancaster is an important part of the history of Hamilton, Ontario and Canada and we must work to maintain the historical integrity of the town instead of selling out to allow developers to cash in with absolutely no benefit to the people of the town, and a major negative impact on all.

Thank you

Laura Donahoe

From: Jen Haverty
Sent: March 23, 2026 11:44 AM
To: Catarino, Jennifer ; Baldassarra, Alaina ; clerk@hamilton.ca
Subject: Development objection Wilson Street East Ancaster

External Email: Use caution with links and attachments.

My name is Jennifer Haverty, and I have lived in Ancaster for nearly 22 years. I would like to formally oppose the proposed building plans at 392, 398, 400, 406, and 412 Wilson Street East in the downtown village core of Ancaster.

My objections are as follows:

The downtown area has a three-story limit; eight stories would be obtrusive.

The downtown area cannot handle this kind of infrastructure:

· additional parking,

· more traffic,

· and increased noise.

All traffic studies were conducted during COVID, when traffic was at a record low, so they do not reflect current conditions.

The parking spaces available for these condo units will likely be inadequate, causing residents to park on nearby streets, which increases traffic congestion in the neighbourhood. By approving this project, the government risks setting a precedent that could further erode the charm of our small town. There are many locations within the Meadowlands or closer to Walmart that could better suit this type of development.

Thank you, Jennifer Haverty

From: Kara O'Donnell
Sent: March 23, 2026 12:00 PM
To: clerk@hamilton.ca
Subject: Opposing 8-Storey Development at Academy and Wilson St East

Good morning,

As a small business owner (and resident) of Ancaster at 385 Wilson St East in Ancaster, I am writing to express my opposition to the proposed 8-storey development at Academy and Wilson St.

We provide physiotherapy to children and their families including those with special needs. The parking and traffic situation is already horrendous for patrons and business owners and employees in our building. For example, we consistently witness patrons from Coach and Lantern and other businesses using our building's parking spaces. Patrons of our business have also been accosted by the owners of Blackbird when using *their* spaces as they also contend with parking issues for their patrons (despite their large lot). With no consideration or proposals for improving parking and traffic for current residents and business owners, this development is preposterous and will have a deleterious effect on businesses, particularly those adjacent to this proposed development.

I appreciate your consideration of my plea and the pleas of other business owners and residents of the area.

Warm regards,
Kara O'Donnell

From: Paul Shields
Sent: March 24, 2026 9:01 AM
To: clerk@hamilton.ca; Catarino, Jennifer ; Baldassarra, Alaina
Cc: Karen Shields
Subject: Attention City of Hamilton, Here is my OBJECTION to the insane 8-STOREY building (392, 398, 400, 406 and 412 Wilson Street East and Academy) proposal within our downtown Village core. As a concerned resident, this proposal..... imagine the constructio...

External Email: Use caution with links and attachments.

From: Trudy Mcgovern
Sent: March 26, 2026 1:27 PM
To: Baldassarra, Alaina ; Catarino, Jennifer ; clerk@hamilton.ca
Subject: 318-412 Wilson Street

External Email: Use caution with links and attachments.

As a resident of the heart of Ancaster, I am emailing to voice opposition to this proposed development.

We are currently already dealing with insane congestion during rush hour and congestion in general in that area. The size of this development can not be supported by the infrastructure in Ancaster. The impact would be devastating.

In addition to this, the proposed development does not at all align with the aesthetics of the town. It is a large ugly drab grey building that is not at all in line with the character of the town.

Understand there is a push for increased housing but it can not be at all cost. Every resident in Ancaster is paying exorbitant amount on taxes (relative to other cities). We take pride in the community and with us paying taxes we have the expectation that the character of the town is not affected and that the infrastructure is not worsened.

I hope you heed the word of every resident in Ancaster and not just look at the $. If you are going to build make it singles or town house to minimize the number of added residents that impact the infrastructure.

Sincerely,

tm

Trudy McGovern

Director – Origination, Eastern Canada

Richardson International Limited

From: Cynthia Watson
Sent: March 23, 2026 5:30 PM
To: Catarino, Jennifer ; Baldassarra, Alaina ; clerk@hamilton.ca
Subject: 392, 398, 400, 406 and 412 Wilson Street East and Academy

External Email: Use caution with links and attachments.

Hello,

I live in Ancaster and I object to the large buildings proposed for Wilson St. Our side streets cannot handle the stress. We already have people who don't give right of way so then other cars drive on the sidewalk. We have over 50 children, all young, living in the area of Lodor, Academy, Church, Brookdale, Clarendon and Hill Crest streets. It is unsafe now and more traffic and congestion that the streets are not equipped to handle will further make the area highly pedestrian neighborhood unsafe to walk in.

Second, these buildings do not fit into the neighborhood, an area that is the third oldest police township in Ontario. The building of these complexes is ruining the heritage feel of the area.

Third, the city and then OLT, while talking about growing the tree canopy, is in fact destroying it by letting developers rip out the existing trees and foliage.

Please. Do not allow further destruction and congestion of an area already totally stressed in these areas.

Cynthia Watson

From: Tara Lawr
Sent: March 24, 2026 2:13 PM
To: clerk@hamilton.ca; Ward 12 Office
Subject: 392-412 Wilson St. E

External Email: Use caution with links and attachments.

Dear Members of Council,

I am writing as a long-time Ancaster resident to formally express my **opposition** to UHOPA-25-001, the proposal for an eight-storey residential building at 392–412 Wilson Street East and 15 Lorne Avenue. This proposal raises substantial concerns regarding compatibility, safety, infrastructure capacity, and the long-term health of Ancaster's historic village core.

The Old Ancaster Village is defined by its modest building heights, heritage streetscape, and walkable, residential character. Introducing an eight-storey structure at this location would represent a fundamental departure from those defining features. The proposed scale and massing are not merely an incremental intensification; they are transformative in a way that is inconsistent with the surrounding built form and long-standing planning principles for this area.

Transportation and Road Capacity

The local road network — including Wilson Street East, Rousseaux Street, Academy Street, and surrounding connector roads — was never designed to handle the volume, frequency, or type of traffic generated by a 118-unit mid-rise development. These streets are narrow, often lack sidewalks, and already function at or beyond comfortable capacity for vehicles, pedestrians, cyclists, and school-aged children.

Traffic congestion is already pronounced in this area, particularly following recent intersection changes near the Old Mill. A development of this magnitude will introduce increased delivery vehicles, ride-share activity, service trucks, and cut-through commuter traffic into nearby residential streets. These impacts are not theoretical. Residents experience them daily, and they will intensify substantially if this proposal proceeds.

I am especially concerned that recent traffic analyses relied on data collected during pandemic conditions, when traffic volumes were significantly suppressed. In addition, there appears to be no transparent, cumulative assessment of this project combined with the proposed redevelopment at 442–462 Wilson Street East (Brandon House).

Evaluating these developments in isolation understates their true impact and does not reflect real-world conditions.

Parking Pressures and Everyday Impacts

Parking is already strained throughout the village core. While the proposal includes on-site parking, it does not account for visitor, trades, caregiver, or overflow demand. Nearby streets such as Academy, Church, and Lodor are already heavily used by shoppers, park users, families accessing the library and recreational amenities, and residents themselves.

Overflow parking routinely impedes traffic flow, emergency access, and visibility. Additional demand will worsen these conditions and increase safety risks — particularly during peak periods such as school drop-off and bus pick-up. The proposed site access point directly overlaps with an existing school bus stop used by my child, underscoring how immediate and personal these safety concerns are for many families.

Construction and Infrastructure Disruption

Even if stormwater and servicing upgrades are developer-funded, the installation and construction phases will likely require extended lane reductions or closures along Wilson Street and adjacent roads. In a constrained two-lane corridor, this level of disruption could last for years, significantly impacting residents, businesses, emergency response times, and daily mobility.

Heritage, Environmental, and Livability Considerations

An eight-storey building at this location raises a wide range of additional concerns, including:

- Loss of heritage consistency due to incompatible height and massing
- Reduced pedestrian comfort from wind and shadow impacts
- Increased vehicle idling and emissions in a walk-oriented district
- Ongoing noise impacts during and after construction
- Pressure on emergency services accessing narrow streets
- Limited capacity for transit expansion within the village core
- Reduction in privacy and sunlight for adjacent homes
- Potential loss of mature trees and established landscape features
- Added strain on schools and community services already experiencing growth pressures

Collectively, these impacts would permanently alter how this neighbourhood functions and feels. They would erode the very qualities that draw families to Ancaster Village — human-scale design, safety, walkability, and a sense of place rooted in history.

Appropriate Alternatives Exist

Growth and intensification are not the issue. Scale and location are. A low-rise development — in the range of three storeys, consistent with nearby buildings — could provide additional housing while respecting the limitations and character of the area. Ancaster has other locations with wider roads, modern infrastructure, and transit access that are better suited to higher-density development. This site is not one of them, particularly when considered alongside nearby redevelopment proposals.

No precedent exists for an eight-storey structure in the village core, and for good reason. Past planning decisions reflect an understanding that height, massing, and infrastructure must remain in balance. Departing from that framework here would set a lasting and damaging precedent.

Conclusion

Approving UHOPA-25-001 in its current form would impose long-term burdens on residents while offering little demonstrable benefit to the surrounding community. Development that primarily serves to meet financial thresholds, rather than the local context and the public good, is not appropriate for a heritage village setting.

I respectfully urge Council to reject this proposal or require a significantly reduced scale that aligns with Ancaster Village’s established character, infrastructure capacity, and long-term sustainability.

Thank you for your time and thoughtful consideration of these concerns.

Sincerely,
Tim and Tara Lawr

From: cate banfield
Sent: March 23, 2026 9:45 PM
To: Youngblut, Ashley ; Baldassarra, Alaina ; clerk@hamilton.ca
Cc: Catarino, Jennifer
Subject: Ancaster - wilson street development

External Email: Use caution with links and attachments.

Hello

I'm writing as a very concerned resident of Ancaster about the proposed new development on Wilson street.

After seeing multiple posts on Facebook I actually could not tell if this story was real or not - as surely a 8 story building of this size, scale and horrendous design would never be considered in historic Ancaster. It seems it actually might be in discussion??

As a resident of Ancaster I'm writing to share my extreme concern about this building. For anyone who has been to Ancaster it is very clear this building has no place in our historic downtown and the proposed construction must be stopped. How can this even be a consideration?



Figure 18: View 2 - Proposed

I would welcome a call to discuss further

Cate Banfield

From: sharon mikula

Sent: March 23, 2026 8:26 PM

To: clerk@hamilton.ca

Subject: Ancaster

You don't often get email from. Learn why this is important at

External Email: Use caution with links and attachments.

Hello. Please please take another look at what is going on in Ancaster.

The traffic is unbearable now. This town cannot handle more traffic. The look of this building would be an eyesore.

Sharon Mikula

From: Kristina Westbrook
Sent: Tuesday, March 24, 2026 9:32 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Ancaster development

External Email: Use caution with links and attachments.

Dear Jennifer,

I've been a resident of Ancaster for almost 30 years.

Ancaster Village has sadly changed over the years since we had no choice but to amalgamate with Hamilton, thankfully though it still has some of its small town charm left.

As a long time resident, I oppose the new planned condo development in the core of Ancaster village. This is not only visually unappealing for the village, it will also cause more congestion to the already over congested roads in Ancaster because of building.

Please don't destroy Ancaster like the city of Hamilton did to Waterdown. (Yuck)

Again, I strong oppose the building of this hideous proposed condo/apartment building in the core of Ancaster Village.

Thank you,

K. Westbrook

From: Allyson Short

Subject: Ancaster

Date: February 12, 2026 at 10:36:20 AM EST

To: alaina.baldassarra@hamilton.ca

I am writing to express my serious concerns regarding the proposed 8 storey condominium development at Wilson Street and Academy in Ancaster.

As a lifelong resident of Ancaster, I am deeply troubled by this proposal. One of the most special qualities of our community is its small-town charm, character, and walkable village feel. Friends and visitors often comment on how beautiful and quaint Ancaster is. A development of this scale would significantly alter the character of our town and move it further away from what makes it so unique.

In addition to the impact on aesthetics and community identity, I am extremely concerned about infrastructure and traffic. Over the years, we have already seen congestion increase dramatically. Traffic has become a daily frustration, and it is difficult to imagine how the existing roadways and services could support a development of this size without creating further strain. It does not appear that the current infrastructure is equipped to handle an 8 storey building at this location.

I respectfully request an update on where this proposal currently stands in the approval process. I would also appreciate information on what steps residents can take to voice concerns and participate meaningfully in the decision making process.

I look forward to your response.

Allyson Short

From: Danielle Molon
Sent: March 25, 2026 8:27 PM
To: clerk@hamilton.ca
Cc: Ward 12 Office
Subject: Development at Wilson street and academy in Ancaster

Hello,

I would like to write and write about my opposition to the development proposal at 392-412 Wilson St E & 15 Lorne Ave (Wilson St & Academy).

The local traffic problems alone are enough to have me oppose this building. I travel to a daycare on Wilson street from fiddlers green every week day and it takes at least triple the time it should due to traffic. There is no way around this traffic either as alternate routes are equally busy with people trying to do the same. The same goes for my pickup. I have to make a left hand turn into the daycare on Wilson street and can be waiting up to 10 minutes for a break in traffic so that I can make my turn. During construction, the increase in traffic will be detrimental to my travel times to and from work. My son can only be at daycare for 9 hours (daycare rules) and I need to work an 8 hour day. With having to drop off my other children at school and travel time, this will be almost impossible for me.

When garner street was closed for reconstruction, Wilson street was impossible to travel on. I often missed appointments at Life Labs due to being late waiting in traffic on Wilson street to get there. I cannot imagine what traffic will be like during the construction of the building and then afterwards with an influx of residents into the small downtown and only two lanes

I understand there may be a need for additional housing, but on a road at capacity, that serves as a major corridor up and down the mountain is not the place to put this oversized building.

In addition, the town character will be destroyed. The height, size and overall look of the building do not fit the aesthetic of the downtown.

I hope you will all of this into consideration at the meeting.

Sincerely,

Danielle Molon

From: Nanda Cozzi
Sent: March 26, 2026 9:22 PM
To: clerk@hamilton.ca
Subject: File Number: UHOPA-25-001

External Email: Use caution with links and attachments.

Address: 392, 398, 400, 406 and 412 Wilson Street East and 15 Lorne Avenue, Ancaster (Ward 12)

Hello planning committee,

I am writing to express my strong opposition to the construction of a building taller than 4 levels on Wilson Street in Ancaster!

What are you thinking?

I urge you to stop this nonsense, this totally unacceptable and ridiculous idea to ruin the beauty of a town like Ancaster.

Please come to your senses and STOP this horrible proposal.

Nanda Cozzi

From: Paige Kaleci
Sent: March 25, 2026 2:12 PM
To: Baldassarra, Alaina ; Catarino, Jennifer ; clerk@hamilton.ca
Subject: Objection - 392-412 Wilson St E & 15 Lorne Ave

Good afternoon,

This email is regarding the Wilson St E Development. I am a resident of old Ancaster and am highly against this development. My husband and I already do not leave our home until at least 6PM due to the traffic that backs up all of Wilson Street. This has proven to be incredibly inconvenient to us and makes the rest of our town and inaccessible. My husband and I cannot even access our local grocery store without sitting in traffic on Wilson Street. This arguably hinders our local businesses as well.

If inconvenience due to a lack of proper infrastructure does not raise alarms for you then hopefully my next point will as it regards safety.

I have seen Firetrucks and ambulance struggle to reach emergencies that happen in our town and in the surrounding areas due to the gridlock mentioned above. How can be comfortably living in a town that is completely overpopulated and beginning to post safety risks for its residence?

I hope the numerous objections from the residence of Ancaster is sincerely considered in this matter.

Paige Kaleci

From: rgsoldaat rgsoldaat
Sent: March 25, 2026 5:46 PM
To: clerk@hamilton.ca; Baldassarra, Alaina ; Catarino, Jennifer
Cc: Ward 12 Office ; Soldaat, Ron & Grace
Subject: Objection - Proposed 392, 398, 400, 406 and 412 Wilson Street East & 15 Lorne Avenue, Ancaster 8-storey mixed use building

We wish to express our strong objection to the proposed 392, 398, 400, 406 and 412 Wilson Street East & 15 Lorne Avenue, Ancaster 8-storey mixed use building containing 118 residential units and 1,475 sq.m. of commercial space at street level.

This building greatly exceeds the former Town of Ancaster zoning By-law No. 87-57 which restricts development in the Village Core to a maximum height of 2.5 storeys or approximately 9.5 to 10.5 metres. Other developers have continued to generally respect this By-law even after Ancaster was amalgamated with the City of Hamilton in 2001.

We are life long residents of Ancaster and are not opposed to the Ontario government's mandate for housing intensification that prioritizes infill development over urban sprawl. In fact about 2.5 years ago we moved into our newly built Maywood townhouse at 15 Church Street, Ancaster which is a short walk to the proposed 8-storey monstrosity. The 6 unit Maywood Towns development by Veloce Luxury Homes is an excellent example of responsible housing intensification that respected the 2.5 storey building height and complements the existing surrounding community.

The proposed 8-storey building if approved will overwhelm an already over capacity 2 lane Wilson Street. It will also be a huge disruption and increase traffic on Lorne Avenue which is currently a short dead end street as well as on Academy, Lodor and Church streets. An 8-storey build will tower above existing buildings and homes including blocking our view.

We support a well planned project for these vacant lands on Wilson Street that is still profitable for the developers, but it must be designed and sized based on traffic and other infrastructure limitations as well as respect a height restriction that we are agreeable to increasing to 3.0 stories / 12.5 metres maximum.

Kind regards,

Ron & Grace Soldaat

From: Dianne Bender
Sent: March 24, 2026 9:28 AM
To: clerk@hamilton.ca
Subject: Objection to 8 storey building proposal in downtown Ancaster

External Email: Use caution with links and attachments.

AS a resident of the area, I strongly object to this proposal.

We need to keep the charm of the area & protect our historical buildings. There is no need for such tall buildings in this area...move the to the outskirts, or not at all.

Please acknowledge receipt of this email.

D.Bender

From: klmshields
Sent: March 24, 2026 8:36 AM
To: clerk@hamilton.ca; Catarino, Jennifer ; Baldassarra, Alaina
Subject: OBJECTION to 8-Storey Monster proposal f

Attention City of Hamilton,

Here is my objection to the insane 8-STOREY building (392, 398, 400, 406 and 412 Wilson Street East and Academy) proposal within our downtown Village core.

As a concerned resident, this proposal..... imagine the construction mess..... will 100% affect businesses will suffer and home values throughout ALL OF ANCASTER will than suffer! This is just One factor of MANY!

I have attached my email below. You do not need to go into full detail like I did but simply object. It takes 5 seconds to send this email and can drastically change the outcome of our incredible Village.

Email contacts below, I have made this stupid simple to complete;
jennifer.catarino@hamilton.ca
alaina.baldassarra@hamilton.ca
clerk@hamilton.ca

NOTE -please confirm & send an email receipt that my email was received.

Regards,

Karen

A concerned Ancaster Resident

From: Annette Vedelago
Sent: March 26, 2026 12:44 PM
To: clerk@hamilton.ca
Subject: Objection to 392, 398, 400, 406 and 412 Wilson Street East and 15 Lorne Avenue, Ancaster File Number: UHOPA-25-001

Dear City of Hamilton Planning Committee:

Re: Development Proposal at 392 – 412 Wilson St. E. & 15 Lorne Ave. (Wilson & Academy)

I object this proposal for the following reasons:

1. The proposed development would cause years of traffic congestion in Ancaster's village core due to both a resultant infrastructure upgrade and current heavy traffic along Wilson Street. The planner for Urban Solutions admitted that existing infrastructure in Ancaster would not support this development and thus Wilson St., our main thoroughfare, would need to be dug up. Also, the traffic study supporting this development was completed in 2021 – at a time of reduced traffic due to Covid restrictions. Traffic has greatly increased since that time, pointing to the disingenuousness of including a dated traffic study to the submission by Urban Solutions. Please consider the repercussions for residents.

2. Ancaster residents beyond 240 m of the site were not adequately notified of this development or public meetings. This development affects not only those in close proximity, but indeed ALL of Ancaster. It is not sufficient to just communicate with property owners located within a small radius. Local businesses on Wilson Street, anyone trying to access medical offices, anyone trying to access Rousseaux Street or driving to and from Dundas, will be affected. On this note, I would like to commend Councillor Craig Cassar for at least attempting to use social media for notification. However, more formal, wider notification is certainly warranted for this project.

3. Ancaster residents have lost agency. The Wilson Street Secondary Plan was written in 2014 and was included in the Hamilton Official Plan. In that plan, buildings were limited to 3 stories along Wilson Street and were to fit in with the surrounding historical buildings. The village core was intended to be attractive to both residents and visitors.

Note how the Ancaster Memorial Arts Centre and the Barracks Inn both enhance the village core and comply with the objectives of the secondary plan for Wilson Street.

Instead, this development is 8 stories, dwarfing the adjacent buildings. It simply does not fit in with the rest of the village core. It will not age well. Reflect on the 1960's projects in New York city and more locally, Jackson Square built in the 1970's. Who would say now that they are enjoyable areas to visit? If this development goes ahead, Ancaster residents would have to live with the aftermath for decades and decades to come. There is no going back.

Please consider rejecting this proposal.

Annette Vedelago

**** PLEASE DO REMOVE MY PERSONAL INFORMATION FROM THE PUBLIC RECORD OR ANY SUBMISSION TO THE APPLICANT OR THE OLT****

From: Hailey Cone

Sent: March 25, 2026 10:42 AM

To: Baldassarra, Alaina <Alaina.Baldassarra@hamilton.ca>; clerk@hamilton.ca; Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>

Subject: Objection to New 8 Storey Ancaster Development

External Email: Use caution with links and attachments.

Good morning,

I am a resident of Ancaster, and I am objecting to the eight-storey building planned for 392, 398 400, 406, 412 Wilson Street East. Downtown Ancaster has a three-storey limit, so having an eight-storey building exceeds the limit for the downtown Ancaster area. The old Ancaster area has many historic buildings and the new construction would be an eyesore. Wilson Street already has congestion problems in downtown Ancaster, and building this condo would only make the problem worse, due to the lack of parking and large volume of traffic which gets diverted through residential areas near the Ancaster public library. People here drive with reckless speed and it is dangerous to residents living there.

With the addition of another condo, more families will bring children into Ancaster, which our schools do not have room for. The schools in Ancaster are already at maximum capacity, and the addition of more and more children would only worsen the problem.

Please take this and other Ancaster residents' objections into consideration, as we live in Ancaster and love the area and don't want this problem.

Cheers,

Hailey Cone

Please confirm this with an email receipt that it was received

From: Mark Collings
Sent: March 26, 2026 7:13 PM
To: clerk@hamilton.ca
Subject: OBJECTION: Development Application for 392-412 Wilson St E & 15 Lorne Ave

Dear City of Hamilton Planning Department,
(Cc: Councillor Craig Cassar - craig.cassar@hamilton.ca*)*

I am writing to formally express my OPPOSITION to the proposed 8-storey mixed-use development located at 392-412 Wilson Street East and 15 Lorne Avenue in Ancaster.

While I support responsible growth and intensification in the city, this specific proposal is inappropriate for the following reasons:

- Height and Density: An 8-storey building is incompatible with the existing low-rise, historic character of the Ancaster Village Core. It far exceeds the 2.5 to 3-storey guidelines for this area.
- Heritage Impact: The proposal threatens the integrity of the surrounding historic village, including the nearby Marr-Phillipo House.
- Traffic and Infrastructure: Wilson Street is already congested. Adding 169 residential units at this intersection will cause significant traffic, noise, and safety issues.
- Shadow and Privacy: The height of the building will cause excessive shadowing and reduce the quality of life for residents in neighbouring properties.

I believe this proposal represents overdevelopment of the lot and does not align with the Ancaster Wilson Street Secondary Plan.

I urge the Planning Committee and City Council to reject this application and demand a proposal that better fits the scale of the surrounding community.

Sincerely,

Mark Collings

From: Amy Telford
Sent: Monday, March 23, 2026 1:43 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Opposition to Proposed 8-Storey Development on Wilson Street, Ancaster

Dear Planning Committee and City of Hamilton Council,

I am writing to formally express my strong opposition to the proposed 8-storey development on Wilson Street in Ancaster.

Wilson Street is part of Ancaster's historic village core, characterized by low-rise buildings, heritage properties, small businesses, and a traditional streetscape. The current built form on this street is predominantly 2–3 storeys, with the tallest buildings being approximately 3 storeys. An 8-storey building would be completely out of character with the existing streetscape and would negatively impact the historic village atmosphere that makes Ancaster unique.

This proposal raises several serious planning concerns:

1. **Height and Streetscape Character**
   An 8-storey building does not fit within the existing character of Wilson Street and would set a precedent for future overdevelopment in the historic core.
2. **Heritage Impact**
   Wilson Street is a historic area, and a building of this height and scale would overshadow and visually dominate nearby heritage buildings and the village streetscape.
3. **Shadowing and Privacy**
   A building of this height will create significant shadow impacts on nearby homes and properties and will overlook residential backyards, resulting in a loss of privacy.
4. **Traffic and Parking**
   Wilson Street is already heavily congested, and additional traffic from a mid-rise building will increase congestion, reduce safety, and negatively affect local businesses and residents.
5. **Infrastructure and Construction Disruption**
   The required underground pipe replacement, roadwork, and construction — expected to last approximately two years — will significantly disrupt traffic, local businesses, residents, and emergency access in the area.

6. **Precedent Setting**
   Approving an 8-storey building where the current built form is 2–3 storeys sets a dangerous precedent for future high-rise development in Ancaster’s historic core.

I am not opposed to development or revitalization. However, development must be appropriate in scale and character for the area. A building in the range of 3–4 storeys would be far more consistent with the existing streetscape and historic character of Wilson Street.

I respectfully request that the City of Hamilton and Planning Committee deny the proposed 8-storey height and require a development that fits the scale, character, and heritage context of Ancaster’s historic village core.

Thank you for your time and consideration.

Sincerely,
Amy Telford

From: CHRIS ASIMOUDIS
Sent: March 23, 2026 3:53 PM
To: clerk@hamilton.ca
Subject: Re: Proposed Amendment to Height Restrictions For Lands at 392-412 Wilson St., Ancaster (Ward 12)

Re: Proposed Amendment to Maximum Height Restrictions for Land Located at 392, 398, 400, 406 and 412 Wilson Street East and 15 Lorne Ave, Ancaster (Ward 12). File No: UHOPA-25-001

Once again, I am against the proposed changes allowing for an eight storey mixed use building to be erected in the historic village core of Ancaster. The massive size and scale of this building is out of sync with both the surrounding buildings and the geographical characteristics of the area. It is not set back on a large spacious plot of land but will loom close to the roads and other historic structures adjacent to it. Not only the size, but the style of this building is not aesthetically appropriate for a small village core.

Also, an advertised street view picture with the proposed building pasted into it (in the Spectator ad for the height amendment) is deceptively inaccurate and gives a false impression to the public. It has a poorly contrived version of the building that is not a true rendering from the architectural blueprint plans. As such, it does not reveal the massive towering walled effect that an eight storey building will have on its surroundings. Nor does it reveal how towering the building will appear when approached from the Rousseaux/Wilson Street intersection where there is a steep incline of the road up to the proposed site.

In addition to that, the amount of traffic that the increased population density will cause on an already heavily trafficked area of Wilson Street will be a nightmare. That part of Wilson Street is narrow with village core buildings and historic houses closely lining the road on both sides.

Thank you for considering my concerns.

Jennifer Asimoudis

From: Hughanne Nopper

Sent: March 25, 2026 12:41 PM

To: clerk@hamilton.ca

Subject: Proposed Ancaster Wilson St Condos

External Email: Use caution with links and attachments.

I am vehemently opposed to this development for many reasons. Traffic congestion and the height and size of the building is not in keeping with the streetscape.

Hughanne & Paul Nopper

From: Laura Hutchinson
Sent: March 23, 2026 8:21 PM
To: clerk@hamilton.ca
Subject: Proposed building in Ancaster

File number:UHOPA-25-001

Good evening,

I am writing to voice my concerns about building a 7 story structure on Ancaster's Wilson St. In the heritage area. As a high school geography teacher who has commuted into Ancaster for 28 years, I can tell you that the main artery of Wilson St. can not accommodate the traffic that the building residents and their families and friends will need to access the building. I moved to Dundas in 2018 and since then the traffic has become untenable often at a stand still all along Wilson.

Moreover, as a heritage enthusiast who has had relatives in Canada since 1880, I am perplexed by the council's decision to erase our heritage homes such as the Brandon House demolition and the flavour of distinct small towns across Ontario. This town started off as an agricultural community and has already lost numerous heritage houses on Wilson St. during the 1960s demolition fervour of the province. Please reconsider a smaller structure which would incorporate the small town culture that Main Street Ancaster originally had.

I live in Dundas and moved there because of the beautiful heritage town and historic houses. Both my parents hail from small towns across Ontario where the Main Street has a distinct historic flavour. It is imperative that we maintain that integrity in our former villages.

I vehemently opposed this proposed structure.

Thank you.

Laura Hutchinson

From: Marilyn Stewart
Sent: Monday, March 23, 2026 6:51 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Proposed development Wilson Street Ancaster.

External Email: Use caution with links and attachments.

NO

Marilyn Stewart

From: PETER SOMMER
Sent: March 25, 2026 2:23 PM
To: Baldassarra, Alaina ; Catarino, Jennifer ; clerk@hamilton.ca
Subject: Public Safety Concern - Wilson Street Development Proposal

To Whom It May Concern,

I am writing to formally oppose the proposed development at 398–412 Wilson Street East and 15 Lorne Avenue in Ancaster.

While I recognize the importance of thoughtful intensification, this proposal represents a scale and impact that is not compatible with the existing character, infrastructure, or function of the Ancaster Village core.

First, I have significant concerns regarding the traffic analysis submitted in support of this application. The study appears to rely on outdated assumptions and does not adequately reflect current traffic volumes or patterns along Wilson Street. This corridor already experiences congestion and functions as a key east–west route through Ancaster. Without a current and comprehensive traffic assessment, the true impact of this development cannot be properly understood.

More importantly, Wilson Street serves as a critical route for emergency services, including direct access to McMaster Children's Hospital. Increased congestion, additional turning movements, and potential bottlenecks associated with this development could impede the timely movement of emergency vehicles. Even small delays in ambulance transport can have serious consequences for patient outcomes. This risk must be given substantial weight in the evaluation of this proposal.

In addition, the capacity of existing municipal infrastructure—particularly the wastewater and stormwater systems—must be carefully considered. Older areas of Hamilton, including Ancaster, are known to be more vulnerable to flooding and sewer backup due to system limitations and aging infrastructure. The City has identified numerous flooding "hot spots," including in Ancaster, where stormwater systems can become overwhelmed.

Recent records also indicate multiple sewage system failures and overflow events within Hamilton in recent years, requiring emergency response and repair. Introducing a high-density development of this scale without clear evidence of sufficient infrastructure capacity risks exacerbating these issues, increasing the likelihood of sewer backups, overflows, and costly system upgrades borne by taxpayers.

Second, the proposed height and massing—approximately 8 storeys—represent a significant departure from the prevailing built form in the area, which is predominantly 2–

3 storeys. This scale of development is not consistent with the intent of the Ancaster Village Secondary Plan, which seeks to maintain the established character, human scale, and heritage context of the community.

The proposed development would introduce a built form that is visually and contextually out of place within the existing streetscape, resulting in a loss of cohesion and compatibility in the Village core.

From a planning policy perspective, approval of this application would not represent good planning as it fails to demonstrate conformity with the applicable Secondary Plan, does not adequately address infrastructure capacity constraints, and raises significant concerns regarding public safety and the efficient movement of emergency services.

In summary, I respectfully request that this proposal be denied in its current form due to:

- Reliance on outdated and insufficient traffic analysis
- Potential impacts on emergency vehicle access and response times
- Risk of increased strain on aging sewer and stormwater infrastructure
- Incompatibility with the established scale and character of Ancaster Village
- Lack of conformity with the Ancaster Village Secondary Plan

Thank you for your consideration.

Sincerely,

Peter Sommer RN BScN MScN

From: Brian and Susan Hamilton

Sent: March 23, 2026 7:39 PM

To: clerk@hamilton.ca

Subject: Re: the proposed development on Wilson St. and Lorne/Academy in Ancaster

Please find below my note to Councilman Craig Cassar regarding our opposition to the proposed development.

Dear Craig,

Allow me to introduce ourselves. We are Brian and Susan Hamilton and we are longtime Ancaster residents residing in the Heights for over 30 years and 40 plus years in town.

We've seen a massive amount of change to the once quaint village since we've lived here. A lot of that change has been for the good but our town is no longer quaint.

We were unable to attend the recent public meeting regarding this proposed development so we wanted to make our feelings known about this possible project.

While we clearly understand the need for additional housing in our town, the shear size of the proposed development seems way over the top for many reasons.

Namely, its location right in the heart of old town Ancaster and one of the busiest sections of Wilson St. and it's very close proximity to arguably the busiest intersection in town (Wilson and Rousseaux).

Given the recent, and now I think positive changes to Old Ancaster Rd./Montgomery Dr and the Wilson St./Rousseaux, intersection, I know I don't have to tell you or the city traffic dept. of the insane traffic levels through this area of town.

What is being proposed, is massively too much for this specific location. A development….absolutely but maybe half the size similar to the new three and four storey ones further up Wilson on the North side between Dunham and Seminole.

Even ones of that size would still pose a huge and additional stress on the traffic flow on Wilson at this point, across from very busy Glendale Motors. Residents trying to turn in or out of even a three story development during rush hours are going to have it rough and heaven help us if there's an accident on the 403 (which happens quite regularly) sending traffic through town.

We’re not anti housing or retail development in the area. We just feel this development should be scaled back massively to allow it to work for everyone affected in an already clogged traffic area.

I look forward to hearing back soon where this proposed project is at.

Regards,

Brian and Susan Hamilton

From: Fran Welsh
Sent: Tuesday, March 24, 2026 8:24 AM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Subject: Wilson St. Meeting today

Hello, I believe the 8 story building gets decided today? I hope you will take (below) into consideration.
Fran Welsh
David Repchuck

[redacted] [redacted]



From: Bonnie Angelini
Sent: Wednesday, March 11, 2026 6:38 PM
To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>
Cc: Ward 12 Office <ward12@hamilton.ca>
Subject: Ancaster/Wilson development

I strongly oppose both developments planned for Wilson/Academy and Wilson/Rousseau. I have been a resident of Ancaster for more than 35 years. In that time, I have witnessed some really positive improvements, like the Memorial Arts Centre and a second firehall. There will be a significant increase in vehicular traffic if these two developments on Wilson/Academy and Wilson/Rousseau are approved. As a member of the Ancaster Horticultural Society, I as well as another member, maintain the garden on the north east side of the Rousseau/Wilson intersection. We see firsthand the heavy traffic flow, noise and congestion at any time of the day. Residential developments in this section of Wilson are only going to add to the traffic congestion, especially when the residents of the proposed development at the corner of Rousseau and Wilson must enter and exit their building solely from Rousseau Street. Thank you.

Bonnie Angelini

From: Leslie and Valda Farrington

Sent: Thursday, March 5, 2026 4:24 PM

To: Catarino, Jennifer <Jennifer.Catarino@hamilton.ca>

Subject: Proposed development at 392/412 Wilson St. East

External Email: Use caution with links and attachments.

> As a resident of Ancaster for 49 years I am writing to express my serious concern for the proposed 8 storey development planned for 392/412 Wilson Street West.

> If this ill conceived and quite frankly, ugly monstrosity is allowed to disfigure the village it will prove without a doubt that the developer and the architect gave zero consideration to the unique character of the town of Ancaster that has been the pride of it's residents for more than 200 years.

> The proposed development makes no attempt to recognize the architectural character of the town, the privacy of the nearby home owners, the negative effect on property values and displays complete ignorance of the dramatic increase the potential of an additional 263 more vehicles (the allotted parking spaces) will impose on an already heavily congested roadway, particularly when the all too often accidents occur on HWY 403 and traffic is diverted through the town.

> I recognize the need for housing but why strangle the village when there is ample fallow land in the area, not being farmed, that could accommodate such a structure with no detriment to the village.

> This proposal reeks of selfish commercial opportunity at the expense of the community.

>

> Les Farrington,

From: Melissa Jeffrey
Sent: March 31, 2026 10:42 AM
To: Baldassarra, Alaina ; Catarino, Jennifer ; clerk@hamilton.ca
Subject:

Good morning, all!

I am writing as a concerned resident of Ancaster. I live near Rousseau school and have been in this community for over ten years. I am very concerned about the proposed 8-story building Urban Solutions wants to build right in the heart of our beautiful downtown. I believe this building will destroy the quaint character of our town, and congest an already barely functioning road system. I also feel the preservation of the stone building should be a priority. (I do not buy the stories about it being beyond repair — if we can repair The Hermitage, we can repair that building!)

I have long admired the way Dundas has allowed development to happen in their town, but has maintained the character and history of their main street, preserving many old buildings and making it a destination for shoppers and diners etc. I think we should think carefully and try to take similar steps here in Ancaster. Once buildings and character are lost they cannot be regained. Please rethink this building and let's not just cave into to a developer who does not care about historic charm or beauty, or the congestion and other long-term impacts on our community this will cause.

Thank you,

Melissa Jeffrey

From: M. De Antuñano
Sent: Friday, March 27, 2026 1:16 PM
To: Baldassarra, Alaina <Alaina.Baldassarra@hamilton.ca>
Subject: Fwd: 398-412 Wilson Street East

External Email: Use caution with links and attachments.

Hello Ms.Baldassarra

I currently live in Ancaster and I would like to officially oppose the development proposal located at 398-412 Wilson Street East in Ancaster by Urban Solution and Spallacci Homes.

The structure does not align with the Old and Historical architecture of the area. In addition, Wilson St. is already congested, posing a delay in people getting to work and school. If the city has to build more housing, alternate main street routes need to be built and the 3 floor limit should be respected in the village.

I hope this letter can serve as a voice objecting this project.

Sincerely,

Margarita De Antuñano

From: Muna Pirbhai
Sent: April 1, 2026 4:37 PM
To: clerk@hamilton.ca; clerk@hamilton.ca
Subject: Application for An Official Plan of amendment - 392, 398, 400, 406, and 412 Wilson Street East and 15 Lorne Avenue, Ancaster File No : UHOPA -25-01 (Ward 12) File NUmber

We are over 40 years residents of Ancaster and over the years witnessed development of this lovely town. The population has grown from 15,000 to over 45,000. We have been pleased to see that despite this growth, the central core of the town has maintained its character of one of the most desirable places for families to live.

The Town Planners have managed to restrict Commercial and Multi Residential development to not exceed over 4 stories.

The above Application seeks to amend the maximum height restrictions and allow an eight stories mixed use commercial / residential development right in the core area of the town.

We wish to voice our concerns and request the amendment be rejected for the following reasons

1. It changes centuries old quaint town character of Ancaster

2. It increases the currently permissible height restriction by over 100% and creates a dangerous and an irreversible precedent

3)The traffic flow will increase adding to the already slow moving traffic in the nearby quiet residential areas and on Wilson St.

4) There are insufficient parking spaces to accommodate the increased flow of visitors to the commercial and residential units

5) The applicants are playing a game by going on a fishing expedition by overapplying for a change. Their bluff should be called

Please convey our concerns to the Planning committee.

Thank you.

Muna and Zainab Pirbhai

From: Noora Grifi
Sent: April 1, 2026 9:27 PM
To: Catarino, Jennifer ; Baldassarra, Alaina ; clerk@hamilton.ca
Cc: Ward 12 Office ; sherri.brown@hamilton.c; Hurst, Nancy
Subject: Objection to the 8-STOREY building (392, 398, 400, 406 and 412 Wilson Street East and Academy)

Hello,

I am writing to formally object to the proposed 8-storey development at 392, 398, 400, 406, and 412 Wilson Street East and Academy within the Ancaster Village core.

As a resident of Ancaster, I have serious concerns about the scale and impact of this proposal on our community. The Village core is defined by its small-town character, low-rise streetscape, and pedestrian-friendly environment. An 8-storey building is not consistent with this established character and would significantly alter the look and feel of the area.

Beyond aesthetics, I am concerned about several practical impacts:

Precedent Setting: Approving a development of this height and density risks setting a precedent for future intensification that may further erode the Village's identity.

Traffic and Infrastructure: Increased density will place additional strain on already busy roads, parking availability, and local infrastructure that may not be equipped to handle this level of growth; especially at that particular intersection where traffic is already out of control.

Local Business Impact – Prolonged construction and changes to the downtown landscape could negatively affect small businesses that rely on accessibility and foot traffic. I have previously sent in complaints regarding damages to my home from another construction project and no one seems to take accountability for the mere fact that many residents would need to seek legal support to navigate this complex process which is very costly, and therefore developments relying on that inability.

I fully understand and support responsible growth; however, development must be appropriate in scale, respectful of existing community character, and aligned with the long-term vision for Ancaster Village.

I respectfully request that the City reconsider or significantly revise this proposal to better reflect the character and capacity of the area.

Please confirm receipt of this email for my records.

Thank you for your time and consideration.

Noora Grifi

City of Hamilton

Report for Consideration

To:	Chair and Members Planning Committee
Date:	April 14, 2026
Report No:	PED26053
Subject/Title:	Application for a Zoning By-law Amendment for Lands Located at 974 and 980 Upper Paradise Road, Hamilton
Ward(s) Affected:	Ward 14

Recommendations

That **Revised Zoning By-law Amendment Application ZAC-25-034, by Landwise (c/o Katelyn Gillis) on behalf of Winzen Ancaster Homes Limited (c/o Raymond Zenkovich), Owner**, for a change in zoning from the "C/S-1822" (Urban Protected Residential, etc.) District, Modified, to Low Density Residential (R1, 960) Zone, to permit 12 three-storey townhouse dwelling units, as shown in Appendix "A" to Report PED26053, **BE APPROVED** on the following basis:

(a) That the Revised Zoning By-law, attached as Appendix "B" to Report PED26053, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;

(b) That the proposed change in zoning is consistent with the Provincial Planning Statement (2024) and complies with the Urban Hamilton Official Plan;

(c) That upon finalization of the amending By-law, the subject lands known municipally as 974 and 980 Upper Paradise Road and shown in Appendix “A” to Report PED26053, be redesignated from “Single and Double” to “Attached Housing” in the Falkirk West Neighbourhood Plan as shown on Appendix “I” to Report PED26053.

Key Facts

- The application is for a Zoning By-law Amendment to change the zoning from the “C/S-1822” (Urban Protected Residential, etc.) District, Modified, to the Low Density Residential (R1, 960) Zone.
- The proposal consists of two, three-storey townhouse buildings with 12 dwelling units, 17 surface parking spaces, and 12 garage parking spaces.
- The subject lands are designated “Neighbourhoods” in the Urban Hamilton Official Plan.
- Staff recommends approval of the Revised Zoning By-law Amendment as included in Appendix “B” to Report PED26053.

Financial Considerations

Not Applicable.

Analysis

The subject lands are approximately 0.29 hectares in size and rectangular in shape and with 53.3 metres of frontage along the west side of Upper Paradise Road, as shown in Appendix “A” to Report PED26053. The lands are currently occupied by two single detached dwellings. The proposed development consists of two, three-storey

townhouse buildings with 12 dwelling units, 17 surface parking spaces, and 12 garage parking spaces, as shown in Appendix “D” attached to Report PED26053.

Details on the surrounding land uses, the Historical Background Factsheet, and the Concept Plan are included in Appendices “A1”, “C”, and “D” attached to Report PED26053.

A full review of applicable policies of the Provincial Planning Statement (2024) and the Urban Hamilton Official Plan are provided in Appendix “E” attached to Report PED26053.

Provincial Planning Statement (2024)

The Provincial Planning Policy framework is established through the *Planning Act* (Section 3) and the Provincial Planning Statement (2024). The *Planning Act* requires that all municipal land use decisions affecting planning matters be consistent with the Provincial Planning Statement (2024).

The proposal supports the development of healthy, liveable, and complete communities. The proposed development will provide a greater range of housing types and achieve the planned urban structure. The increase in density will support the use of existing and planned transit, commercial uses, and active transportation networks.

Based on the foregoing, the proposal is consistent with the Provincial Planning Statement (2024).

Urban Hamilton Official Plan

The subject lands are designated “Neighbourhoods” on Schedule E-1 – Urban Land Use Designations of Urban Hamilton Official Plan.

The proposed development is located on the periphery of the Falkirk West Neighbourhood with frontage and direct access onto a collector road, Upper Paradise Road. The proposed development consists of 12 three-storey townhouse dwellings units along a private road accessed from Upper Paradise Road. The existing land uses on the surrounding lands include low density residential uses to the north, east, south, and west. The proposed development meets the Urban Hamilton Official Plan's definition of multiple dwelling, which is a permitted use in the medium density residential category of the "Neighbourhoods" designation. The proposal meets the medium density residential category locational criteria under the "Neighbourhoods" designation and is in an appropriate location.

A Conceptual Site Plan, prepared by Landwise dated December 2, 2025, and revised February 17, 2026, Landscape Plan, prepared by Adesso Design Inc. dated June 6, 2024, and Elevations, prepared by Fabiani Architect Ltd. dated March 2023, were submitted. These documents were evaluated and demonstrate that the proposed development is compatible with the adjacent land uses which will not be impacted by shadow, privacy, or wind impacts from the proposed development. The subject lands are located outside of the Built Boundary; therefore the proposal was also reviewed against the Urban Hamilton Official Plan's residential greenfield design policies and complies.

Based on the foregoing, the proposal complies with the Urban Hamilton Official Plan.

Falkirk West Neighbourhood Plan

The subject lands are within the Falkirk West Neighbourhood Plan and designated "Single and Double". The proposed use is not permitted within this designation. Planning staff support the Neighbourhood Plan amendment from "Single and Double" to "Attached Housing", as shown in Appendix "I" attached to Report PED26053. The "Attached Housing" designation is the most appropriate under the Falkirk West

Neighbourhood Plan given the form and scale of the proposed development. At approximately 41 units per hectare, the proposed development slightly exceeds the maximum residential density of 40 units per hectare permitted through the policies of the Falkirk West Neighbourhood Plan. City Staff are of the opinion that this increase can be supported as the proposed development is compatibly integrated into the surrounding neighbourhood and can be supported by existing municipal infrastructure.

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

The applicant has requested a number of site specific modifications to the Low Density Residential (R1) Zone which are required to facilitate the proposed development. An analysis of the site specific modifications is provided in Appendix “F” to Report PED26053.

Rationale For Recommendation

The proposal has merit and can be supported for the following reasons:

(i) It is consistent with the Provincial Planning Statement (2024);
(ii) It complies with the Urban Hamilton Official Plan; and,
(iii) It is compatible with the existing land uses in the immediate area, represents good planning by, among other things, providing a range of housing types, achieving the planned urban structure, and supporting the development of a complete community.

2. Zoning By-law Amendment

The Low Density Residential (R1) Zone is intended to apply to low density areas and to permit low density housing types. Notwithstanding this, the proposed townhouse buildings are similar in form to street townhouses, which are a low density housing type. The key distinction being that the proposed development fronts onto a private driveway, whereas street townhouses front onto a public street. As the City's Medium Density Residential Zones are not yet in effect, Staff have included appropriate performance standards to regulate the proposed development in a modified site specific Low Density Residential (R1) Zone. Therefore, the Low Density Residential (R1) Zone is appropriate.

Planning staff are satisfied that the proposal is consistent with the Urban Hamilton Official Plan and is compatible with the existing surrounding lands uses and complies with the Urban Hamilton Official Plan as outlined Policy Review summary in Appendix "E" to Report PED26053. Therefore, staff support the proposed Zoning By-law Amendment.

Alternatives

Should the application be denied, the subject lands can be used in accordance with the "C/S-1822" (Urban Protected Residential, etc.) District, Modified, in City of Hamilton Zoning By-law No. 6593.

Relationship to Council Strategic Priorities

- Priority 1: Sustainable Economic & Ecological Development
    - 1.2: Facilitate the growth of key sectors.

- Priority 3: Modernize City Streams
    - 3.4: Streamlined processes and accelerated approvals for city services.

Consultation

The application was circulated to internal departments and external agencies. Refer to the comment summary and responses provided in Appendix “G” attached to Report PED26053. The applicants mailed information letters to addresses within 120 metres of the subject lands on May 8, 2024. Based on the Consultation Strategy submitted by the applicant, two individuals responded to the mailout. These individuals requested information about the construction timeline and stormwater management. The Consultation Strategy is included in Appendix “H” attached to Report PED26053.

A notice of public meeting was mailed out on March 13, 2026, to all property owners within 240 metres of the subject lands, published in the Hamilton Spectator on March 13, 2026, and published to the City’s website on March 13, 2026. A public notice sign was posted on the subject lands on March 13, 2026.

Staff have received four written comments at the time of this report being written. One email expressed support for the proposed development. Three emails expressed concern with traffic and construction practices. Written submissions received and staff responses are provided in Appendix “H” attached to Report PED26053.

Appendices and Schedules Attached

Appendix A: Location Map
Appendix A1: Existing and Surrounding Land Uses and Zoning
Appendix B: Draft Revised Zoning By-law Amendment
Appendix C: Historical Background Report Fact Sheet
Appendix D: Concept Plan
Appendix E: Policy Review
Appendix F: Zoning Modification Chart
Appendix G: Staff and Agency Comments

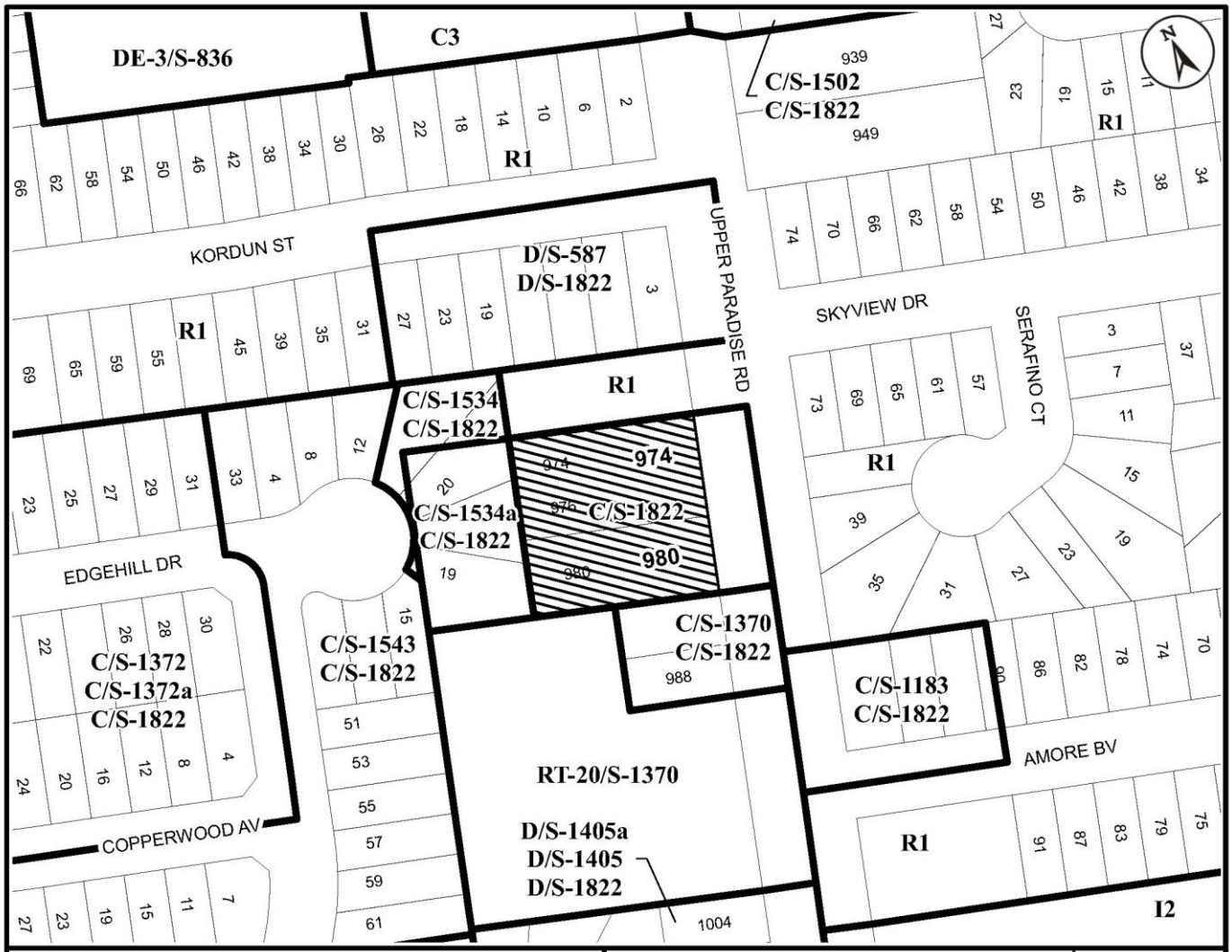
Appendix H: Public Comments Received and Public Consultation Summary
Appendix I: Falkirk West Neighbourhood Plan Amendment

Prepared by:

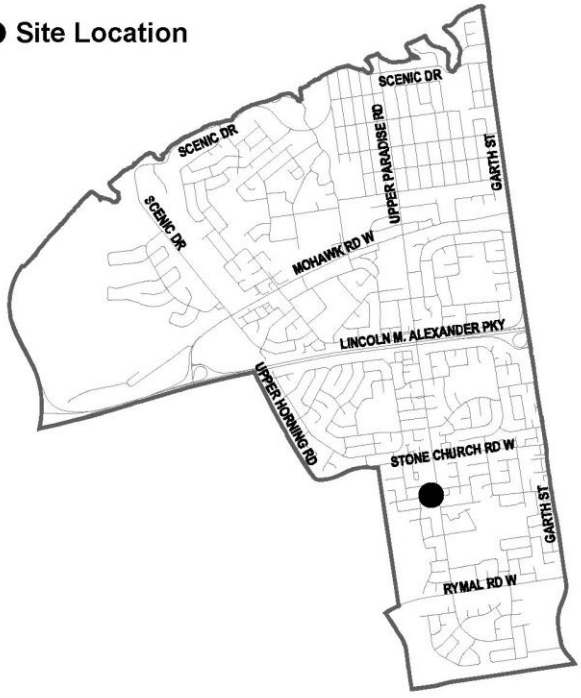
Mark Michniak, Senior Planner, Development Planning, Planning and Economic Development Department

Submitted and Recommended by:

Anita Fabac, Acting Director of Planning and Chief Planner, Planning and Economic Development Department



● Site Location



Key Map - Ward 14

Location Map

Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number: ZAC-25-034		Date: March 4, 2026
Appendix "A"	**Scale:** N.T.S	**Planner/Technician:** MM/NB

Subject Property

974 and 980 Upper Paradise Road, Hamilton (Ward 14)

Lands to be added as the Low Density Residential (R1, 960) Zone

Existing and Surrounding Land Uses and Zoning

	Existing Land Use	**Existing Zoning**
Subject Lands:	Single detached dwellings.	"C/S-1822" (Urban Protected Residential, etc.) District, Modified.
Surrounding Land Uses:		
North	Single detached dwellings.	Low Density Residential (R1) Zone.
South	Townhouse and Single detached dwellings.	"C/S-1370" (Urban Protected Residential, etc.) District, Modified, "C/S-1822" (Urban Protected Residential, etc.) District, Modified, and "RT-20/D-1370" (Townhouse Maisonette) District, Modified.
East	Single detached dwellings.	Low Density Residential (R1) Zone.
West	Single detached dwellings.	"C/S-1534a" (Urban Protected Residential, etc.) District, Modified, and "C/S-1822" (Urban Protected Residential, etc.) District, Modified.

Authority: Item
Report (PEDXXX)
CM:
Ward: 14

Bill No. XX

CITY OF HAMILTON

BY-LAW NO.

To amend Zoning By-law No. 05-200 with respect to lands located at 974 and 980 Upper Paradise Road, Hamilton

WHEREAS Council approved Item __ of Report 26-___ of the Planning Committee, at its meeting held on April 22, 2026;

AND WHEREAS this By-law conforms to the Urban Hamilton Official Plan;

NOW THEREFORE Council amends Zoning By-law No. 05-200 as follows:

1. That Schedule “A” – Zoning Maps, Map No. 1287 is amended by adding the **Low Density Residential (R1, 960) Zone,** for lands located at 974 and 980 Upper Paradise Road, Hamilton, the extent and boundaries of which are shown on Schedule “A” attached to this By-law.

2. That Schedule “C” - Special Exceptions, is amended by adding the following new Special Exception:

   “960. Within the lands zoned **Low Density Residential (R1, 960) Zone**, identified on Map No. 1287 of Schedule “A” – Zoning Maps and described as 974 and 980 Upper Paradise Road, Hamilton, the following special provisions shall apply:

   a) That in addition to Section 15.1.1, a Multiple Dwelling Townhouse shall also be permitted.

   b) That in addition to Section 15.1.2 the following regulations shall apply to a Multiple Dwelling Townhouse:

i)	Dwelling Unit Arrangement	Not more than eight (8) Dwelling Units shall be attached in a continuous row.

ii)	Minimum Unit Width for each Dwelling Unit	5.5 metres;
iii)	Minimum Setback from a Street Line	4.0 metres;
iv)	Minimum Setback from a Side or Rear Lot Line	i) For the first 25.0 metres measured from the intersection of the lot line and a street: 1.2 metres if the wall contains no windows to a Habitable Room and 6.5 metres if the wall contains windows to a Habitable Room; and, ii) Beyond 25.0 metres measured from the intersection of the lot line and a street: 6.5 metres.
v)	Minimum Distance Between Buildings on a Lot	i) Between two exterior walls which contain no windows to a Habitable Room: 3.0 metres; ii) Between two exterior walls, at least one of which contains windows to a Habitable Room: 6.0 metres; and, iii) Between two exterior walls, both of which contain windows to a Habitable Room: 12.0 metres.
vi)	Maximum Building Height	12.0 metres

vii)	Built Form for New Development		Rooftop mechanical equipment shall be located and/or screened from view of any abutting street.
viii)	Minimum Landscaped Area		30% of the Lot Area;
ix)	Minimum Amenity Area per Dwelling Unit	i)	5.0 square metres per Dwelling Unit, which may be provided in a communal area, exclusive to the Dwelling Unit or a combination of both; and,
		ii)	In addition to the definition of Amenity Area, an Amenity Area shall be located outdoors shall be unobstructed and shall be at or above the surface, and exposed to light and air and may include balconies and patios.
x)	Location of Parking		No parking spaces shall be located between a Façade and the Front Lot Line, except that parking shall be permitted on individual driveways leading to garages forming part of a Dwelling Unit.

xi)	Maximum Number of Vehicular Accesses on a Lot	One access driveway.
xii)	Maximum Height of a Principal Pedestrian Entrance	The height of the floor level of any principal pedestrian entrance shall be a maximum of 1.2 metres above Grade.
xiii)	Waste Storage	Outdoor waste storage shall be fully enclosed and shall not be located in the front yard.

3. That no building or structure shall be erected, altered, extended, or enlarged, nor shall any building or structure or part thereof be used, nor shall any land be used, except in accordance with the provisions of the **Low Density Residential (R1, 960) Zone**, subject to the special requirements referred to in Section No. 2 of this By-law.

4. That the Clerk is hereby authorized and directed to proceed with the giving of notice of the passing of this By-law in accordance with the *Planning Act.*

PASSED this _____ ____ , 2026

A. Horwath
Mayor

M. Trennum
City Clerk

ZAC-25-034



This is Schedule "A" to By-law No. 26-

Passed the ..... day of ....., 2026

Mayor

Clerk

Schedule "A"

Map forming Part of
By-law No. 26-_____

to Amend By-law No. 05-200
Map 1287

Scale: N.T.S	File Name/Number: ZAC-25-034
Date: January 7, 2026	Planner/Technician: MM/NB

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

Hamilton

Subject Property

974 and 980 Upper Paradise Road, Hamilton (Ward 14)

Lands to be added to Zoning By-law No. 05-200 as Low Density Residential (R1, 960) Zone

Historical Background

Application Details	
Owner:	Winzen Ancaster Homes Limited.
Applicant:	Winzen Townhouses Ltd. (c/o Raymond Zenkovich).
File Number:	ZAC-25-034.
Type of Applications:	Zoning By-law Amendment.
Proposal:	The purpose of the Zoning By-law Amendment is for a change in zoning from the “C/S-1822” (Urban Protected Residential, etc.) District, Modified, to Low Density Residential (R1, 960) Zone. The effect of this application is to permit the development of two, three-storey townhouse buildings with 12 dwelling units, 17 surface parking spaces, and 12 garage parking spaces. Vehicular access to the development will be provided from Upper Paradise Road. The two existing structures on the subject lands will be demolished. Staff proposed revisions to the Low Density Residential (R1, 960) Zone to introduce appropriate regulations for the development of a multiple dwelling in townhouse multiple dwelling form. The staff proposed revisions are listed below.

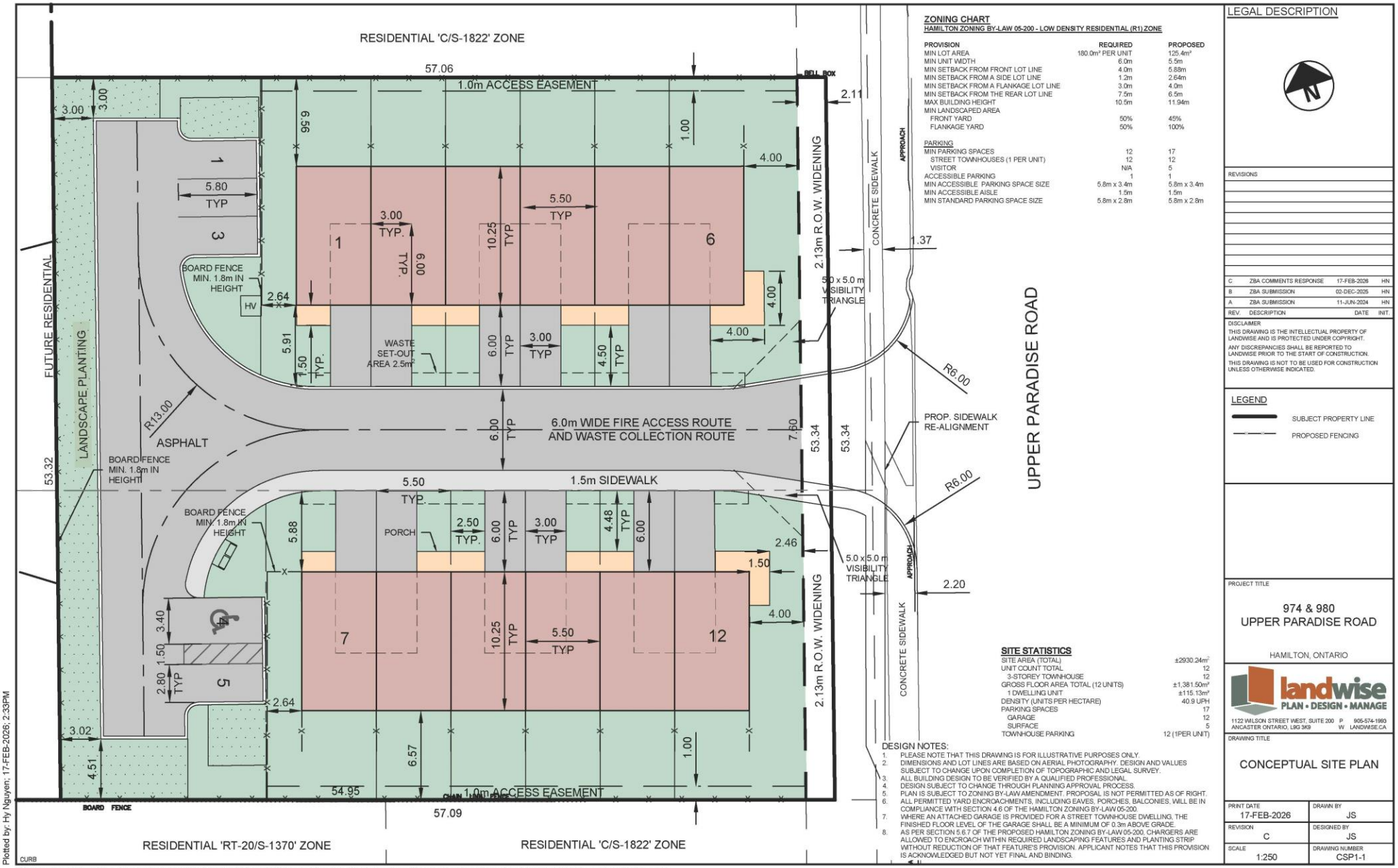
Property Details	
Municipal Address:	974 and 980 Upper Paradise Road.
Lot Area:	0.29 hectares.
Servicing:	Full municipal services.
Existing Use:	Residential.
Documents	
Provincial Planning Statement:	The proposal is consistent with the Provincial Planning Statement (2024).
Official Plan Existing:	“Neighbourhoods” on Schedule E – Urban Structure and “Neighbourhoods” on Schedule E-1 – Urban Land Use Designations.
Neighbourhood Plan Existing:	“Single and Double” on Falkirk West Neighbourhood Plan.
Neighbourhood Plan Proposed:	“Attached Housing” on Falkirk West Neighbourhood Plan.
Zoning Existing:	“C/S-1822” (Urban Protected Residential, etc.) District, Modified.
Zoning Proposed:	A site specific Low Density Residential (R1, 960) Zone.
Modifications Proposed:	The following modifications are requested by the applicant: • To reduce the minimum lot area from 180.0 square metres to 125.0 square metres for each dwelling unit; • To reduce the minimum unit width from 6.0 metres to 5.5 metres for each dwelling unit; and, • To reduce the minimum setback from the rear lot line from 7.5 metres to 6.5 metres.

Documents	
Modifications Proposed: **(continued)**	• To increase the maximum building height from 10.5 metres to 12.0 metres; and, • To reduce the minimum front yard landscape area from 50 percent to 45 percent. The following modifications are proposed by staff: • To establish a maximum number of dwelling units attached in a row of eight; • To establish a minimum unit width of 5.5 metres; • To establish a minimum setback from a street line of 4.0 metres; • To establish a minimum setback from a side or rear lot line for the first 25.0 metres from the street of 1.2 metres, if the wall contains no windows to a habitable room, and 6.5 metres, if the wall contains windows to a habitable room; • To establish a minimum setback from a side or rear lot line for the beyond 25.0 metres from the street of 6.5 metres; • To establish a minimum distance between buildings on a lot of 3.0 metres between two exterior walls which contain no windows to a habitable room, 6.0 metres between two exterior wall at least one of which contains windows to a habitable room, and 12.0 between two exterior walls both of which contain windows to a habitable room; and, • To establish a maximum building height of 12.0 metres.

Documents	
Modifications Proposed: **(continued)**	• To require rooftop mechanical equipment be located and/or screened from view from any abutting street; • To establish a minimum landscaped area of 30% of the lot area; • To establish a minimum amenity area per dwelling unit of 5.0 square metres per dwelling unit, which may be provided in a communal area, exclusive to the dwelling unit, or a combination of both; • To expand the definition of amenity area to specify that amenity area shall be located outdoors shall be unobstructed and shall be at or above the surface, and exposed to light and air and may include balconies and patios; • To prohibit a parking space from being located between a building façade and the front lot line, except parking shall be permitted on individual driveways leading to garages forming part of a dwelling unit; • To establish the maximum number of vehicular accesses on a lot to one access driveway; • To establish a maximum height of a principle pedestrian entrance of 1.2 metres above grade; and, • To establish that outdoor waste storage shall be fully enclosed and not located in the front yard. The following modifications are proposed by the applicant and staff: • To permit a Multiple Dwelling Townhouse.

Processing Details	
Received:	December 18, 2025.
Deemed Complete:	December 18, 2025.
Notice of Complete Application:	January 16, 2026.
Public Notice Sign:	Posted on January 14, 2026, and updated with a Public Meeting date on March 13, 2026.
Notice of Public Meeting:	Sent to 360 property owners within 240 metres of the subject lands on March 13, 2026, published in the Hamilton Spectator on March 13, 2026, and published to the City's website on March 13, 2026.
Staff and Agency Comments:	Staff and agency comments have been summarized in Appendix "G" attached to Report PED26053.
Public Consultation:	The applicants mailed information letters to addresses within 120 metres of the subject lands on May 8, 2024. A Consultation Strategy submitted by the applicant, indicated that two individuals responded to the mailout. These individuals requested information about the construction timeline and stormwater management. The Consultation Strategy is included in Appendix "H" attached to Report PED26053.
Public Comments:	Staff have received four written comments at the time of this report being written. One comment expressed support for the proposed development. Three comments expressed concern with traffic and construction practices.

Processing Details	
Public Comments: **(continued)**	Written submissions and staff responses are provided in Appendix “H” attached to Report PED26053.
Processing Time:	117 days.



ZONING CHART
HAMILTON ZONING BY-LAW 05-200 - LOW DENSITY RESIDENTIAL (R1) ZONE

PROVISION	REQUIRED	PROPOSED
MIN LOT AREA	180.0m² PER UNIT	125.4m²
MIN UNIT WIDTH	6.0m	5.5m
MIN SETBACK FROM FRONT LOT LINE	4.0m	5.88m
MIN SETBACK FROM A SIDE LOT LINE	1.2m	2.64m
MIN SETBACK FROM A FLANKAGE LOT LINE	3.0m	4.0m
MIN SETBACK FROM THE REAR LOT LINE	7.5m	6.5m
MAX BUILDING HEIGHT	10.5m	11.94m
MIN LANDSCAPED AREA		
FRONT YARD	50%	45%
FLANKAGE YARD	50%	100%
PARKING		
MIN PARKING SPACES	12	17
STREET TOWNHOUSES (1 PER UNIT)	12	12
VISITOR	N/A	5
ACCESSIBLE PARKING	1	1
MIN ACCESSIBLE PARKING SPACE SIZE	5.8m x 3.4m	5.8m x 3.4m
MIN ACCESSIBLE AISLE	1.5m	1.5m
MIN STANDARD PARKING SPACE SIZE	5.8m x 2.8m	5.8m x 2.8m

SITE STATISTICS

SITE AREA (TOTAL)	±2930.24m²
UNIT COUNT TOTAL	12
3-STOREY TOWNHOUSE	12
GROSS FLOOR AREA TOTAL (12 UNITS)	±1,381.50m²
1 DWELLING UNIT	±115.13m²
DENSITY (UNITS PER HECTARE)	40.9 UPH
PARKING SPACES	17
GARAGE	12
SURFACE	5
TOWNHOUSE PARKING	12 (1PER UNIT)

DESIGN NOTES:
1. PLEASE NOTE THAT THIS DRAWING IS FOR ILLUSTRATIVE PURPOSES ONLY.
2. DIMENSIONS AND LOT LINES ARE BASED ON AERIAL PHOTOGRAPHY. DESIGN AND VALUES SUBJECT TO CHANGE UPON COMPLETION OF TOPOGRAPHIC AND LEGAL SURVEY.
3. ALL BUILDING DESIGN TO BE VERIFIED BY A QUALIFIED PROFESSIONAL.
4. DESIGN SUBJECT TO CHANGE THROUGH PLANNING APPROVAL PROCESS.
5. PLAN IS SUBJECT TO ZONING BY-LAW AMENDMENT. PROPOSAL IS NOT PERMITTED AS OF RIGHT.
6. ALL PERMITTED YARD ENCROACHMENTS, INCLUDING EAVES, PORCHES, BALCONIES, WILL BE IN COMPLIANCE WITH SECTION 4.6 OF THE HAMILTON ZONING BY-LAW 05-200.
7. WHERE AN ATTACHED GARAGE IS PROVIDED FOR A STREET TOWNHOUSE DWELLING, THE FINISHED FLOOR LEVEL OF THE GARAGE SHALL BE A MINIMUM OF 0.3m ABOVE GRADE.
8. AS PER SECTION 5.6.7 OF THE PROPOSED HAMILTON ZONING BY-LAW 05-200, CHARGERS ARE ALLOWED TO ENCROACH WITHIN REQUIRED LANDSCAPING FEATURES AND PLANTING STRIP WITHOUT REDUCTION OF THAT FEATURE'S PROVISION. APPLICANT NOTES THAT THIS PROVISION IS ACKNOWLEDGED BUT NOT YET FINAL AND BINDING.

LEGAL DESCRIPTION

REVISIONS

REV.	DESCRIPTION	DATE	INIT.
C	ZBA COMMENTS RESPONSE	17-FEB-2026	HN
B	ZBA SUBMISSION	02-DEC-2025	HN
A	ZBA SUBMISSION	11-JUN-2024	HN

DISCLAIMER
THIS DRAWING IS THE INTELLECTUAL PROPERTY OF LANDWISE AND IS PROTECTED UNDER COPYRIGHT.
ANY DISCREPANCIES SHALL BE REPORTED TO LANDWISE PRIOR TO THE START OF CONSTRUCTION.
THIS DRAWING IS NOT TO BE USED FOR CONSTRUCTION UNLESS OTHERWISE INDICATED.

LEGEND
SUBJECT PROPERTY LINE
PROPOSED FENCING

PROJECT TITLE
974 & 980
UPPER PARADISE ROAD
HAMILTON, ONTARIO

landwise
PLAN • DESIGN • MANAGE
1122 WILSON STREET WEST, SUITE 200 P 905-574-1993
ANCASTER ONTARIO, L9G 3K9 W LANDWISE.CA

DRAWING TITLE
CONCEPTUAL SITE PLAN

PRINT DATE	DRAWN BY
17-FEB-2026	JS
REVISION	DESIGNED BY
C	JS
SCALE	DRAWING NUMBER
1:250	CSP1-1

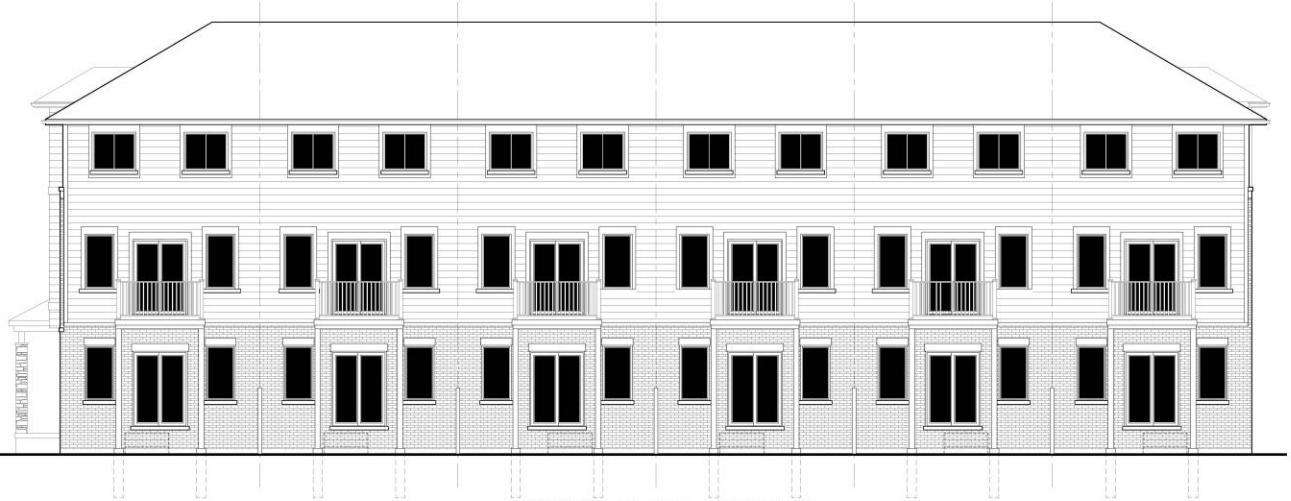
Plotted by: Hy Nguyen; 17-FEB-2026; 2:33PM

File Location: D:\Landwise Dropbox\SERVER\PROJECTS\Winzen\980 Upper Paradise Road, Hamilton (Woodvalley Court)\Drawings\Planning\974 Upper Paradise Concept Plan.dwg

GENERAL NOTES:
1. DOOR AND WINDOW LOCATIONS, DIMENSIONS, DETAILS AND BUILDING MATERIALS MAY VARY DEPENDING ON FINAL BUILDING LAYOUT, AND ARE SHOWN FOR INFORMATION PURPOSES ONLY.
2. CONFIRM GRADING ELEVATIONS SHOWN WITH GRADING PLAN.
3. NOMINAL SIZE SHOWN FOR ALL EXTERIOR WINDOWS, ACTUAL SIZE & RSO REFER TO MANUFACTURER'S SPECIFICATIONS.
4. ALL MATERIALS INDICATED IN THE EXTERIOR MATERIALS SCHEDULE DO NOT NECESSARILY APPEAR IN THE ELEVATIONS PROPOSED FOR THIS PROJECT.
5. ALL PRIVACY SCREENS INDICATED ON
THESE PLANS AT GROUND FLOOR, BALCONIES AND ROOF TOP TERRACES SHALL BE MINIMUM 1.8M. HIGH.



TYPICAL FRONT ELEVATION



TYPICAL REAR ELEVATION



TYPICAL SIDE w/ PORCH

FABIANI ARCHITECT LTD.

ONTARIO ASSOCIATION OF ARCHITECTS
FERNANDO FABIANI
LICENSE
3093

PROJECT NAME: CONDOMINIUM TOWNHOMES
974-980 UPPER PARADISE

DRAWING NAME: ELEVATIONS

DRAWN BY:
DATE: MARCH '23
CHECKED BY: F.F.
SCALE: 3/16"=1'-0"
PROJECT No.: F23-006
SET No.:
DRAWING No.:

SUMMARY OF POLICY REVIEW

The following policies, amongst others, apply to the proposal.

Provincial Planning Statement (2024)		
Theme and Policy	**Summary of Policy or Issue**	**Staff Response**
Planning for People and Homes Policies: 2.1.6, 2.2.1 b), and 2.3.1.2	Planning authorities should support the achievement of complete communities by 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 childcare facilities, long term care facilities, places of worship and cemeteries), recreation, parks and open space, and other uses to meet long term needs.	The proposed development supports the creation of complete communities and the provision of a range of housing types. The subject property is located on the west side of Upper Paradise Road approximately 240 metres south of Stone Church Road West. Retail uses are located at the intersection of Upper Paradise Road and Stone Church Road West. Hamilton Street Railway currently operates three routes along Upper Paradise Road. Route 34 can be accessed at the stop located approximately 25 metres east at Upper Paradise Road and Skyview Drive.

Theme and Policy	Summary of Policy or Issue	Staff Response
Planning for People and Homes Policies: 2.1.6, 2.2.1 b), and 2.3.1.2 **(continued)**	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 permitting and facilitating all housing options required to meet the social, health, economic and wellbeing requirements of current and future residents, promoting densities for new housing which efficiently use land, and requiring transit supportive development in proximity to transit, including corridors. Land use patterns within settlement areas should be based on densities and a mix of land uses which efficiently use land and resources, optimize existing and planned infrastructure and public service facilities, support active transportation, are transit-supportive, as appropriate.	Rymal Road West, located approximately 800 metres to the south, is identified as a Potential Higher Order Transit corridor. An existing bicycle lane is located on Upper Paradise Road. St. Thomas More Secondary School is located approximately 107 metres south of the subject lands and William Schwenger Park is located south of the school. Gordon Price Elementary School and St. Vincent de Paul Elementary School are in the neighbourhood north of Stone Church Road West. The proposed development consists of 12 townhouse dwelling units. The proposed development will provide a greater range of housing types and achieve the planned urban structure. The increased density will support the use of existing and planned transit and commercial uses as well as active transportation networks. The proposal is consistent with these policies.

Theme and Policy	**Summary of Policy or Issue**	**Staff Response**
Settlement Areas Policy: 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.	The proposed development is located within a settlement area. The proposal is consistent with this policy.
Urban Hamilton Official Plan		
Urban Design Policies – General Policies and Principles Policies: B.3.3.2.2 – B.3.3.2.10	The principles in Policies B.3.3.2.3 through B.3.3.2.10 inclusive, shall apply to all development and redevelopment, where applicable. These principles include: • Fostering a sense of community pride and identity; • Creating quality spaces; • Creating places that are safe, accessible, connected, and easy to navigate; • Enhancing the character of the existing environment; and, • Creating places that are adaptable to future changes.	The proposed development consists of 12 three-storey townhouse dwellings units along a private road accessed from Upper Paradise Road. The existing land uses on all surrounding lands are low density residential. The proposed development is designed to contribute to the creation of a quality space that is safe and connected. A Conceptual Site Plan, prepared by Landwise dated December 2, 2025, and revised February 17, 2026, Landscape Plan, prepared by Adesso Design Inc. dated June 6, 2024, and Elevations, prepared by Fabiani Architect Ltd. dated March 2023, were submitted.

Theme and Policy	Summary of Policy or Issue	Staff Response
Urban Design Policies – General Policies and Principles Policies: B.3.3.2.2 – B.3.3.2.10 **(continued)**	• Promoting the reduction of greenhouse gas emission and protecting and enhancing the natural environment; and, • Enhancing physical and mental health; and, • Designing streets as a transportation network and as public spaces.	The sidewalk along Upper Paradise Road, shown on the Conceptual Site Plan, is not aligned with sidewalks on either side of the property. The driveway alignment, as shown on the Conceptual Site Plan, is expected to cause lighting impacts from vehicles on adjacent dwellings located to the north, south, and west. Notwithstanding these detailed design items, the proposal is a compatible development that creates a quality space that is safe, accessible, and connected. Further design details will be required at the Site Plan Control stage to address the detailed design issues identified. The proposal complies with these policies.
Urban Design Policies – Built Form Policy: B.3.3.3.2	New development shall be designed to minimize impact on neighbouring buildings and public spaces by: • Creating transitions in scale to neighbouring buildings; and, • Ensuring adequate privacy and sunlight to neighbouring properties.	The proposed development consists of 12 three-storey townhouse dwellings units along a private road accessed from Upper Paradise Road. The height of the proposed development is not anticipated to result in negative shadow, privacy, or wind impacts.

Theme and Policy	Summary of Policy or Issue	Staff Response
Noise Design Policies – Built Form Policy: B.3.6.3.1 Policy: B.3.3.3.2 **(continued)**	• Minimizing the impacts of shadows and wind conditions. Development of noise sensitive land uses, in the vicinity of provincial highways, parkways, minor or major arterial roads, collector roads, truck routes, railway lines, railway yards, airports, or other uses considered to be noise generators shall comply with all applicable provincial and municipal guidelines and standards.	The subject property is located on Upper Paradise Road, which is designated as a "Collector" in Schedule C – Functional Road Classification. The proposed development includes a residential use which is considered sensitive land use. The proposal complies with this policy.
Archaeology Policy: B.3.4.4.3	In areas of archaeological potential identified on Appendix F-4 – Archaeological Potential, an archaeological assessment shall be required and submitted prior to or at the time of application submission.	A noise study was not submitted with this application. The subject property meets five of the 10 criteria used by the City of Hamilton and the Ministry of Citizenship and Multiculturalism for determining archaeological potential. Previously, a Stage 1-2 Archaeological Assessment was submitted to the City and the Ministry of Citizenship and Multiculturalism. In a letter dated April 1, 2019, the Province signed off on the reports. Staff are of the opinion that the municipal interest has been satisfied. A Conceptual Site Plan, prepared by Landwise dated December 2, 2025, and revised February 17, 2026, was submitted. The Conceptual Site Plan shows a 4.0 metre building setback from Upper Paradise Road, which will be included in the Zoning By-law. The proposal complies with this policy.

Therefore, staff recommend a 4.0 metre setback from Upper Paradise Road. This modification is intended to mirror the minimum front lot line setback of 4.0 metres currently in effect on the lands. This modification will ensure that dwelling units are not located nearer to the collector road than currently permitted, thereby not permitting a sensitive use to be closer to a noise source than is currently permitted.

Theme and Policy	**Summary of Policy or Issue**	**Staff Response**
Noise Policy: B.3.6.3.1 **(continued)**		Further noise mitigation measures will be addressed through the future Site Plan Control stage. The proposal complies with this policy.
Tree Management Policy: C.2.11.1 and E.3.7.5	The City recognizes the importance of trees and woodlands to the health and quality of life in our community. The City shall encourage sustainable forestry practices and the protection and restoration of trees and forests. New residential development in greenfield areas shall generally be designed and planned to preserve existing trees and natural features.	A Tree Protection Plan, prepared by Adesso Design Inc. dated June 6, 2024, and a Conceptual Site Plan, prepared by Landwise dated December 2, 2025, and revised February 17, 2026, were submitted. A total of 48 individual trees were inventoried and 12 trees are proposed to be removed. The decision to retain trees is to be based on condition, aesthetics, age, and species. All the 12 trees proposed to be removed have been evaluated to be in “Good” or “Fair” condition. These trees will be removed to accommodate the proposed buildings and associated driveways, sidewalks, and grading. The Conceptual Site Plan was revised to increase the setback from the southern property line to the drive aisle from 3.0 metres to 4.51 metres to preserve trees Nos. 45 to 47.

Theme and Policy	Summary of Policy or Issue	Staff Response
Tree Management Policy: C.2.11.1 **(continued)**		To ensure the protection and restoration of tree cover, a one for one compensation is required for any tree (10 centimetre diameter at breast height or greater) removed from private property. An updated Landscape Plan and updated Tree Protection Plan will be provided through the future Site Plan Control stage, prioritizing native species where possible to enhance urban forest quality and biodiversity. These measures support the City's policies promoting sustainable landscape practices on redevelopment sites. The proposal complies with this policy.
Transportation Policy: C.4.5.12	A Transportation Impact Study shall be required for an Official Plan Amendment and/or a major Zoning By-law Amendment.	A Traffic Impact Brief, prepared by Paradigm Transportation Solutions Limited dated May 14, 2024, and updated January 23, 2026, was submitted. Staff support the results of the sightline assessment and that there are no safety concerns. Site-generated traffic by the proposed development is not anticipated to impact the transportation network.

Theme and Policy	**Summary of Policy or Issue**	**Staff Response**
Transportation Policy: C.4.5.12 **(continued)**		The proposal complies with this policy.
Infrastructure Policy: C.5.3.6	All redevelopment within the urban area shall be connected to the City's water and wastewater system.	A Functional Servicing & Stormwater Management Report, prepared by S. Llewellyn & Associates Limited dated November 2023, was submitted. Staff have no concerns with the proposed development. The proposal complies with this policy.
Neighbourhoods Designation – Function Policy: E.3.2.1	Areas designated "Neighbourhoods" shall function as complete communities, including the full range of residential dwelling types and densities as well as supporting uses intended to serve the local residents.	The proposed development consists of 12 three-storey townhouse dwellings which is a type of residential dwelling. The proposal complies with this policy.

Theme and Policy	Summary of Policy or Issue	Staff Response
Neighbourhoods Designation – Scale and Design and Residential Uses – General Policies Policies: E.3.2.4 and E.3.3.2	The existing character of established Neighbourhoods designated areas shall be maintained. Development or redevelopment adjacent to areas of lower density shall ensure the height, massing, and arrangement of buildings and structures are compatible with existing and future uses in the surrounding area.	The proposed development consists of 12 three-storey townhouse dwellings units along a private road accessed from Upper Paradise Road. The existing land uses on all surrounding lands are low density residential. A Conceptual Site Plan, prepared by Landwise dated December 2, 2025, and revised February 17, 2026, Landscape Plan, prepared by Adesso Design Inc. dated June 6, 2024, and Elevations, prepared by Fabiani Architect Ltd. dated March 2023, were submitted. These documents demonstrate that the proposed development is compatible with adjacent land uses, and that building height, massing, and arrangement are not anticipated to result in negative shadow, privacy, or wind impacts on adjacent land uses. Additional site design details will be reviewed at the future Site Plan Control stage. The proposal complies with these policies.

Theme and Policy	**Summary of Policy or Issue**	**Staff Response**
Neighbourhood Designation – Scale and Design Policy: E.3.2.7	The City shall require quality urban and architectural design. Development of lands within the "Neighbourhoods" designation shall be designed to be safe, efficient, pedestrian oriented, and attractive, and shall comply with the following criteria: • Garages, parking areas, and driveways along the public street shall not be dominant. Surface parking between a building and a public street (excluding a public alley) shall be minimized; • Adequate and direct pedestrian access and linkages to community facilities/services and local commercial uses shall be provided; and, • Development shall improve existing landscape features and overall landscape character of the surrounding area.	The proposed development is designed to be safe, efficient, pedestrian friendly, and attractive. The proposed Zoning By-law Amendment includes a modification to prohibit parking between a building and Upper Paradise Road and specifies minimum landscaping requirements. Additional design details, such as pedestrian linkages and landscaping, will be reviewed at the future Site Plan Control stage. The proposal complies with this policy.

Theme and Policy	Summary of Policy or Issue	Staff Response
Medium Density Residential – Function Policies: E.3.5.1 and E.3.5.2	Medium density residential areas are characterized by multiple dwelling forms on the periphery of neighbourhoods in proximity to major or minor arterial roads, or within the interior of neighbourhoods fronting on collector roads.	The proposed development consists of 12 three-storey multiple dwelling townhouse dwellings, which meets the definition of a multiple dwelling, is located on the periphery of the Falkirk West Neighbourhood and on a collector road. The proposal complies with these policies.
Medium Density Residential – Function Policy: E.3.5.5	Medium density residential uses shall be located within safe and convenient walking distance of existing or planned community facilities, public transit, schools, active or passive recreational facilities, and local or District Commercial uses.	The subject property is located on the west side of Upper Paradise Road approximately 240 metres south of Stone Church Road West. Retail uses are located at the intersection of Upper Paradise Road and Stone Church Road West. Hamilton Street Railway currently operates three routes along Upper Paradise Road. Route 34 can be accessed at the stop located approximately 25 metres east at Upper Paradise Road and Skyview Drive. Rymal Road West, located approximately 800 metres to the south, is identified as a Potential Higher Order Transit corridor. An existing bicycle lane is located on Upper Paradise Road.

Theme and Policy	Summary of Policy or Issue	Staff Response
Medium Density Residential – Function Policy: E.3.5.5 **(continued)**		St. Thomas More Secondary School is located approximately 107 metres south of the subject lands and William Schwenger Park is located south of the school. Gordon Price Elementary School and St. Vincent de Paul Elementary School are in the neighbourhood north of Stone Church Road West. The proposal is located a safe and convenient walking distance of existing or planned community facilities, public transit, schools, active or passive recreational facilities, and local or District Commercial uses. The proposal complies with this policy.
Medium Density Residential – Function Policy: E.3.5.9	Development within the medium density residential category shall be evaluated on the basis of the following criteria: • Developments should have direct access to a collector or major or minor arterial road.	The proposed development is compatible with existing and future uses in the surrounding area. The subject property is located on Upper Paradise Road, which is designated as a “Collector” on Schedule C – Functional Road Classification and has direct access onto a collector road.

Theme and Policy	Summary of Policy or Issue	Staff Response
Medium Density Residential – Function Policy: E.3.5.9 **(continued)**	• The City may require integrated development sites to demonstrate that the height, massing, and arrangement of buildings and structures is compatible with existing and future uses in the surrounding area; and, • Development shall be comprised of sites of suitable size and provide adequate landscaping, amenity features, on-site parking, and buffering if required. The height, massing, and arrangement of buildings and structures shall be compatible with existing and future uses in the surrounding area; and, • Access to the property shall be designed to minimize conflicts between traffic and pedestrians both on-site and on surrounding streets.	A Conceptual Site Plan, prepared by Landwise dated December 2, 2025, and revised February 17, 2026, Landscape Plan, prepared by Adesso Design Inc. dated June 6, 2024, and Elevations, prepared by Fabiani Architect Ltd. dated March 2023, were submitted. These documents demonstrate that the proposed development is integrated with the surrounding lands designated "Neighbourhoods" and building height, massing, and arrangement are not anticipated to result in negative shadow, privacy, or wind impacts on adjacent land uses.
Falkirk West Neighbourhood Plan **Neighbourhood Plans** Policy F.1.2.10	Neighbourhood plans are policies adopted by council resolution and do not form part of the Official Plan. Any proposal for development or redevelopment must conform to the designations, and policies in the Neighbourhood Plan.	While the Neighbourhood Plans do not form part of the Official Plan, there are policies that require a review of development against the designations and policies of the Neighbourhood Plan. Staff note that in this instance an amendment to change to designation to "Attached Housing" is required. The proposed Zoning By-law Amendment contains regulations to ensure an appropriate dwelling width, landscaping, amenity area, height, and setbacks.
Objective 1 – Housing – Policies Policy: 3.	The townhouse block shall not exceed 40 units per gross hectare (16 units per gross acre).	The proposed development contains 12 dwelling units on a 0.29 ha lot, which results in a density of 41.4 units per gross hectare. This exceeds the density of 40 units per gross hectare for townhouse blocks. The proposal complies with this policy.

Theme and Policy	**Summary of Policy or Issue**	**Staff Response**
Objective 1 – Housing – Policies Policy: 3. **(continued)**		Although the proposed density (41.4 uph) is slightly above that provided in the Neighbourhood Plan (40 uph), staff are supportive of this increase in density. The proposed development complies with the Medium Density Residential policies as it is integrated with the surrounding lands and not anticipated to result in negative shadow, privacy, or wind impacts on adjacent land uses.
Objective 2 – Neighbourhood Development Design Guidelines – Policies Policy: 2.	The following design guidelines shall apply to all other residential developments in the Falkirk West Neighbourhood: • No building shall exceed a height of 2.5 storeys. • Setbacks from the street should be minimized to maintain a street edge presence of the buildings. • The use of high quality architectural finishes will be required for all dwellings.	The proposed development consists of 12 three-storey townhouse dwellings units along a private road accessed from Upper Paradise Road. The proposed Zoning By-law Amendment will permit a maximum height or 12 metres which exceeds 2.5 storeys. The proposed Zoning By-law Amendment will permit a minimum dwelling width of 5.5 metres which is below 6.1 metres.

Theme and Policy	Summary of Policy or Issue	Staff Response
Objective 2 – Neighbourhood Development Design Guidelines – Policies Policy: 2. **(continued)**	• Residential developments shall have a clear orientation or focus to the street to ensure an overall attractive streetscape and neighbourhood.	The proposed Zoning By-law Amendment permits a minimum front setback of 4.0 metres which will permit creation of a street edge. Design details such as building materials and building facades will be determined through the future Site Plan Control stage. Although the proposed building height and unit width slightly exceed what is permitted in the policies of the Neighbourhood Plan, staff are supportive of this increase in height and unit width as it is compatibly accommodated on the subject lands and all adverse impacts have been appropriately mitigated.
Objective 3 – Land Use Compatibility – Policies Policy: 1.	New development located adjacent to existing dwelling units will be similar in density and character.	The proposed development is located adjacent to a townhouse development to the south and is of similar density and character. The proposal conforms to this policy.

Theme and Policy	**Summary of Policy or Issue**	**Staff Response**
Objective 3 – Land Use Compatibility – Policies Policy: 2.	The allowable density ranges within each residential designation will permit an appropriate density transition between existing and new areas of development.	The proposed development is located on a collector road. This provides an appropriate density transition to single detached dwellings located to the west. The proposal conforms to this policy.
Objective 3 – Land Use Compatibility – Actions Policy: 2.	All proposed development immediately adjacent to existing single detached residential housing will be of the same form within the Falkirk West Neighbourhood.	The proposed development consists of townhouse dwelling and it is immediately adjacent to existing single detached residential housing. In staff's opinion the proposed transition and interface between the surrounding existing single detached dwellings and the proposed townhouses is appropriate.
Objective 4 – Variety of Housing Types Policy: 1.	Encouragement will be given to providing a variety of housing types.	The proposed development consists of townhouse dwellings which will increase the variety of housing types within the neighbourhood. The proposal conforms to this policy.

Site Specific Modifications to the Low Density Residential (R1) Zone

Regulation	Required	Modification	Analysis
Section 15.1.1 Permitted Uses	Child Care Centre, Community Garden, Duplex Dwelling, Fourplex Dwelling, Lodging House, Residential Care Facility, Retirement Home, Semi-Detached Dwelling, Single Detached Dwelling, Street Townhouse Dwelling, Triplex Dwelling, Urban Farm.	Multiple Dwelling Townhouse added as a permitted use.	The proposed multiple dwelling townhouse is similar to a street townhouse dwelling with the difference being that the former is fronting on a private road and the latter is fronting onto a public road. Staff have reviewed the proposal and are of the opinion that the proposed Multiple Dwelling Townhouse use is compatible with the surrounding land uses, and the subject lands are an appropriate location for a medium density residential use. Therefore, staff supports this modification.
Section 15.1.2 Dwelling Unit Arrangement – Multiple Dwelling Townhouse	N/A.	Not more than eight (8) Dwelling Units shall be attached in a continuous row.	These proposed regulations have been added to regulate the new Multiple Dwelling Townhouse use. These regulations are from the council approved Mid Rise Residential – Small Scale (R3) Zone, which established a council-supported set of performance standards to regulate Multiple Dwelling Townhouses. The Low Density Residential (R1) Zone is intended to apply to low density areas and to permit low density housing types. Notwithstanding this, the proposed townhouse buildings are similar in form to street townhouses, which are a low density housing type. The key distinction being that the proposed development fronts onto a private driveway, whereas street townhouses front onto a public street. As the City's Medium Density Residential Zones are not yet in effect, Staff have included appropriate performance standards to regulate the proposed development in a modified site specific
Section 15.1.2 Minimum Unit Width for each Dwelling Unit	N/A.	5.5 metres for each dwelling unit.	
Section 15.1.2 Minimum Setback from a Street Line	N/A.	4.0 metres.	
Section 15.1.2 Minimum Setback from a Side or Rear Lot Line	N/A.	For the first 25.0 metres measured from the intersection of the lot line and a street: 1.2 metres if the wall contains no windows to a habitable room and 6.5 metres if the wall contains windows to a habitable room.	

Regulation	Required	Modification	Analysis
		Beyond 25.0 metres measured from the intersection of the lot line and a street: 6.5 metres.	Low Density Residential (R1) Zone. Therefore, the Low Density Residential (R1) Zone is appropriate. These proposed regulations will result in a development that contributes to the creation of a quality space that is safe and connected, that is compatible with adjacent land uses, and that building height, massing, and arrangement are not anticipated to result in negative shadow, privacy, or wind impacts on adjacent land uses. Therefore, staff supports this modification.
Section 15.1.2 Minimum Distance Between Buildings on a Lot	N/A.	Between two exterior walls which contain no windows to a Habitable Room: 3.0 metres. Between two exterior walls, at least one of which contains windows to a Habitable Room: 6.0 metres. Between two exterior walls, both of which contain windows to a Habitable Room: 12.0 metres.	
Section 15.1.2 Maximum Building Height	N/A.	12.0 metres.	
Section 15.1.2 Built Form for New Development	N/A.	Rooftop mechanical equipment shall be located and/or screened from view of any abutting street.	
Section 15.1.2 Minimum Landscaped Area	N/A.	30% of the Lot Area.	
Section 15.1.2 Minimum Amenity Area per Dwelling Unit	N/A.	5.0 square metres per Dwelling Unit, which may be provided in a communal area, exclusive to the Dwelling Unit or a combination of both.	

Regulation	Required	Modification	Analysis
		In addition to the definition of Amenity Area, an Amenity Area shall be located outdoors shall be unobstructed and shall be at or above the surface, and exposed to light and air and may include balconies and patios.	
Section 15.1.2 Location of Parking	N/A.	No parking spaces shall be located between a Façade and the Front Lot Line, except that parking shall be permitted on individual driveways leading to garages forming part of a Dwelling Unit.	
Section 15.1.2 Maximum Number of Vehicular Accesses on a Lot	N/A.	One access driveway.	
Section 15.1.2 Maximum Height of a Principal Pedestrian Entrance	N/A.	The height of the floor level of any principal pedestrian entrance shall be a maximum of 1.2 metres above grade.	
Section 15.1.2 Waste Storage	N/A.	Outdoor waste storage shall be fully enclosed and shall not be located in the front yard.	

CONSULTATION – DEPARTMENTS AND AGENCIES

Agency/Department	**Comment**	**Staff Response**
• Corporate Real Estate, Economic Development Division, Planning and Economic Development Department; and, • Hamilton Fire Department.	No Comment.	Noted.
Development Engineering Approvals Section, Growth Management Division, Planning and Economic Development Department.	A Functional Servicing & Stormwater Management Report, prepared by S. Llewellyn & Associates Limited dated November 2023, was submitted. Staff have no concerns with the proposed development.	Development Engineering staff have approved the submitted Functional Servicing & Stormwater Management Report.

Agency/Department	**Comment**	**Staff Response**
Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department	A Traffic Impact Brief, prepared by Paradigm Transportation Solutions Limited dated May 14, 2024 and updated January 23, 2026, was submitted. Staff support the results of the sightline assessment and that there are no safety concerns. A right-of-way dedication of approximately 2.0 metres along Upper Paradise Road is required.	Transportation Planning staff have approved the submitted Traffic Impact Brief. The right-of-way dedication will be addressed at the Site Plan Control stage as a condition of approval.
Transit Planning and Infrastructure, Transit Operations Division, Public Works Department	Hamilton Street Railway currently serves the site with Route 34 Upper Paradise, with the nearest stop approximately 20 metres north at Upper Paradise Road opposite Skyview Drive. With Hamilton Street Railway Next, the site will be served by 4 routes: 21 Upper Paradise, 43	Specific design details will be addressed at the Site Plan Control stage.

Agency/Department	**Comment**	**Staff Response**
Transit Planning and Infrastructure, Transit Operations Division, Public Works Department	Stone Church, 36 Rymal, and 30 S Line. At full build out of Hamilton Street Railway Next, the site will be in the top 7% of sites by transit access in Hamilton. The proponent appears to be providing a parking supply over the amount required in the Zoning By-law. Given the site's future access to a high level of transit service including a rapid route, reductions to the provided parking supply could be considered. New investments in transit infrastructure (such as rapid transit) are costly, and (as stated in the Transit Oriented Development Guidelines For Hamilton which were adopted by Council in 2010) the City should not allow development that does not support transit whether in scale, design, or function.	

Agency/Department	**Comment**	**Staff Response**
Transit Planning and Infrastructure, Transit Operations Division, Public Works Department **(continued)**	The Transit Oriented Development Guidelines recognize the important relationship between land use and transit planning and can be used to ensure development proposed near transit facilities encourages, rather than discourages, transit use. As such, please consider using the Transit Oriented Development Guidelines.	
Waste Policy and Planning Section, Waste Management Division, Public Works Department	The Development is defined as Residential and is eligible for municipal curb side collection of Garbage, Organic Material, Bulky Items, as well as Leaf and Yard Waste. This development's eligibility for Recycling collection through the provincial producer responsibility program is contingent on meeting the criteria set out in the Blue Box Regulation (O. Reg. 391/21). As currently designed, this Development is serviceable for municipal curb side collection service.	Specific design details will be addressed at the Site Plan Control stage.

Agency/Department	**Comment**	**Staff Response**
Forestry and Horticulture Section, Environmental Services Division, Public Works Department	Forestry approves the Tree Management Plan issue No. 2 dated 2024-06-06. A Public Tree Permit will be issued upon receipt of required fees for the removal of municipal tree Nos. 35 and 36. Forestry approves Landscape Plan issue No. 2 dated 2024-06-06.	Noted.
Growth Planning Section, Growth Management Division, Planning and Economic Development Department	The subject lands are adjacent to defined areas of cost recoveries. The proposed development is adjacent to Registered Plans of Subdivision: 62M-469 (25T-78002), 62M-1085 (25T-200503), 62M-896 (25T-9001), 62M-410 (25T-79010), and 62M-894 (25T-89037). The implications of the proposed development regarding the subdivision should be determined.	These comments will be addressed at the Site Plan Control and/or Draft Plan of Condominium stage.

Agency/Department	**Comment**	**Staff Response**
Growth Planning Section, Growth Management Division, Planning and Economic Development Department **(continued)**	If a phased Condominium is proposed, Schedules “G” and “K” per the Condominium Act will be required for future phases. A PIN abstract will be required for any Draft Plan of Condominium application. It should also be confirmed if the proposed parking will be unitized, as well as if the private road is to be named. Please note that if the road is to be named, then a by-law will need to be passed by Council. Municipal addressing for the subject proposal will be determined after conditional Site Plan approval is granted.	

Agency/Department	**Comment**	**Staff Response**
Development Charges, Programs and Policies Section, Financial Planning, Administration and Policy Division, Corporate Services Department	Development Charges will need to be assessed at building permit issuance.	Noted.
Alectra Utilities	For Subdivision or Townhouse development, the Developer needs to contact our Engineering Design Department @ 905-512-1387.	Noted.
Enbridge	This site is currently serviced with gas. The existing gas service(s) will need to be abandoned prior to this site's redevelopment. A gas main extension may be required depending on the gas meter locations.	Noted. Additional details will be determined during future Condominium and/or Site Plan Control stage.

Agency/Department	**Comment**	**Staff Response**
Enbridge **(continued)**	Enbridge Gas may have pipelines running within the area which may or may not be affected by the proposed Site Plan. Should the proposed site plan impact these pipelines, it may be necessary to terminate the gas service/main and relocate the line according to the new property boundaries. Any Service/Main relocation required would be at the cost of the property owner.	
First Nation	**Comment**	**Staff Response**
Six Nations of the Grand River Elected Council	During this phase of the application, Six Nations of the Grand River Elected Council requires that native plant species are prioritized in landscaping efforts, and that invasive or potentially invasive species are completely avoided.	Detailed landscape and design details, including plant species and lighting, will be determined at the Site Plan Control stage.

First Nation	Comment	Staff Response
Six Nations of the Grand River Elected Council **(continued)**	Six Nations of the Grand River Elected Council requires an opportunity to review any landscape plant lists before procurement begins and request that the proponent uses Kayanase Plant Nursery for procurement of plants. Six Nations of the Grand River Elected Council strongly encourages the creation of pollinator gardens using native plant species in landscaped areas not intended for human movement. Community gardens could also be implemented alongside pollinator gardens. During this phase of the application, Six Nations of the Grand River Elected Council requests commitment to explore and implement bird and light friendly buildings and streetscapes.	A Tree Protection Plan, prepared by Adesso Design Inc. dated June 6, 2024, and a Conceptual Site Plan, prepared by Landwise dated December 2, 2025, and revised February 17, 2026, were submitted. A total of 48 individual trees were inventoried and 12 trees are proposed to be removed. The decision to retain trees is to be based on condition, aesthetics, age, and species. All the 12 trees proposed to be removed have been evaluated to be in “Good” or “Fair” condition. These trees will be removed to accommodate the proposed buildings and associated driveways, sidewalks, and grading.

First Nation	Comment	Staff Response
Six Nations of the Grand River Elected Council **(continued)**	Six Nations of the Grand River Elected Council requires a 10:1 tree replacement ratio for all trees removed regardless of diameter at breast height and 1:1 for any dead trees/snags removed. This ratio helps to restore lost ecological function, considers time for regrowth and reduced survivability, and created habitat and strengthens ecological resilience. Planted trees must be site-specific native species and should be planted as close to the site as possible without impacting existing natural features and ecosystems. The 10:1 ratio can be achieved by planting plugs or other earlier-growth trees, and they do not all need to be full street-tree size. Planting earlier-growth trees will require protection (i.e. herbivore browsing guards) and minor maintenance.	The Conceptual Site Plan was revised to increase the setback from the southern property line to the drive aisle from 3.0 metres to 4.51 metres to preserve trees Nos. 45 to 47. To ensure the protection and restoration of tree cover, a one for one compensation is required for any tree (10 centimetre diameter at breast height or greater) removed from private property. An updated Landscape Plan and updated Tree Protection Plan will be provided through the future Site Plan Control stage, prioritizing native species where possible to enhance urban forest quality and biodiversity.

First Nation	**Comment**	**Staff Response**
Six Nations of the Grand River Elected Council **(continued)**	If tree offset is not feasible onsite, Six Nations of the Grand River Elected Council expects offset plantings to take place as close as reasonably possible to the impacted site. Lastly, the Six Nations of the Grand River Environmental Levy may be considered should closer sites be unavailable, allowing Six Nations of the Grand River Elected Council to purchase land and plant trees on behalf of the proponent. Six Nations of the Grand River Elected Council expects that the tree replacement is paired with a robust and complete monitoring and maintenance plan complete with contingency actions to ensure successful establishment of the trees for long term success.	These measures support the City's policies promoting sustainable landscape practices on redevelopment sites. The City has provided the comments of Six Nations of the Grand River to the proponent regarding the enhanced tree replacement ratio of 10:1 and will encourage the applicant to exceed the 1:1 replacement ratio required at the Site Plan Control phase. It should be noted that the City of Hamilton's tree compensation ratio is based on a 1:1 tree replacement ratio based on the diameter at breast height.

First Nation	**Comment**	**Staff Response**
Six Nations of the Grand River Elected Council **(continued)**		Staff acknowledge that the tree compensation strategy requires an update and are currently working with internal and external agencies, including the Six Nations of the Grand River Elected Council, to update the policies.

SUMMARY OF PUBLIC COMMENTS RECEIVED

Comment Received	**Staff Response**
The additional traffic generated by this development cannot be supported by the existing road network.	A Traffic Impact Brief, prepared by Paradigm Transportation Solutions Limited dated May 14, 2024, and updated January 23, 2026, was submitted. Staff support the results of the sightline assessment and that there are no safety concerns. Site-generated traffic by the proposed development is not anticipated to significantly impact the transportation network.
The construction of the proposed development will disrupt the surrounding neighbourhood.	Construction management will be addressed at the future Building Permit stage. Matters such as dust control, street cleaning, traffic management, and storage and loading areas will be dealt with through a Construction Management Plan at the Site Plan Control stage.

COPY OF PUBLIC COMMENTS RECEIVED

From: Seth Floyd
Sent: Friday, January 16, 2026 12:08 PM
To: Planning Division General Inquiries; Planning Division General Inquiries; Michniak, Mark
Subject: File Number: ZAC-25-034 - Written Comments

Address: 974 and 980 Upper Paradise Road (Ward 14)
File Number: ZAC-25-034
To whom it may concern,

Just writing in support of this development, based on my preliminary understanding.

As I have stated in previous comments for applications, we desperately need housing in the urban zones of the city, particularly densification and in-fill. Mid-rises and further density would be preferred, however again, converting effectively 2 living spaces into approximately 12, is progress. I would be curious what others would have to say in support or opposition of this, to further educate myself on perspectives that I may not be considering.

Best regards,
Seth

Marguerite Bowerman

January 19, 2026

Mark Michnian
Senior Planner
Planning & Economic Development Department
Development Planning
71 Main Street West, 5th Floor,
Hamilton, ON L8P 4Y5

RE: File ZAC-25-034 (Address: 974 and 980 Upper Paradise Road (Ward 14))

Dear Mark,

I am writing with respect to the proposal to develop twelve three-storey townhouse units at the above-noted location. I would like to formally submit my comments and concerns regarding this application.

In my view, this proposed development would further exacerbate the already severe traffic congestion along Upper Paradise Road. Upper Paradise is limited to one lane in each direction with a central turning lane, and it is currently operating beyond its practical capacity.

Weekday congestion is already significant due to Saint Thomas More Secondary School traffic, which is not limited to student drop-off and pick-up times. Students regularly walk along and cross Upper Paradise throughout the day, adding to safety concerns. This situation is compounded by existing commuter traffic and, tragically, by past incidents involving pedestrians being struck by vehicles on this roadway.

The addition of twelve townhouse units would inevitably result in increased vehicle traffic, with additional turning movements and frequent ingress and egress directly onto Upper Paradise. This would further strain an already overburdened road and increase risks to both pedestrians and drivers. In my opinion, this added pressure on the existing infrastructure is neither necessary nor appropriate for this location.

While I recognize and appreciate the need to address the current housing shortage, I do not believe that this particular site is suitable for a development of this scale. The traffic, safety, and infrastructure challenges associated with Upper Paradise Road make it an unsuitable location for twelve townhouse units. The zoning needs to be left as is, single family dwelling.

Thank you for considering my comments as part of the review process.

Sincerely,

Marguerite Bowerman
cc: Mike Spadafora

From: sandra serafini
Sent: Sunday, January 25, 2026 3:54 PM
To: Michniak, Mark
Subject: File No: ZAC-25-034

Hello Mr Michniak;

I just wanted to express my concern regarding this property. I've had numerous problems with Winzen over the years.

I am not opposed to them building next-door to me, however they are horrible corporate citizens.

They recently built two houses behind me. They made a mess of the streets. They blocked my driveway numerous times. My sister who is in a wheelchair could not access our driveway. Plus the PSW working the shift could not leave to go to her next shift because they blocked the driveway with their huge trailer truck. She was late for her next client. I asked them to move it and I was told no that they were busy. "You have to wait".
Their first construction site directly behind my house (around maybe 8-10 years ago) they had garbage which blew into my backyard, which I cleaned up several times. The garbage was house building materials. I asked them to be a little bit more conscientious but I was told to F off by their site supervisor. I did ask politely. I called the main office. No reply back.

I expressed my concerns before city Council in a letter that I wrote.

If they're building next-door, I fear it'll get even worse so I hope that the planning commission will be on top of them, especially if they're going to block my driveway every time they do work. This for me is unacceptable.

Thank you for your time.
Sandra Serafini

Get Outlook for iOS

From: Dave Mosiuk
Sent: Friday, January 30, 2026 12:11 PM
To: Michniak, Mark
Cc: Spadafora, Mike
Subject: File ZAC-25-034 974&980 Upper Paradise Rd

We are opposed to this development due to severe traffic congestion on Upper Paradise! Cramming 12 homes on a lot organically holding two homes is unacceptable. As a result of the anti car councils addition of empty bike lanes it is currently difficult to enter and exit our own survey onto Upper Paradise. Installed traffic light with crosswalk that the students DON'T use the majority of time causes more congestion.

Regards,
Dave Mosiuk

Sent from my iPhone

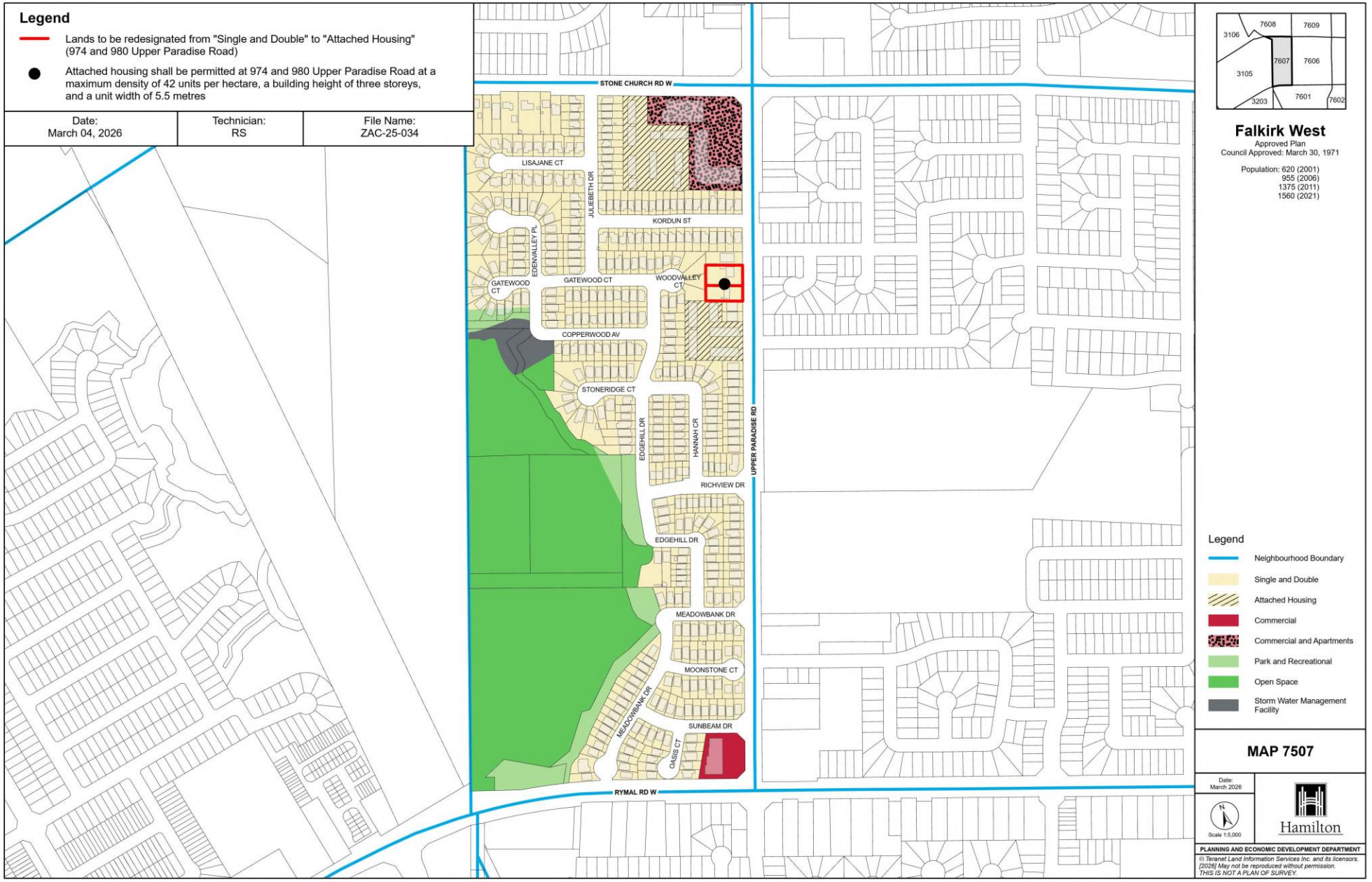
PUBLIC CONSULTATION SUMMARY

Appendix B:
Public Consultation Strategy

Appendix "B": Public Consultation Strategy
974 and 980 Upper Paradise Road, Hamilton

	Explanation
Target audience of the consultation	The target audience of the consultation includes residents and businesses within 120 metres of the Subject Lands. Refer to the attached list of addresses within the circulation area.
If done, record of consultation efforts made before the application was submitted.	An information letter (Attachment B) prepared by Landwise was mailed to addresses within 120 metres of the Subject Lands. Refer to the attached Information Letter. Two (2) members of the public called the agent requesting additional information. Refer below for correspondence summaries: 1. A member of the public expressed support for the proposed development. They asked questions about timeline for construction, quality of construction. Agent answered all questions. 2. A member of the public wanted to confirm the stormwater management would be controlled on site and if possible, a retaining wall along the shared property line. Agent answered all questions.
List the stakeholders and how they are impacted	Surrounding landowners of the subject lands. They will be impacted by the generated activity and increase in traffic. The public realm will be visually changed with the addition of two (2) new buildings, landscaping features.
Tools to be used to consult/engage the public	An Information Letter with an explanation of the proposed development and agent contact information has been mailed to addresses within 120 metres of the Subject Lands. A Public Notice sign will be posted on the property once the application is deemed complete with City Planning contact information.
Timing of consultation	Letters were mailed to addresses within 120 metres of the subject property on May 8th, 2024.
Method to receive and document comments	All comments will be recorded and filed per our internal filing policies. Should additional public comments be received, they will be recorded and memo to provide an update to City Staff will be prepared and submitted to the

	City. All stakeholders are within 120 metres of the Subject Lands and will therefore be captured in the City's public circulation of the Notice of Complete Application.
Proposed participants in consultation and their role(s).	**Landowners/Applicants: Winzen Ancaster Homes Limited c/o Mr. Raymond Zenkovich** • Mr. Zenkovich will be available to discuss comments and concerns from the stakeholders. **Agents: Landwise** • Implement the public consultation strategy. • Coordinate and document the public consultation process. • Prepare and mail out the letter that describes the reasons for the applications. • Provide general information on the planning process and policy framework. • Update the City accordingly. **Other Consultants:** Depending on the issues raised by Staff and through the initial City circulation of the Notice of Complete Application, other members of the project team may be included as subject-specific matters arise. Should there be a need for an open house, City Planning Staff and the Ward Councilor will be invited.
Requested City Resources	Not applicable.
Expected/Potential Issues	It is anticipated that the applications will have minimal concerns with the development application such as loss of privacy; generated traffic; building design.


Legend
Lands to be redesignated from "Single and Double" to "Attached Housing" (974 and 980 Upper Paradise Road)
Attached housing shall be permitted at 974 and 980 Upper Paradise Road at a maximum density of 42 units per hectare, a building height of three storeys, and a unit width of 5.5 metres
Date: March 04, 2026
Technician: RS
File Name: ZAC-25-034
STONE CHURCH RD W
LISAJANE CT
JULIEBETH DR
KORDUN ST
EDENVALLEY PL
GATEWOOD CT
GATEWOOD CT
WOODVALLEY CT
COPPERWOOD AV
STONERIDGE CT
EDGEHILL DR
HANNAH CR
UPPER PARADISE RD
RICHVIEW DR
EDGEHILL DR
MEADOWBANK DR
MOONSTONE CT
MEADOWBANK DR
SUNBEAM DR
OASIS CT
RYMAL RD W
7608
7609
3106
7607
7606
3105
3203
7601
7602
Falkirk West
Approved Plan
Council Approved: March 30, 1971
Population: 620 (2001)
955 (2006)
1375 (2011)
1560 (2021)
Legend
Neighbourhood Boundary
Single and Double
Attached Housing
Commercial
Commercial and Apartments
Park and Recreational
Open Space
Storm Water Management Facility
MAP 7507
Date: March 2026
Scale 1:5,000
Hamilton
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
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From: Seth Floyd
Sent: April 2, 2026 6:22 PM
To: Michniak, Mark <Mark.Michniak@hamilton.ca>; Planning Division General Inquiries <pdgeninq@hamilton.ca>; Spadafora, Mike <Mike.Spadafora@hamilton.ca>; clerk@hamilton.ca
Subject: Re: File Number: ZAC-25-034 - Written Comments

Address: 974 and 980 Upper Paradise Road (Ward 14)

File Number: ZAC-25-034

To whom it may concern,

Consider this a submission of written comments for inclusion in the Planning Committee public meeting April 14, 2026.

Previously I have noted I support this application. As I have stated in previous comments, we desperately need housing in the urban zones of the city, particularly densification and in-fill. Mid-rises and further density would be preferred, however again, converting effectively 2 living spaces into approximately 12, is progress. More ideally, there would be greater density in this instance, including adoption of plans for multiplexes as opposed to townhouses. This is particularly true considering proximity to a transit stop.

I would be more supportive of an application which adopts greater density and lesser reliance on vehicle infrastructure. However, I would request to be provided the Planning Division's staff report (intended to be available on or after April 8, 2026) so I can amend my comments to make a more informed conclusion on support versus opposition.

Best regards,

Seth

Hamilton, Ontario

From: sandra serafini
Sent: March 22, 2026 10:27 AM
To: clerk@hamilton.ca
Subject: Fw: File No: ZAC-25-034

To Whom It May Concern;

I just wanted to express my concern regarding this property. I've had numerous problems with Winzen over the years.

I am not opposed to them building next-door to me, however they are horrible corporate citizens.

They recently built two houses behind me. They made a mess of the streets. They blocked my driveway numerous times. My sister who is in a wheelchair could not access our driveway. We had to park at the mall and run home (she was in her wheelchair) in the pouring rain. Plus the PSW working the shift could not leave to go to her next shift because they blocked the driveway with their huge trailer truck. She was late for her next client. I asked them to move it and I was told no that they were busy. "You have to wait".

Their first construction site directly behind my house (around maybe 8-15 years ago) they had garbage which blew into my backyard, which I cleaned up several times. The garbage was house building materials. I used my own garbage bags and extra garbage tags. I asked them to be a little bit more conscientious but I was told to F off by their site supervisor. I did ask politely. I called the main office. No reply back.

I expressed my concerns in a email at a previous city council meeting that was scheduled to discuss the zoning amendment.

I also wrote to Mike Michniak and most recently I spoke to Mike Spadafora Ward 14 office.

If they're building next-door, I fear it'll get even worse so I hope that the planning commission will be on top of them, especially if they're going to block my driveway every time they do work. This, for me is unacceptable. I have reached out to all departments yet they are allowed to continue in this behaviour.

Thank you for your time.

Sandra Serafini

City of Hamilton

Report for Consideration

To:	Chair and Members Planning Committee
Date:	April 14, 2026
Report No:	PED26057
Subject/Title:	Application to Deem Lands Being Lots 1 and 2 of Registered Plan 62M-1229, known as 50 Aeropark Boulevard, and Block 7 of Registered Plan 62M-1229, known as Part of 110 Aeropark Boulevard, Glanbrook, not to be Part of a Registered Plan of Subdivision for the Purposes of Subsection 50(3) of the *Planning Act*
Ward(s) Affected:	Ward 11

Recommendations

a) That the application to deem Lots 1 and 2 of Registered Plan 62M-1229, known as 50 Aeropark Boulevard, and Block 7 of Registered Plan 62M-1229, known as Part of 110 Aeropark Boulevard, Glanbrook, as shown on Appendix “A” to Report PED26057, not to be Part of a Registered Plan of Subdivision for the purposes of Subsection 50(3) of the *Planning Act*, **BE APPROVED**; and,

b) That the draft By-law, attached as Appendix “E” to Report PED26057, which has been prepared in a form satisfactory to the City Solicitor, **BE ENACTED**.

Key Facts

- The purpose of the application is to deem Lots 1 and 2, and Block 7, of Registered Plan 62M-1229 (also known as 50 Aeropark Boulevard and Part of 110 Aeropark Boulevard) not to be part of a Registered Plan of Subdivision.
- The *Planning Act* allows lands within a Plan of Subdivision that has been registered for 8 years or more to be deemed not to be part of a Registered Plan.
- Consent application B-25:088, approved on January 20, 2026, severed the northerly portion of the former Wetenhall Court from the southerly portion, with the intent to merge the northerly lands with 50 Aeropark Boulevard and to merge the southerly lands with 110 Aeropark Boulevard (mergers are required as conditions of consent approval).
- To allow for these mergers to occur, Lots 1 and 2 of Registered Plan 62M-1229, known as 50 Aeropark Boulevard, and Block 7 of Registered Plan 62M-1229, known as part of 110 Aeropark Boulevard, must be deemed not to be part of a Registered Plan of Subdivision.

Financial Considerations

Not applicable.

Background

Draft Plan of Subdivision Application 25T-200525 “Orlick Aeropark”

The Draft Plan of Subdivision “Orlick Aeropark” for lands described as Part of Lot 5,

Concession 3, Glanbrook, under File No. 25T200525 was draft approved on November 22, 2006, and subsequently revised on September 22, 2008, and January 26, 2018, as shown on Appendix "B" to Report PED26057. The subject lands are within Phase 1 of the Subdivision, which was registered on June 10, 2016, as Registered Plan 62M-1229, as shown on Appendix "C" to Report PED26057.

Through Site Plan Control application DA-18-217, 50 Aeropark Boulevard developed as a consolidated lot development on Lots 1, 2, and the northerly portion of the former Wetenhall Court of Plan 62M-1229.

Further, the development that proceeded on the (unregistered) Phase 2 lands (known as 110 Aeropark Boulevard) through Site Plan Amendment application SPA-20-060 is comprised of Lots 2, 3, 4, 5, 6, and a portion of Lot 1 of the Draft Plan of Subdivision as shown on Appendix "B" to Report PED26057, as well as the southerly portion of the former Wetenhall Court and Block 7 of Plan 62M-1229.

Aeropark Boulevard has been constructed and assumed by the City to be a public highway. A previous consent application (B-24:043) separated the Phase 2 lands into two separate lots, known as 95 and 110 Aeropark Boulevard. There was a consent condition that required the Owner to close the Draft Plan of Subdivision since the lot fabric was to be established through the consent application and therefore registration of Phase 2 was no longer required. As such, the City withdrew its draft approval for Orlick Aeropark (25T200525) on September 23, 2024.

As the above-noted developments proceeded through their respective Site Plan Control applications, Wetenhall Court was stopped up and closed and transferred along with Block 7 (0.3 metre reserve block) to the proponent.

Consent Application B-25:088

Consent application B-25:088 for the lands comprising the former Wetenhall Court was conditionally approved by the Committee of Adjustment on January 20, 2026. The consent application severs the northerly portion of Wetenhall Court (identified as Parts 5 and 6 on Appendix “D” to Report PED26057) to be added to 50 Aeropark Boulevard, while the southerly portion (identified as Part 4 on Appendix “D” to Report PED26057) is to be added to 110 Aeropark Boulevard. The consent application noted that the consent reflects the established developments on the lands, and therefore the land assembly through the consent application is recognizing an existing situation.

As conditions of approval of the consent application, the severed lands (Parts 5 and 6) must be merged in title with the lands at 50 Aeropark Boulevard, and the remaining lands (Part 4) must be merged in title with the lands at 110 Aeropark Boulevard. The current application to de-register Lots 1 and 2 of 62M-1229, known as 50 Aeropark Boulevard, and Block 7 of 62M-1229, known as part of 110 Aeropark Boulevard, will facilitate these mergers. Of note, the lands comprising the former Wetenhall Court do not need to be included in the de-registration by-law given the lands will no longer form a full Block in a Registered Plan upon final approval of the consent application, and therefore will not be restricted from legally merging. As such, it is noted that the de-registration should not occur until after the consent application is final approved (i.e. all conditions have been cleared and the final consent certificate is issued). The by-law attached as Appendix “E” to Report PED26057 includes the requirement that the by-law will not come into force and effect until after the by-law is registered at the land registry office, and a Solicitor’s Undertaking has been provided by the proponent which stipulates that the By-law will not be registered until after the consent is final approved. The applicant concurs with this order of operations.

Analysis

Proposal

The subject lands are located on the west side of Aeropark Boulevard, south of Dickenson Road West, Glanbrook, as identified on Appendix "A" to Report PED26057.

The Owner / Applicant has submitted an application pursuant to Subsection 50(4) of the *Planning Act,* for approval of a By-law to deem Lots 1, 2, and Block 7 of Registered Plan 62M-1229 (as shown on Appendix "C" to Report PED26057) not to be part of a Registered Plan of Subdivision for the purposes of Subsection 50(3) of the *Planning Act.*

The effect of the application to de-register the lands is to allow for two land mergers that are consistent with the established development of the lands. Firstly, Lots 1 and 2 of 62M-1229 along with the northerly portion of Wetenhall Court (being Parts 5 and 6 as shown on Appendix "D" to Report PED26057), were assembled for development purposes and developed as one site. Secondly, the southerly portion of Wetenhall Court (being Part 4 as shown on Appendix "D" to Report PED26057), Block 7 of 62M-1229, and the abutting lands to the south, collectively known as 110 Aeropark Boulevard, were assembled for development purposes and developed as one site. A successful application to de-register the lands is required in order to facilitate the legal merger of the parcels of land as described above and satisfy the required conditions of consent application B-25:088.

The de-registration is required because full Lots or Blocks within a Registered Plan of Subdivision cannot legally merge with other lands as per section 50(3) of the *Planning Act* (see below).

Legislative / Policy Review

Planning Act

As prescribed under Subsection 50(4) of the *Planning Act,* the Council of a Municipality may, by By-law, designate any Plan of Subdivision, or part thereof, that has been registered for eight years or more, and deem it not to be a Registered Plan of Subdivision for the purpose of the subdivision control provisions of Subsection 50(3) of the *Planning Act.* The subject lands are located within Registered Plan 62M-1229 which was registered on June 10, 2016, therefore meeting the *Planning Act* requirement of being registered for eight years or more.

Per the *Planning Act*, a Public Meeting is not required to consider a By-law to designate any Plan of Subdivision, or part thereof, that has been registered for eight years or more, and deem it not to be a Registered Plan of Subdivision for the purpose of the subdivision control provisions of Subsection 50(3) of the *Planning Act.*

The *Planning Act* requires that a copy of the By-law (Appendix “E” to Report PED26057) be lodged with the Minister of Municipal Affairs and Housing. Staff will ensure the By-law is sent to the Ministry upon enactment by Council and registration.

Additionally, a certified copy or duplicate copy of the deeming By-law must be registered against the title to the lands in the Land Registry Office. This By-law shall come into

force and take effect when registered in the Land Registry Office. The applicant will be required to register the By-law and provide a registered copy to the City.

Lastly, notice of passing of the By-law must be given within 30 days of the date of passing to each person appearing on the last revised assessment roll to be the owner of land to which the By-law applies.

Provincial Planning Statement (2024)

The application has been reviewed with respect to the Provincial Planning Statement.

As the proposal will facilitate the necessary land mergers to allow for separate tenure for two separate developments, which are developed with employment uses in connection with warehousing and goods movement, in an employment area within the urban area, the proposal is consistent with the Provincial Planning Statement and is supported by staff.

Urban Hamilton Official Plan

The subject lands are identified as “Employment Areas” on Schedule “E” – Urban Structure and are designated as “Airport Employment Growth District” on Schedule “E-1” – Urban Land Use Designations of Volume 1 of the Urban Hamilton Official Plan. Further, the subject lands are designated “Airport Prestige Business” within the Airport Employment Growth District Secondary Plan.

As noted above, the proposal is to facilitate two land mergers, as required by the conditions of consent application B-25:088.

Policy F.1.14.1.5 of Volume 1 of the Urban Hamilton Official Plan (UHOP) states:

*"*If a plan of subdivision or part thereof has been registered for eight years or more and does not conform to the policies of this Plan, the City may use its authority under the *Planning Act* to deem it not to be a registered plan of subdivision*.*"

Accordingly, the UHOP recognizes the City's ability, in accordance with the *Planning Act*, to deem lands not to be a registered plan of subdivision provided the Plan has been registered for eight years or more. Registered Plan 62M-1229 was registered in June 2016 and therefore conforms to the requirement of eight years or more of the plan having been registered.

Therefore, the proposal to deem Lots 1, 2, and Block 7 of Registered Plan 62M-1229 not to be part of a Registered Plan for the purposes of Subsection 50(3) of the *Planning Act*, in order to accommodate the mergers and proper land titles for these two existing developments, conforms with the Urban Hamilton Official Plan and is supported by staff.

Alternatives

If the application is denied, Subsection 50(3) of the *Planning Act* would continue to apply to the lands and therefore the lands would be unable to legally merge. The conditions of consent application B-25:088 applicable to the lands comprising the former Wetenhall Court could not be cleared, and the consent would not be finalized.

Relationship to Council Strategic Priorities

1. Sustainable Economic & Ecological Development
    1.2. Facilitate the growth of key sectors

The recommendations encourage optimization of lands around the Hamilton International Airport.

Previous Reports Submitted

Not applicable.

Consultation

Tim Vrooman, Area Planning Manager, Development Planning, Planning and Economic Development Department

Zivko Panovski, Manager – Development Engineering, Growth Management Division, Planning and Economic Development Department

Ashley McMillan, Law Clerk, Legal and Risk Management Services, Corporate Services

Appendices and Schedules Attached

Appendix A: Location Map

Appendix B: Revised Draft Approved Plan of Subdivision

Appendix C: Registered Plan 62M-1229

Appendix D: Severance Sketch – Consent Application B-25:088

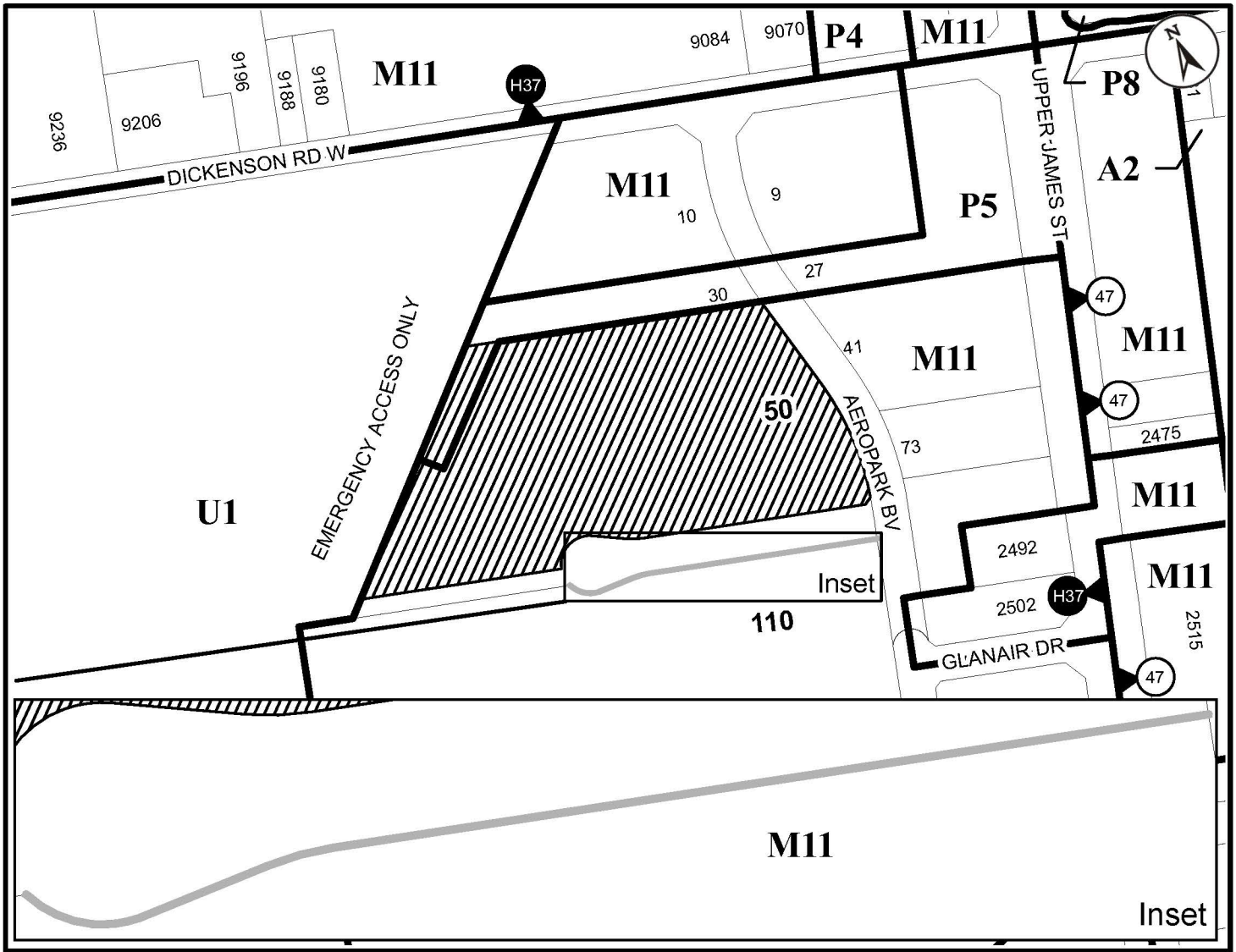
Appendix E: By-law to Deem Lands not to be Part of a Registered Plan

Prepared by:

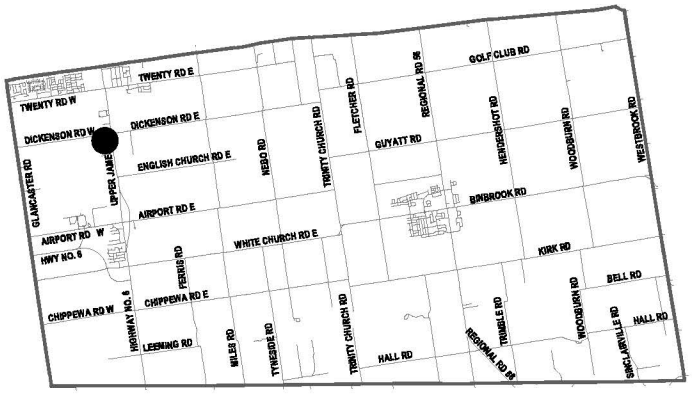
Sara Rogers, Development Coordinator, Legislative Approvals / Staging of Development, Growth Management Division, Planning and Economic Development Department

Submitted and Recommended by:

Binu Korah, Acting Director, Growth Management and Chief Development Engineer, Growth Management Division, Planning and Economic Development Department



● Site Location



Key Map - Ward 11

Location Map

Hamilton

PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT

File Name/Number:	Date:
50 and part of 110 Aeropark Blvd	March 3, 2026

Appendix "A"	Scale:	Planner/Technician:
	N.T.S	SR/NB

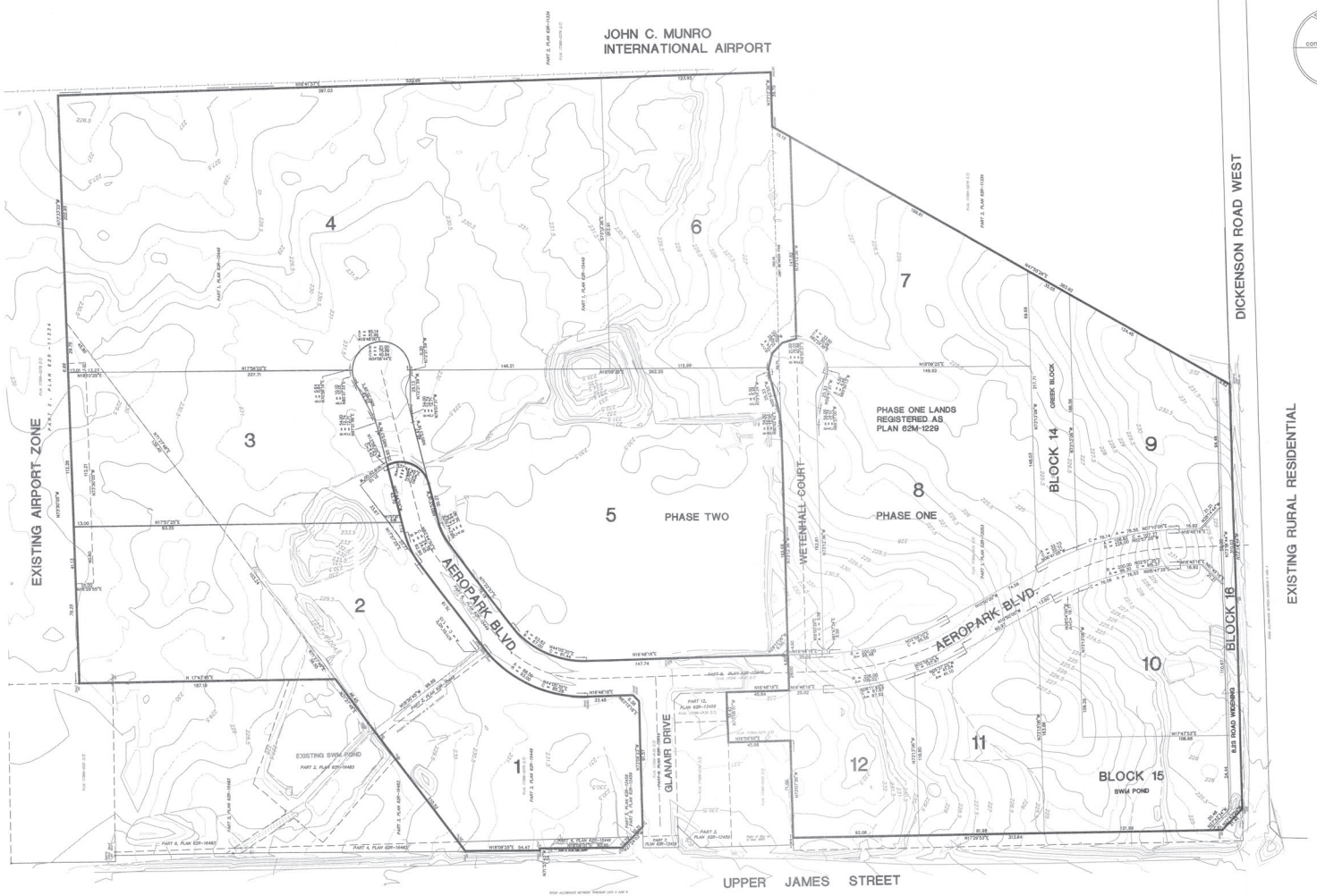
Subject Property

50 and part of 110 Aeropark Boulevard, Glanbrook (Ward 11)

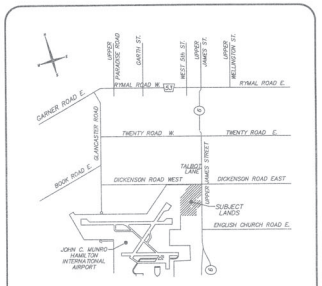
Lands to be Deemed not to be Part of a Registered Plan:

Lots 1 and 2 of Registered Plan 62M-1229
(50 Aeropark Boulevard, Glanbrook)

Block 7 of Registered Plan 62M-1229
(Part of 110 Aeropark Boulevard, Glanbrook)







KEY PLAN
N.T.S.
Subject lands :

DRAFT PLAN OF SUBDIVISION FOR ORLICK AEROPARK 1463851 ONTARIO INC. & ORLICK INDUSTRIES LIMITED.

PART OF LOT 5, CONCESSION 3
GEOGRAPHIC TOWNSHIP OF GLANFORD
AND PART OF AEROPARK BOULEVARD
CITY OF HAMILTON

ADDITIONAL INFORMATION REQUIRED UNDER SECTION 51 (17) OF THE PLANNING ACT

A) AS SHOWN ON THE DRAFT PLAN
B) AS SHOWN ON THE DRAFT PLAN
C) AS SHOWN ON THE DRAFT PLAN
D) SEE LAND USE SCHEDULE
E) AS SHOWN ON THE DRAFT PLAN
F) AS SHOWN ON THE DRAFT PLAN
G) AS SHOWN ON THE DRAFT PLAN
H) MUNICIPAL PIPE WATER SUPPLY
I) CLAY SILT
J) AS SHOWN ON THE DRAFT PLAN
K) SANITARY, STORM, MUNICIPAL WATER, HYDRO, GAS
L) AS SHOWN ON THE DRAFT PLAN

STATISTICS

LAND USE SCHEDULE

LAND USE	LOTS/BLOCKS	AREA
* AIRPORT PRESTIGE BUSINESS (M11 ZONE)	1–12	34.06 ha.
* PROPOSED ROADS 26.00m ROW		1.83 ha.
* OPEN SPACE (CREEK BLOCK)	14	0.61 ha.
* OPEN SPACE (SWM POND)	15	1.24 ha.
* ROAD WIDENING	16	0.27 ha.
TOTAL AREA OF SUBDIVISION		38.01 ha.

EXISTING AIRPORT RELATED BUSINESS ZONE

Subject to the conditions, if any, set forth in our letter dated JAN. 25, 2018, this draft plan is hereby revised and approved under section 51 of the Planning Act, as amended, by the General Manager of Planning and Economic Development Department of the City of Hamilton under the authority of By-law 07-323.

This 26TH day of JANUARY 2018

for General Manager, Planning and Economic Development
City of Hamilton

LOT NUMBER	AREA (hectares)	AREA (acres)
1	2.00	4.95
2	3.20	7.90
3	2.52	6.23
4	8.16	20.17
5	5.12	12.65
6	2.85	7.04
7	2.00	4.95
8	2.92	7.22
9	1.53	3.78
10	1.28	3.16
11	1.29	3.18
12	1.18	2.92

METRIC NOTE:
DISTANCES AND ELEVATIONS ON THIS PLAN ARE TYPICALLY SHOWN IN METRES AND CAN BE CONVERTED TO FEET BY DIVIDING BY 0.3048

0 10 20 40 60 80 100 120
GRAPHIC SCALE – METRES

CONTOUR INTERVALS ARE 0.50m

Scale : 1:1500

NOTE:
FILE: 07211-DPD.DWG
DATE: JANUARY 15, 2008
REVISED DATE: NOVEMBER 6, 2017

OWNER'S CERTIFICATE

WE BEING THE REGISTERED OWNERS OF THE SUBJECT LANDS HEREBY AUTHORIZE THE ODAN/DETECH GROUP INC. TO PREPARE AND SUBMIT A DRAFT PLAN OF SUBDIVISION FOR APPROVAL.

DATED Nov 22/2017 — ORLICK INDUSTRIES LIMITED.
D. Orlick – PRESIDENT

DATED Nov 22/2017 — 1463851 ONTARIO INC.
D. Orlick – President

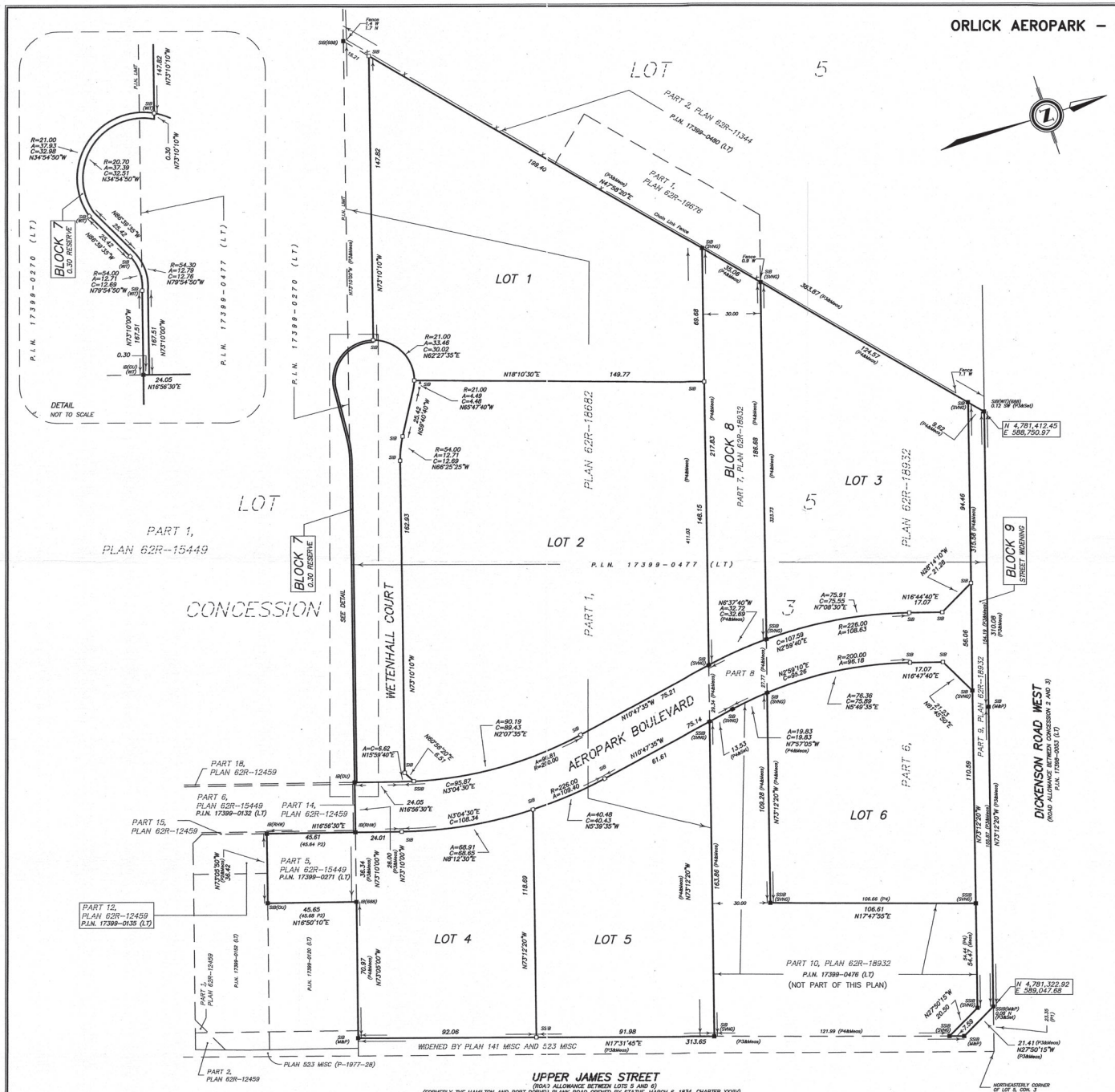
SURVEYOR'S CERTIFICATE

I HEREBY CERTIFY THAT THE BOUNDARIES OF THE LANDS TO BE SUBDIVIDED AND THEIR RELATIONSHIP TO THE ADJACENT LANDS ARE ACCURATELY AND CORRECTLY SHOWN ON THIS PLAN.

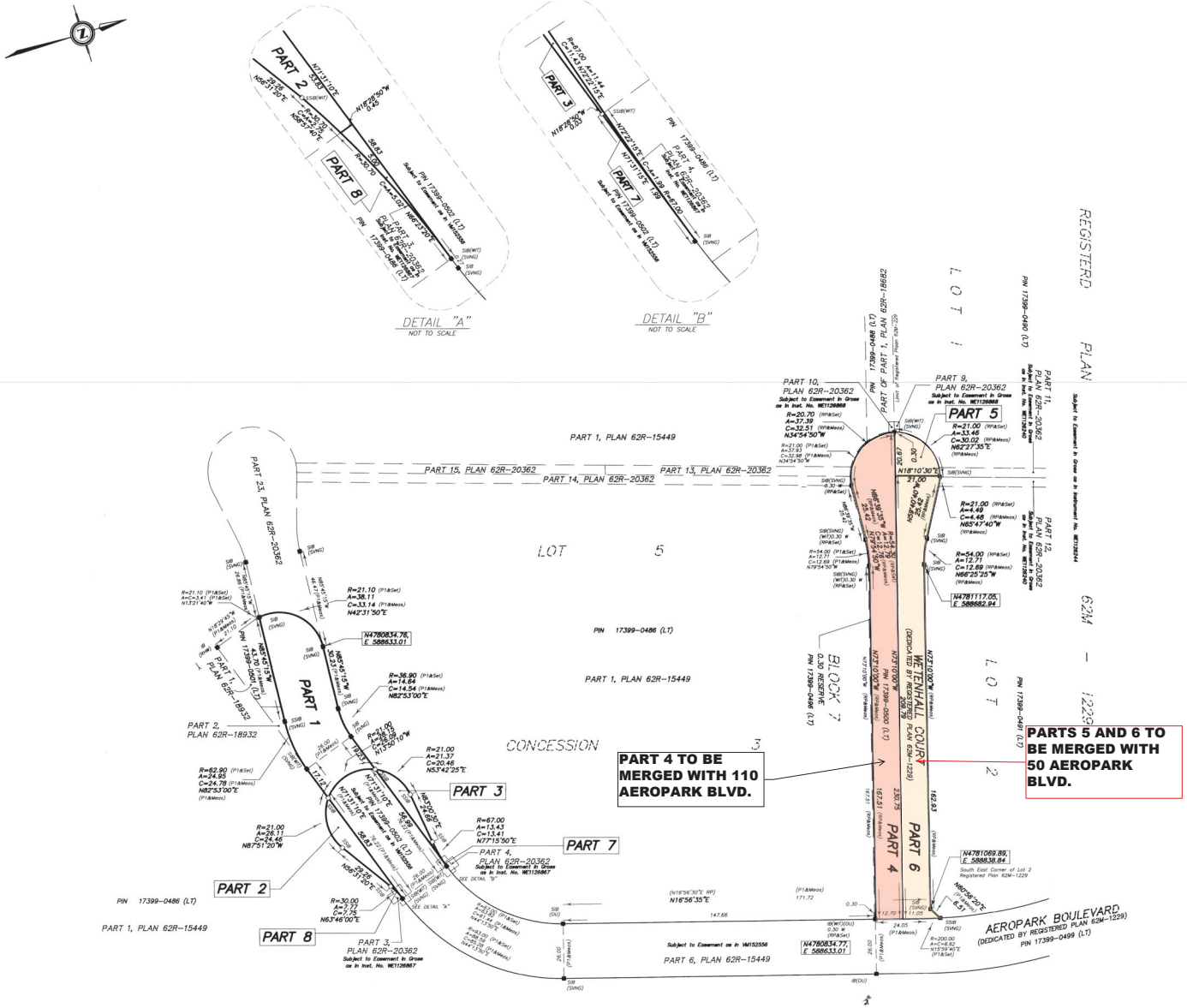
DATED November 16th 2017

D.A. WILTON, O.L.S.
SPEIGHT, VAN NOSTRAND & GIBSON LIMITED – 2012

ODAN/DETECH
THE ODAN/DETECH GROUP - CONSULTING ENGINEERS
5230 SOUTH SERVICE ROAD BURLINGTON, ONTARIO. L7L 5K2
OFF: (905) 632-3811 FAX (905) 632-3363


ORLICK AEROPARK – PHASE 1
LOT 5
LOT 1
LOT 2
LOT 3
LOT 4
LOT 6
PART 2, PLAN 62R-11544
P.I.N. 17399-0480 (LT)
PART 1, PLAN 62R-19676
Chain Link Fence
198.40
(P3&Meas)
N47°58'30"E
303.87 (P3&Meas)
124.57 (P3&Meas)
N 4,781,412.45
E 588,750.97
BLOCK 7
0.30 RESERVE
BLOCK 8
PART 7, PLAN 62R-18932
BLOCK 9
STREET WIDENING
WETENHALL COURT
AEROPARK BOULEVARD
DICKENSON ROAD WEST
(ROAD ALLOWANCE BETWEEN CONCESSION 2 AND 3)
P.I.N. 17399-0001 (LT)
CONCESSION
PLAN 62R-18682
PLAN 62R-18932
PART 1, PLAN 62R-15449
PART 18, PLAN 62R-12459
PART 6, PLAN 62R-15449 P.I.N. 17399-0132 (LT)
PART 14, PLAN 62R-12459
PART 15, PLAN 62R-12459
PART 5, PLAN 62R-15449 P.I.N. 17399-0271 (LT)
PART 12, PLAN 62R-12459 P.I.N. 17399-0135 (LT)
PART 10, PLAN 62R-18932
P.I.N. 17399-0476 (LT)
(NOT PART OF THIS PLAN)
N 4,781,322.92
E 589,047.68
WIDENED BY PLAN 141 MISC AND 523 MISC
PLAN 523 MISC (P-1977-28)
PART 2, PLAN 62R-12459
UPPER JAMES STREET
(ROAD ALLOWANCE BETWEEN LOTS 5 AND 6)
(FORMERLY THE HAMILTON AND PORT DOVER/ PLANK ROAD OPENED BY STATUE, MARCH 6, 1834. CHAPTER XXXIV)
P.I.N. 17396-0001 (LT)
NORTHEASTERLY CORNER OF LOT 5, CON. 3
DETAIL
NOT TO SCALE
SEE DETAIL
P.I.N. 17399-0270 (LT)
P.I.N. 17399-0477 (LT)
P.I.N. 17399-0271 (LT)
106.61 N17°47'55"E
313.65 (P3&Meas)
N17°31'45"E
92.06
91.98
121.99 (P4&Meas)
21.41 (P3&Meas) N27°50'15"W (P3&Meas)
N27°50'15"W 20.50
N17°31'45"E 313.65 (P3&Meas)
N17°31'45"E 313.65 (P3&Meas)
N17°31'45"E 313.65 (P3&Meas)

SEVERANCE SKETCH - APPLICATION FOR CONSENT
"0" AERODROME BLVD., CITY OF HAMILTON
PROPOSED LOT ADDITIONS


DETAIL "A"
NOT TO SCALE
DETAIL "B"
NOT TO SCALE
PART 1
PART 2
PART 3
PART 4
PART 5
PART 6
PART 7
PART 8
LOT 5
CONCESSION 3
PART 1, PLAN 62R-15449
PART 2, PLAN 62R-18932
PART 3, PLAN 62R-20362
PART 4, PLAN 62R-20362
PART 5, PLAN 62R-20362
PART 6, PLAN 62R-15449
PART 7, PLAN 62R-20362
PART 8, PLAN 62R-20362
PART 9, PLAN 62R-20362
PART 10, PLAN 62R-20362
PART 11, PLAN 62R-20362
PART 12, PLAN 62R-20362
PART 13, PLAN 62R-20362
PART 14, PLAN 62R-20362
PART 15, PLAN 62R-20362
PART 23, PLAN 62R-20362
PART 1, PLAN 62R-18932
PART 1, PLAN 62R-15449
PART 1, PLAN 62R-15449
PART 1, PLAN 62R-15449

CITY OF HAMILTON

BY-LAW NO. _____

A By-law to Deem a Part of a Subdivision Not To Be Registered Lots 1, 2, and Block 7, Registered Plan No. 62M-1229

WHEREAS Subsection 50(4) of the *Planning Act* R.S.O. 1190, Chapter 13, as amended, provides that the Council of a Municipality may, by By-law, designate any Plan of Subdivision, or part thereof, that has been registered for eight (8) years or more, and deem it not to be a Registered Plan of Subdivision for the purpose of the subdivision control provisions of Subsection 50(3) of the *Planning Act,*

AND WHEREAS Registered Plan 62M-1229 was registered in the Land Registry Office on the 10th day of June, 2016.

AND WHEREAS Lots 1, 2, and Block 7, Registered Plan 62M-1229, City of Hamilton are within a Plan of Subdivision registered for more than eight (8) years;

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. That the following lands are designated and deemed not to be within a Registered Plan of Subdivision for the purpose of Subsection 50(3) of the *Planning Act*:

   Lots 1 and 2 and Block 7, Registered Plan 62M-1229, City of Hamilton

2. The City Clerk is hereby authorized and directed to:

   (a) lodge a copy of this By-law with the Minister of Municipal Affairs and Housing;

   (b) register a certified copy or duplicate copy of this deeming By-law against the title to the lands in the proper registry office, and this By-law shall not take effect until this requirement has been complied with; and,

   (c) send by registered mail, notice of passing of this By-law to be given within thirty (30) days of the date of passing, to each person appearing by the last revised assessment roll to be the owner of land to which this By-law applies, which notice shall be sent to the last known address of each such person.

3. That notwithstanding S.50(27) of the *Planning Act*, this By-law No._____ shall come into force and take effect when registered in the Land Registry Office.

PASSED and ENACTED this __day of _____, 2026.

_____ _____

MAYOR CLERK



This is Schedule "A" Deeming (De-Registration) By-law

Mayor

Passed the ..... day of ....., 2026

Clerk

Schedule "A"

Map forming Part of Deeming (De-Registration) by-law_____

Subject Property

50 and part of 110 Aeropark Boulevard, Glanbrook (Ward 11)

Lands to be Deemed not to be Part of a Registered Plan:

Lots 1 and 2 of Registered Plan 62M-1229
(50 Aeropark Boulevard, Glanbrook)

Block 7 of Registered Plan 62M-1229
(Part of 110 Aeropark Boulevard, Glanbrook)

Scale: N.T.S	File Name/Number: 50 and part of 110 Aeropark Blvd
Date: March 4, 2026	Planner/Technician: SR/NB
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT	

Hamilton

City of Hamilton

Report for Consideration

To:	Chair and Members Planning Committee
Date:	April 14, 2026
Report No:	PED26038
Subject/Title:	Fee and Process Review for Formal Consultation and Holding Removal Applications
Ward(s) Affected:	City Wide

Recommendations

1) That the draft By-law to amend By-law No. 12-282, as amended, attached as Appendix “A” to Report PED26038, which has been prepared in a form satisfactory to the City Solicitor, **BE APPROVED.**

Key Facts

- The purpose of this report is to reduce the fees for Formal Consultation applications, as well as introduce changes to streamline the process to remove a Holding Provision, with resulting fee adjustments, to address the concerns of the development industry regarding high fees and the appropriateness of the fees, duplicate submission requirements, and staff reviews of the same materials across application types.

- This report responds to Report PED24134 to investigate opportunities to incentivize the Formal Consultation process including a review of fees.

Financial Considerations

Staff are proposing to streamline the Formal Consultation process to reduce the fees as an incentive for applicants to continue utilizing the Formal Consultation process. A combined total of 59 Formal Consultation applications across all Formal Consultation application types were processed in 2025 accounting for approximately $638,975.00 in revenue. When applying the new reduced Formal Consultation fees, the anticipated revenue would be approximately $457,200.00 based on applying the same volume of Formal Consultation applications received in 2025.

Fees for a Holding Removal application are proposed to be restructured and reduced. The fee will be dependent on the number and type of Holding Provision(s) to be lifted on a property, rather than the application fee currently collected ($26,815.00 per application). In 2025, 15 applications were processed accounting for approximately $296,000 in fees (approximately $19,700 per application). Several of the applications were subject to affordable housing fee exemptions as well as a fee reduction for lands that implemented a Holding Provision(s) prior to August 12, 2022. The application of those exemptions resulted in a realized revenue of approximately $81,200.00. When applying the new fees, the cost would be approximately $14,000 per application, a reduction of approximately $5,700 per application (a 29% reduction).

Background

Bill 109 *More Homes for Everyone Act, 2022* amended the *Planning Act* to require municipalities to refund development application fees if a decision was not made within legislative timelines. Report PED2212(c) to implement changes to the Planning Act was approved by Council on August 12, 2022. The report contained the Bill 109 Risk

Identification and Recommendations report, prepared by BMA Management Consulting Inc., dated July 2022, which assessed the need to increase development application fees. Fees for a Holding Removal application, a Formal Consultation application and a Formal Consultation Site Plan application were increased to reflect new process mapping and estimated average staff hours to meet the 60-, 90- and 120-day timelines in the *Planning Act.*

Staff anticipated an increased use of Holding Provisions to address outstanding items to be reviewed by internal Departments and external Agencies. The Holding Removal application process was revised, and in addition to the existing Holding Removal (Downtown) application, a Routine application was created for instances where the Holding Provision only applied to a requirement of an outside Agency, and a Complex application (formerly called Standard application) was required when the Holding Provision applied to a requirement of internal Departments. Table 1 of Appendix “C” to Report PED26039 shows a comparison of the 2022 fees, the fees introduced in 2023, and the current 2026 fees (adjusted for Consumer Index Pricing as required).

The effect of Bill 185 was the removal of mandatory pre-consultation processes for planning applications and repealing the requirement to refund application fees if legislative timelines for approval were not met. In response, Report PED24134 was brought forward to the October 18, 2024, Planning Committee recommending amendments to the Hamilton Urban and Rural Official Plans to establish minimum submission requirements (e.g., technical plans and studies) that must be submitted with Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision and Site Plan applications if an applicant chooses to not engage in a Formal Consultation. Staff were directed to investigate opportunities to incentivize the Formal Consultation process, including a review of the application fees.

Analysis

Formal Consultation/Formal Consultation Site Plan Application Fee Structure

Formal Consultation is considered a key step in the application process for Site Plan Control, Official Plan Amendment, Zoning By-law Amendment, Draft Plan of Subdivision, and Draft Plan of Condominium (Vacant Land) applications and allows for collaborative discussion on the details of an application earlier in the development process.

The fees for a Formal Consultation application were increased in 2023 to reflect staff time in reviewing the detailed plans and drawings submitted and providing written direction for scoped complete application requirements. Report PED24134 directed staff to investigate opportunities to incentivize the Formal Consultation process, including a review of the application fees. Applicants have provided positive feedback during City Builder (formerly known as Development Industry Liaison Group) meetings and the Bloomberg Workshops with external customers with respect to the City's current Formal Consultation processes. Staff have focused on a reduction in fees to incentivize the use of Formal Consultations and have undertaken a review of the current processes with the aim of not compromising customer service, feedback, and continuing collaboration on development applications while ensuring cost recovery.

Based on the current process mapping and staff time, the revised fees for Formal Consultation Site Plan and Formal Consultation were calculated. To incentivize the use of Formal Consultation, staff recommend the following:

- Reduce the Formal Consultation Site Plan fee from $12,580 to $7,800 (38% reduction);
- Reduce the Formal Consultation with Development Review Team fee from $9,505 to $7,800 (18% reduction); and,
- Reduce the Formal Consultation without Development Review Team meeting from $8,185 to $7,300 (10% reduction).

These fees are shown in Table 1 of Appendix “C” attached to Report PED26038.

The reduction of the fees is to encourage applicants to utilize the Formal Consultation process while still collecting a fee to cover staff time to ensure quality Planning Act applications are submitted. Phase Two of the Fee Process Review for *Planning Act* applications (commencing in Q? 2026) will identify the anticipated efficiencies resulting from the implementation of the new Planning, Permitting, Licensing and By-law software and recommend further fee reductions where possible. Staff will also evaluate the potential for permitting a credit against future development fees for future *Planning Act* applications when preceded by a Formal Consultation application within the last 18 months, as had been the City’s practice in the past.

Process Changes for Formal Consultation Applications

Concerns from the development industry have been raised regarding the length of time to issue the Formal Consultation Document. Staff reviewed this process and timelines for Formal Consultations (excluding site plan) and adjusted the process so that the majority of Formal Consultation Documents can be issued within five business days following the Development Review Team meeting.

This review resulted in a reduction in the amount of time required for specific tasks to be completed (e.g. the use of the SharePoint solution at the intake stage), increased collaboration across commenters, a broader utilization of additional staff to complete tasks, management weekly check ins, and a refinement of the commenting and document preparation deadlines.

The impact of these changes has resulted in Formal Consultation documents being issued to applicants within five business days following the Development Review Team meeting. Prior to implementing the above efficiencies, it was not uncommon for it to take up to six months after the Development Review Team meeting to issue the Formal Consultation document.

The launch of the future Planning, Permitting, Licencing and By-law software in 2026 is expected to provide a further reduction in staff time spent processing Formal Consultation applications at the intake stage.

Holding Removal Application Fee Structure and Process Change

Staff remain committed to maintaining the process improvements that have been put in place to meet statutory timelines and it provides staff flexibility to collaborate with an applicant if there is a mutual agreement to allow for additional time past the processing timelines. With these process improvements, it is anticipated the use of Holding Provisions will be reduced, saving the applicant additional time and costs.

Applicants have indicated that they understand staff's objective to meet the legislative timelines for approvals, however, the dependency on Holding Provisions is viewed as a burden to their overall development proposal. There is a perception that staff review time and submission of materials is a duplication of efforts.

In response to these concerns, staff undertook a review of the current process for Holding Removal applications and recommends the replacement of the current three Holding Removal application processes with two Holding Removal application processes, and a new fee structure. The first proposed application type follows the current Holding Removal application process (Holding – Standard). The second proposed application type is a two-step process where the review of related materials may be completed with the associated Site Plan Control application (Holding – Site Plan), followed by the submission of a Holding Removal application. A further explanation of each proposed application type is provided below.

Holding Removal (Standard) Application

For properties that require the removal of a Holding Provision but do not require Site Plan Control (i.e. a proposal for less than 10 residential units), the applicant will proceed through the current Holding Removal application process however, fees for this

application have been restructured and are explained in the Fee Structure section below.

Holding Removal (Site Plan) Application

A new two-step process is proposed that allows staff to review materials required for both a Holding Removal and a Site Plan application concurrently. The process is included in Appendix “B” attached to Report PED26038. A property with a Holding Provision that also requires a Site Plan Control application is eligible for a Holding Removal (Site Plan) application process where the first step includes the submission and review of materials required to lift the Holding Provision as part of the Site Plan Control application. A Holding Removal application (second step) will be a condition of Site Plan approval. When the Holding Removal application has been approved, the site plan condition can be cleared.

This process is optional for the applicant. An applicant may choose to not submit related materials to lift a Holding Provision with a corresponding Site Plan Control application and instead will need to apply for a stand-alone Holding Removal (Standard) application.

Fee Structure

Staff are recommending the fees to remove a Holding Provision be dependent on the number and/or type of Holding Provisions subject to a particular property, rather than a blanket application fee. The following steps are taken into consideration when assessing fees for a Holding Removal application:

1. **Which type of application is being applied for:** A base fee will be charged for a Holding Removal application (Standard or Site Plan) to cover administrative, circulation, report writing, and final approval costs associated with the delegated authority process to pass the by-law.
2. **Which Holding Provisions are required to be removed:** An applicant will identify the fees for each Holding Provision type that the property is subject to.

For example, separate fees are proposed for Planning related Hold(s) (i.e. Noise Study, Wind Study etc.) and Transportation Planning related Hold(s) (i.e. Traffic Impact Assessment).

3. **If the Holding Provision is related to Growth Management only, the applicable fee will be dependent on the number of Holding Provisions being removed (i.e. Water, Sanitary or Stormwater Management):** The first Growth Management related Holding Provision on a property requires a fee of $9,000. A second Growth Management Holding Provision will require an additional fee of $4,500. No fee would apply to additional Holding Provisions.

4. **If this is a resubmission of a Holding Removal (Standard) application:** A fee, equivalent to 25% of the application fee, for each additional resubmission is recommended, as opposed to the current practice of charging this fee on the third resubmission. Using the example from Appendix “B”, if the total fee for a Holding Removal (Standard) is $12,035, the fee for each resubmission would be $3,010. This recommendation will apply to new Holding Removal (Standard) applications as of the day of passing of the new fee schedule.

The proposed application fees for both Holding Removal (Standard) and Holding Removal (Site Plan) are lower than the current fees for a Downtown or Complex Holding Removal application. The maximum application fee that would be collected (not including any resubmission fees) for a Holding Removal (Standard) is $21,760 and $21,950 for a Holding Removal (Site Plan). The maximum application fee would only be applied if all three Holding Provision types (Planning, Transportation Planning, and Growth Management) are in effect on a property.

For Holding Provisions that are removed by external agencies (i.e. Ministry of Transportation or CN Rail) and currently being processed as Routine Holding Removals, the application fee would be $6,145 for Holding Removal (Standard) or $6,335 for Holding Removal (Site Plan). The proposed fees for Formal Consultation Site

Plan, Formal Consultation and Holding Removal applications, are shown in Table 3 within Appendix “D” attached to Report PED26038.

Alternatives

Council could modify or further reduce the proposed fees; however, staff do not recommend this alternative as it would not allow the fees to be adjusted to accurately reflect the new alignments of work and would not be full cost recovery and would therefore impact the levy.

Relationship to Council Strategic Priorities

- Priority 3: Responsiveness & Transparency
  - 3.1 Prioritize customer service and proactive communication
  - 3.3 Modernize City systems

Previous Reports Submitted

- Process, Staffing and Fee Changes to Implement Bill 13 and Bill 109 (PED2211(c)) https://pub-hamilton.escribemeetings.com/Meeting.aspx?Id=aad14dff-cdfc-4705-abd0-f28dc6523a4c&Agenda=Agenda&lang=English&Item=25&Tab=attachments
- City Initiated Official Plan Amendments – Formal Consultation and Complete Application Requirements under Bill 185 (PED24134) https://pub-hamilton.escribemeetings.com/Meeting.aspx?Id=4583e719-2003-4c13-90f5-56e2b7a31e9d&Agenda=Agenda&lang=English&Item=22&Tab=attachments

Consultation

- Consultation has been undertaken with staff in the Planning Division, Growth Management Division, Transportation Planning and Parking Division, and Finance and Corporate Services to obtain feedback on application process mapping, estimated average productive hours and fees.
- Staff presented recommendations of this report to the Development Industry Liaison Group (now “City Builders”) on April 14, 2025.
- Notice of proposed changes to the Tariff of Fees By-law was advertised in The Hamilton Spectator on March 27, 2026.

Appendices and Schedules Attached

Appendix A: Amendment to Tariff of Fees By-law No. 12-282
Appendix B: Holding Removal Fee Structure Examples
Appendix C: Existing Formal Consultation and Holding Removal Fees
Appendix D: Proposed Formal Consultation and Holding Removal Fees

Prepared by:

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Joseph Sanseverino, Business Facilitator Planning Division, Planning and Economic Development Department

Submitted and Recommended by:

Anita Fabac, Acting Director of Planning and Chief Planner

Planning Division, Planning and Economic Development Department

Authority: Item,
Report
CM:
Ward: City Wide

Bill No.

CITY OF HAMILTON

BY-LAW NO.

To Amend By-law No. 12-282, as amended by By-law Nos. 19-108, 19-197, 21-079, 22-222, 23-031, 24-110 and 24-155 Respecting Tariff of Fees

WHEREAS Section 69 of the Planning Act, R.S.O. 1990, Chapter 13, as amended, authorizes municipalities to enact a by-law to prescribe a Tariff or Fees for the processing of applications made in respect of planning matters;

AND WHEREAS Section 391 of the Municipal Act, 2001, S.O. 2001, c. 25, as amended, authorizes municipalities to enact by-laws to impose fees on any class of person for services or activities provided or done by or on behalf of the municipality;

NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. The amendments in this By-law include any necessary grammatical, numbering, formatting, and lettering changes.

2. That Schedule “A” to By-law No. 12-282, as amended, be updated by deleting “Site Plan Control” subsection 6 (d) and replacing Section 12 “Formal Consultation” with the following new fees:

12 a. Formal Consultation Site Plan	$ 7,800.00
12 b. Formal Consultation (with Development Review Team meeting)	$ 7,800.00
12 c. Formal Consultation (no Development Review Team meeting)	$ 7,300.00

3. That Schedule “A” to By-law No. 12-282, as amended, be amended by deleting “Rezoning Application” subsections (g), (h), (i) and (j) and replacing with the following new fees:

5 g. Removal of a “H” Holding Provision Base Fee (Standard)	$3,035
i. Plus Planning Analysis of a Holding(s)	$3,110
ii. Plus Transportation Analysis of a Holding(s)	$2,115
iii. Plus Growth Management Analysis of a Holding(s)	
1st Holding Provision	$9,000
All Additional Holding provisions (inclusive)	$4,500
5 h. Review of a “H” Holding Provision (Site Plan)	
i. Planning Analysis of a Holding(s)	$3,990
ii. Transportation Analysis of a Holding(s)	$2,115
iii. Growth Management Analysis of a Holding(s)	
1st Holding Provision	$9,000
All Additional Holding provisions (inclusive)	$4,500
5 i. Removal of a “H” Holding Provision (Site Plan) (staff report writing only)	$2,345
5 j. Removal of a “H” Holding Provision Resubmission (Standard Only)	25% of total application fee

4. The new fees for a Formal Consultation Site Plan, Formal Consultation (With DRT), Formal Consultation (No DRT), Removal of a “H” Holding Provision (Standard), Review of a “H” Holding Provision (Site Plan) and Removal of a “H” Holding Provision (Site Plan) are hereby approved and adopted.

5. The fees shall be paid at the time of the submission of an application.

6. No application for a Formal Consultation, Formal Consultation Site Plan, Removal of a “H” Provision (Standard), Removal of a “H” Provision (Site Plan) or Review of a “H” Holding Provision (Site Plan) shall be deemed to have been made, provided, or completed, and no application shall be received, unless the appropriate fees are paid in accordance with this By-law.

7. The amount of the fees for a Formal Consultation application, Formal Consultation Site Plan application, Removal of a “H” Provision application (Standard), Removal of a “H” Provision application (Site Plan) and Review of a “H” Holding Provision (Site Plan) shall be adjusted annually by the percentage

change during the preceding year of the Consumer Price Index (CPI) for Toronto, and the resulting figures shall be rounded off to the nearest five ($5.00) dollar interval.

8. This By-law shall be deemed to have come into force on April 22, 2026.

PASSED this _____ day of _____, 2026.

A. Horwath	M. Trennum
Mayor	City Clerk

Holding Removal Fee Structure Examples

Holding Removal - Standard

Base Fee	$3,035
Planning Analysis	$3,110
Transportation Analysis	$2,115
Growth Management Analysis	$9,000 for 1st Holding Provision
	$4,500 for all additional Holding Provisions (inclusive)

Holding Removal – Standard Resubmission

Resubmission Fee (applied to each resubmission)	25% of total application fee

Holding Removal - Site Plan

Step One – Fee to review Holding Provision related materials concurrently with a Site Plan Control Application

Holding Removal - Site Plan

Planning Analysis		$3,990
Transportation Analysis		$2,115
Growth Management Analysis		$9,000 for 1st Holding Provision
	PLUS	$4,500 for all additional Holding Provisions (inclusive)

Step Two – Fee for report writing and administrative tasks to lift Holding Provisions

Holding Removal Application

Base Fee $2,345

Example: Holding Removal – Standard

Applicant proposes to construct a single detached dwelling. A Site Plan Control application is not required but a Holding Provision must be lifted.

119. Notwithstanding Section 12.3 of this By-law, within lands zoned Settlement Residential (S1, 738) Zone, identified on Map Nos. 1022 and 1068 of Schedule A – Zoning Maps, and described as [redacted], a Single Detached Dwelling or a Residential Care Facility shall not be permitted until such time as:

i) The applicant/owner enters into a ground water monitoring agreement with the City of Hamilton to the satisfaction of the Director of Hamilton Water to support the construction of a single detached dwelling or residential care facility on the lands identified as Part 3 through Consent application [redacted] executes the terms of the ground water monitoring agreement, with monitoring occurring on the single detached dwellings or residential care facilities constructed on both Part 1 and Part 2 identified through Consent application [redacted] with monitoring beginning on the first date of occupancy for the single detached dwelling or residential care facility on the second lot to be developed and continuing for a minimum period of one year, to the satisfaction of the Director of Hamilton Water; and, provides satisfactory demonstration that long-term water takings are sustainable and that there are no significant impacts to ground water resources to the satisfaction of the Director of Hamilton Water.

Fee Structure:

Holding Removal Standard	New Fees	Current Fees (Complex Holding)
Base Fee	$3,035	$25,065
Planning Analysis	n/a	n/a
Transportation Analysis	n/a	n/a
Growth Management Analysis		
First Holding Provision	$9,000	n/a
Additional Holding Provisions	n/a	n/a

Total	$12,035	*$25,065

*The current fees are fixed totals based on location and how the condition is to be cleared versus the proposed breakdown of fees proposed in this report.

Example: Holding Removal – Site Plan

Applicant proposes to construct a six storey building with 158 residential units.

158. Notwithstanding Section 10.5 of this By-law, within lands zoned Mixed Use – Medium Density (C5) Zone, identified on Map No. 1195 of Schedule "A" – Zoning Maps and described as [redacted] no development shall be permitted until such time as:

i) The Owner submitting a Sanitary Sewer Capacity Analysis, to the satisfaction of the Director of Growth Management and Chief Development Engineer.

ii) The Owner submitting an updated Functional Servicing Report in accordance with the City's standards, to the satisfaction of the Director of Growth Management and Chief Development Engineer.

iii) The Owner submitting a Watermain Hydraulic Analysis to the satisfaction of the Director of Growth Management and Chief Development Engineer.

iv) The Owner submitting a revised Hydrogeology Report specifying the levels of underground parking and impacts and mitigation measures for the groundwater systems, to the satisfaction of the Director of Growth Management and Chief Development Engineer.

v) The Owner submitting easement document details for the privately owned rear yard catch basins to be considered as a storm outlet for the subject site and acknowledging that the future condominium corporation on the subject site will be responsible to operate, maintain and mitigate any negative impacts for the proposed storm outlets at the future condominium corporation's cost, to the satisfaction of the Director of Growth Management and Chief Development Engineer.

vi) The Owner making satisfactory arrangements with the City's Growth Management Division and entering into an External Works Agreement with the City for the design and construction of any required improvements to the municipal infrastructure at the Owner's cost, should it be determined that upgrades are required to the municipal infrastructure to support the proposed development, all to the satisfaction of the Director of Growth Management and Chief Development Engineer.

vii) The Owner submitting a revised Tree Protection Plan addressing the protection of the trees found within the City's right-of-way and that finalizes the justification for the removal of the identified trees, and submitting written confirmation, from the owner of [redacted] for permission to encroach into the dripline of "Tree A", to the satisfaction of the Director of Planning and Chief Planner. The resubmission is also to include the applicable Tree Protection Plan review fee payable to the City of Hamilton.

viii) The Owner investigating traffic calming measures on [redacted] and [redacted] and pay 50% of the costs, to a maximum of $50,000.00, of the identified traffic calming measures, to the satisfaction of the Director of Transportation and Parking.

Fee Structure:

In addition to a Site Plan Control application fee, the following fee will be collected to review Holding related materials.

Step 1:

Holding Removal Site Plan	New Fee	Current Fees (Complex Holding)
Planning Analysis	$3,990	n/a
Transportation Analysis	$2,115	n/a
Growth Management Analysis		
First Holding Provision	$9,000	n/a
Additional Holding Provision	$4,500	n/a
Total	$19,605	*$25,065

*The current fees are fixed totals based on location and how the condition is to be cleared versus the proposed breakdown of fees proposed in this report.

Step 2:

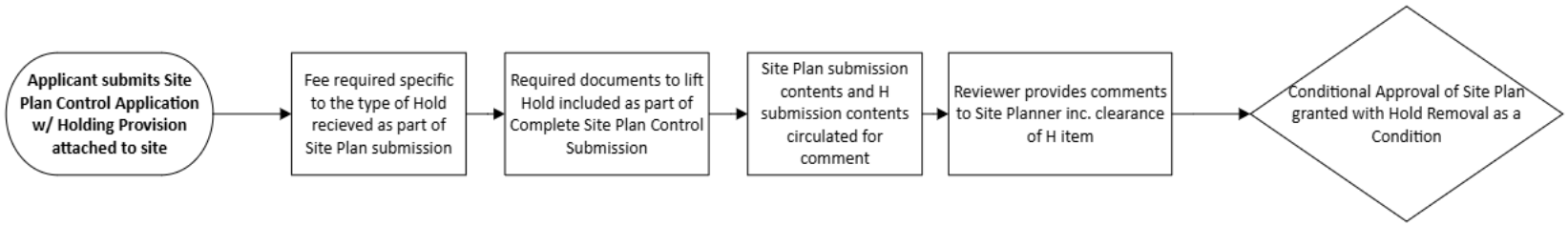
Holding Removal Application

Holding Removal base fee:	$2,345

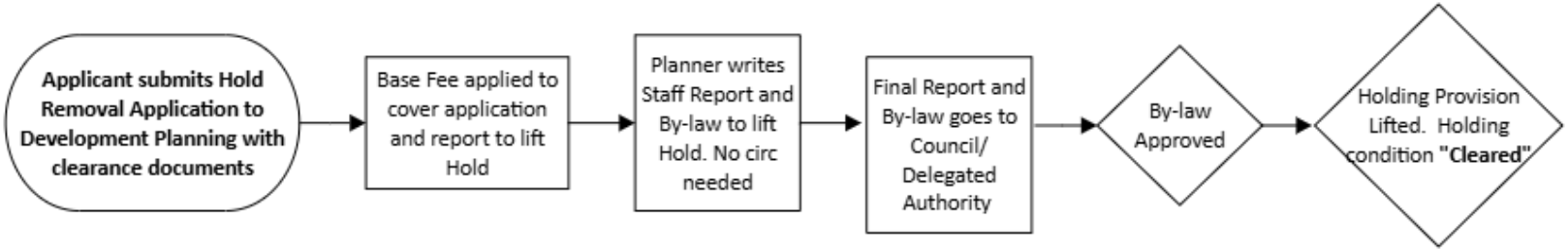
Process Maps

Holding Removal – Site Plan

Step 1: Applicant submits a Site Plan Control application with Holding Provision related materials.



Step 2: When Holding Provision related materials are deemed to be satisfactory to lift the Holding Provision, the applicant will submit a Holding Removal application.



Holding Removal – Standard Process

Applicant submits for Holding Removal following the existing process to Development for review, circulation, and lifting of the Holding Provision(s) by the Delegated Authority. **Note:** This process may be applied in scenarios outside of the Site Plan Control process or instances the Holding Removal Provision cannot be reviewed at the initial intake stage of a Site Plan Control submission due to the nature of the Holding Provision(s) being premature in context with the stage of the Site Plan Control submission.

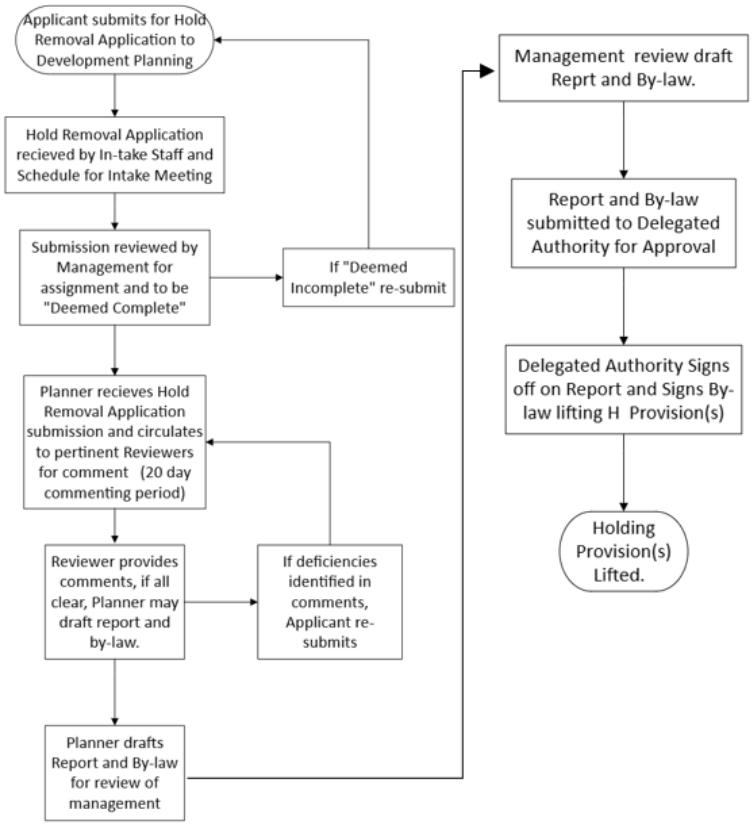


Table 1: Comparison of the 2022 fees, the fees introduced in 2023, and the current 2026 fees (adjusted for Consumer Index Pricing as required).

Application Type	**2022 Fee**	**2023 fee**	**Current 2026 fee**	**Proposed 2026 Fee**
Removal of a "H" Holding Provision (Complex, formerly Standard)	$4,060	$23,310	$25,640	See Note below
Removal of a "H" Holding Provision (Downtown)	$5,920	$23,950	$26,345	See Note below
Removal of a "H" Holding Provision (Routine)	n/a	$8,250	$9,080	See Note below
Formal Consultation Site Plan	$1,260	$11,700	$12,870	$7,800
Formal Consultation with a Development Review Team meeting (DRT)	$1,260	$8,840	$9,725	$7,800
Formal Consultation without a Development Review Team meeting (DRT)	n/a	$7,610	$8,375	$7,300

Note: The Holding Provision Application types listed in Table 1 will no longer exist pursuant to the enactment of this By-law. Refer to Appendix B for the new Holding Provision Application types and new fee breakdown.

Table 3: Proposed fees for Formal Consultation Site Plan, Formal Consultation and Holding Removal applications.

Application Type	Fee
Formal Consultation Site Plan	$7,800.00
Formal Consultation with Development Review Team Meeting	$7,800.00
Formal Consultation without Development Review Team Meeting	$7,300.00
Removal of a “H” Holding(s) Provision Base Fee – Holding (Standard)	$3,035
i) Plus Planning Analysis of a Holding(s) Provision	$3,110
ii) Plus Transportation Analysis of a Holding(s) Provision	$2,115
iii) Plus Growth Management Analysis of 1st Holding Provision	$9,000
iv) Plus Growth Management Analysis of additional Holding Provisions (inclusive)	$4,500
v) Resubmission for Holding Provision	25% of applicable Provision (i-iv)
Review of a “H” Holding Provision - Holding (Site Plan)	
i. Planning Analysis of a Holding(s) Provision	$3,990
ii. Transportation Analysis of a Holding(s) Provision	$2,115
iii. Growth Management Analysis of 1st Holding Provision	$9,000
iv. Growth Management Analysis of additional Holding Provisions (inclusive)	$4,500
v. Removal of a “H” Holding(s) Provision (report writing)	$2,345
vi. Resubmission for Holding Provision	25% of applicable Provision (i-iv)

Hamilton

WELCOME TO THE CITY OF HAMILTON

PLANNING COMMITTEE

April 14, 2026

Presented by: Joseph Sanseverino

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

PED26038 – Fee and Process Review for Formal Consultation and Holding Removal Applications

Presented by: Joseph Sanseverino

Background

- Review and update the user fees and process streams for Formal Consultation Applications and Holding Removal Applications.
- Review of Formal Consultation fees was a recommendation of PED24124.
- Audit and streamline a new process for the removal of a Holding Provision to address the feedback regarding high user fees, duplicate submission requirements, and duplicate staff reviews.

Objective of Process Review:
Formal Consultation

- Encourage continued use of the Formal Consultation Application streams in lieu of Bill 185.
- Formal Consultations are mutually beneficial to a Municipality and Developer.
- Staff reviewed the current process mapping to identify efficiencies to reduce application costs.
- Staff will continue to assess additional incentives (e.g. rebate towards a future development application if a Formal Consultation is completed).

Proposed Formal Consultation Fees

Application Type	2022 Fee	2023 fee	Current 2026 fee	Proposed Formal Consultation Fee
Formal Consultation Site Plan	n/a	$11,700	$12,870	$7,800.00
Formal Consultation with a Development Review Team meeting (DRT)	$1,260	$8,840	$9,725	$7,800.00
Formal Consultation without a Development Review Team meeting (DRT)	n/a	$7,610	$8,375	$7,300.00

Objective of Process Review:
Removal of a Holding Provision(s)

1. Assess Application costs in relation to the nature of the Holding Provision(s).
2. Streamline the Application submission and circulation process by integrating Holding Removal items with Site Plan Control submissions where applicable to remove duplication.
3. Expedite the timeframe for which the Delegated Authority may authorize the removal of the pertinent Holding Provision(s) from the site.

Existing Holding Provision Fees

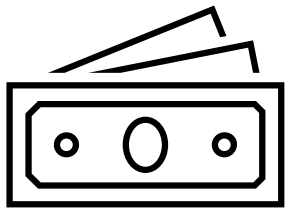
Holding Provision Category	Existing Fees
Removal of a 'H' Holding Provision (Complex)	$25,640
Removal of a 'H' Holding Provision (Downtown)	$26,345
Removal of a 'H' Holding Provision (Routine)	$5,345

Proposed Holding Provision Fees

Proposed New Holding Provision Process	Proposed Fees
Removal of a "H" Holding(s) Provision Base Fee – Holding (Standard)	**$3,035**
i) Plus Planning Analysis of a Holding(s) Provision	$3,110
ii) Plus Transportation Analysis of a Holding(s) Provision	$2,115
iii) Plus Growth Management Analysis of 1st Holding Provision	$9,000
iv) Plus Growth Management Analysis of additional Holding Provisions (inclusive)	$4,500
v) Resubmission for Holding Provision	25% of applicable Provision (i-iv)
Review of a "H" Holding Provision - Holding (Site Plan)	
Planning Analysis of a Holding(s) Provision	$3,990
Transportation Analysis of a Holding(s) Provision	$2,115
Growth Management Analysis of 1st Holding Provision	$9,000
Growth Management Analysis of additional Holding Provisions (inclusive)	$4,500
Removal of a "H" Holding(s) Provision (report writing)	$2,345
Resubmission for Holding Provision	25% of applicable Provision (i-iv)

Revenue Projection

- In 2025 there were 59 Formal Consultation Applications across all streams with a revenue of $638,975.00.
- New Formal Consultation Fees are projected to generate $457,200.00 in revenue across all streams when applying the volume from 2025.
- In 2025 there were 10 Holding Removal Applications across all application types with a revenue of $81,245.00.
- New Holding Removal fees are projected to generate a revenue between $61,050.00 and $217,760.00 based on the same volume of Holding Removal applications received in 2025.



Consultation

- Staff from the Site Plan Team, Development Planning Team, Growth Management, Transportation Planning, Heritage and Urban Design, Zoning, and Finance provided input on proposed fee structure.
- A summary of the proposed changes to the Holding Remove process and Formal Consultation fee audit was presented to the Development Industry Liaison Group on April 14, 2025.
- The Notice of Proposed Fee Change was posted in the Hamilton Spectator March 27, 2026 .





Questions?

Contact Joseph Sanseverino at Joseph.Sanseverino@hamilton.ca



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE

CITY OF HAMILTON
MOTION

Planning Committee: April 14, 2026

MOVED BY COUNCILLOR C. KROETSCH ……

SECONDED BY COUNCILLOR N. NANN ……..…..……..

Reducing Demolition by Neglect

WHEREAS, the current economic climate is slowing development which may result in stalled development proposals and buildings vacated for re-development remaining vacant for longer times and in greater numbers;

WHEREAS, the Hamilton Municipal Heritage Committee values early proactive enforcement of property standards regarding building maintenance such as roof repairs, heating and securing a site, and that this proactive enforcement is essential to preventing future unsafe buildings and demolition by neglect for vacant heritage and non-heritage buildings across the city;

WHEREAS, the proactive and effective management of vacant buildings can result in their re-use for housing and other uses supporting city goals, maintaining the tax base, helping keep neighborhoods safe and in the case of heritage buildings, preserving and celebrating our City's irreplaceable built heritage; and

WHEREAS, the Built Heritage Emergency Protocol that provides guidance for the use of Structural Engineers with heritage expertise and the roles of the Building and Planning Divisions with respect to recognized heritage buildings under threat was approved in 2005 and has not been updated to include Licensing and By-law Services as well as and current policy and legislative changes.

THEREFORE, BE IT RESOLVED:

(a) That staff review current resources, processes and policies in Licensing and By-law Services, Building, and Planning Divisions and recommend options to implement proactive enforcement of property standards associated with the City's Vacant Building Registry By-law to minimize situations where demolition by neglect occurs and future unsafe building orders are required, considering but not limited to the following:

(i) A review and update of the Built Heritage Emergency Protocol to include both Building and Licensing and By-law Services Divisions and to address current policy and legislative changes;

(ii) To apply current legislation and ensure structural engineers and other consultants with appropriate expertise in heritage buildings are

available in a timely manner to address building maintenance issues; and

(iii) Resource considerations to ensure proactive enforcement of property standards associated with the Vacant Building Registry By-law can be actioned with appropriate expertise to manage vacant building files with heritage interests.

(b) That staff consult with the Municipal Heritage Committee on the review and update of the Built Heritage Emergency Protocol by Q4 2026; and,

(c) That staff report back on recommendations for any proposed policy or process changes and any staffing and financial impacts by Q1 2027.