

## Application for an Official Plan Amendment No. UHOPA-15-018 and Zoning By-Law Amendment No. ZAC-15-037 for Lands Located at 120 & 128 Portia Drive, Ancaster (PED16083)

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**Applicant/Owner: Montrin Properties (Hamilton) Inc.**

Trinity Development Group  
UrbanMetrics Inc.  
UrbanSolutions Planning & Land Development Consultants Inc.

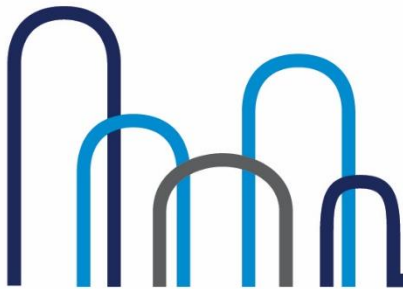
# Wilson Common – Project Team



# Wilson Common

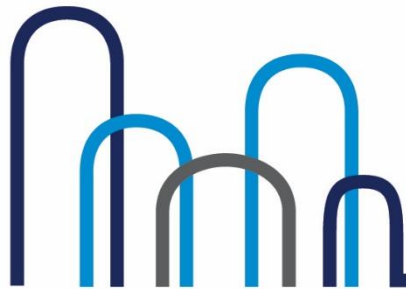
Site Area = **13.48 ha (33.31 acres)**

Gross Floor Area = **32,982 m<sup>2</sup>**  
**(355,022 ft<sup>2</sup>)**



# Wilson Common – Aerial View

Subject Lands = **3.75 ha**  
(**9.26 acres**)  
Gross Floor Area = **11,788 m<sup>2</sup>**  
(**126,897 ft<sup>2</sup>**)



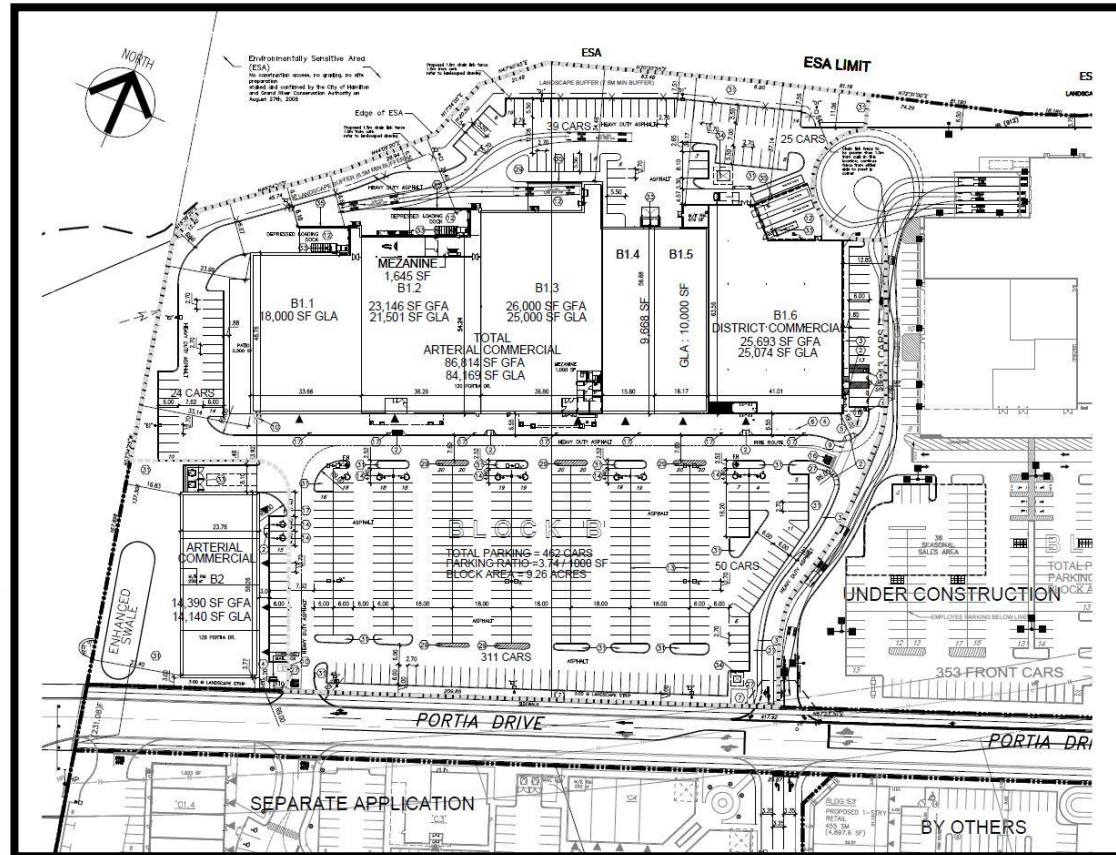
# Site Plan

## Current Permission

11,788 m<sup>2</sup> of Arterial Commercial Uses, of which 2,807 m<sup>2</sup> may be used for District Commercial Uses.

## Proposed Permission

11,788 m<sup>2</sup> of Arterial Commercial Uses, of which 10,525 m<sup>2</sup> may be used for District Commercial uses.



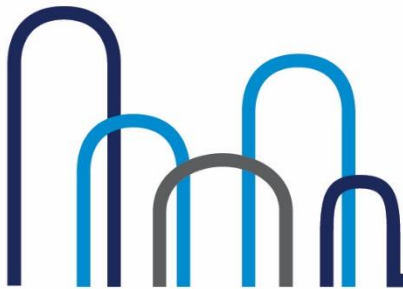
# Chronology of Wilson Common

## **Wilson Common & Subject Lands**

- September 12<sup>th</sup>, 2014 – Approval of Wilson Common Subdivision & Land Uses
- January 11<sup>th</sup>, 2016 – Site Plan Approval for Block B (Value Village)

## **Subject Official Plan & Zoning By-law Amendment**

- June 24<sup>th</sup>, 2015 – Submission of Subject OPA/ZBL
- April 5<sup>th</sup>, 2016 – Public Meeting & Recommendation for Subject OPA/ZBL



# Site Photos



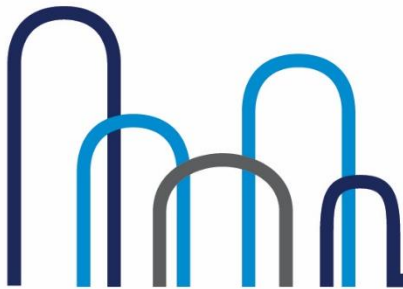
Value Village



Lowe's



Longo's and LCBO



# Requested Modification

- To permit professional offices to be located on the ground floor of a commercial building;
- To move “Places of Entertainment or recreation within wholly enclosed buildings, except for movie theatre(s)” from Restricted Uses to Permitted Uses;
- To permit Supermarkets, Grocery Stores and Food Stores having a Gross Floor Area of not more than 750 sq m as a Restricted Use; and,
- To remove the maximum Gross Floor Area of 8,360 sq m cap on “Select Non-Food Retail”.





# Thank You

