



**CITY OF HAMILTON**  
**PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT**  
**Planning Division**

<b>TO:</b>	Chair and Members Planning Committee
<b>COMMITTEE DATE:</b>	April 25, 2022
<b>SUBJECT/REPORT NO:</b>	Status Update for Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law No. 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East, Ancaster (PED22037(a)) (Ward 12)
<b>WARD(S) AFFECTED:</b>	Ward 12
<b>PREPARED BY:</b>	James Van Rooi (905) 546-2424 Ext. 4283
<b>SUBMITTED BY:</b>  <b>SIGNATURE:</b>	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department

**COUNCIL DIRECTION**

On February 23, 2022, Council adopted the following motion:

- “(a) That Report PED22037, respecting the Applications for Amendments to the Urban Hamilton Official Plan and Zoning By-law No. 05-200 for Lands Located at 442, 450, 454 and 462 Wilson Street East (Ancaster) (Ward 12), be referred back to staff for further discussions with the Applicant;
- (b) That staff report back to April 25, 2022 Planning Committee meeting on this matter.”

**Background**

Staff presented Report PED22037 to the Planning Committee on February 15, 2022 recommending denial for Applications to amend both the Urban Hamilton Official Plan (UHOP) (UHOPA-21-023) and Zoning By-law No. 05-200 (ZAC-21-049), by GSP Group Inc. (c/o Brenda Khes, Applicant) on behalf of 2691893 Ontario Inc. (c/o IronPoint Capital Management Inc., Owner). At the Planning Committee meeting the Applicant

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requested a deferral of the staff report and presented a revised concept plan which had not been submitted for staff review for further consideration.

## **BACKGROUND INFORMATION**

### **Initial Submission**

The initial submission for consideration before the Planning Committee included the following two options:

Option 1 - A seven storey retirement home with 211 beds and four commercial units totalling 263 square metres along with one level of underground parking with a total of 74 parking spaces.

Option 2 - A six storey, 161 unit mixed use building with seven commercial units with a total of 836 square metres of commercial space along with two levels of underground parking with a total of 133 parking spaces.

In both options the Applicant proposed to retain and adaptively reuse the heritage buildings located at 450 and 442 Wilson Street East.

Based on staff's analysis and review staff recommended denial as the Applications did not meet the general intent of the UHOP and the Ancaster Wilson Street Secondary Plan with respect to matters including but not limited to:

- Building height;
- Residential density;
- Massing;
- Privacy;
- Overlook;
- Setbacks; and,
- Compatibility with and enhancement of the character of the existing neighbourhood.

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**Second Submission (February 15, 2022 Concept)**

At the February 15, 2022 Planning Committee meeting, the Applicant presented a revised concept plan for a mixed use building concept that is five to six storeys in height. The Applicant indicated that the revised concept addressed some concerns raised by staff including:

- Animating the Wilson Street streetscape with more direct access to proposed retail use and spaces;
- Increasing the amount of publicly accessible outdoor amenity areas along Wilson Street with the inclusion of more bike racks and seating areas;
- Adhering to a 45 degree angular plane along all street frontages and the adjacent neighbouring property;
- Redesigning the public space at Rousseaux and Wilson Street intersection; and,
- Providing sustainable design improvements such as the inclusion of a green roof, geothermal heating/cooling systems and rain water capture/reuse for landscaping.

On March 1, 2022 the revised concept plan and elevations that was presented by the applicant at the February 15, 2022 Planning Committee meeting were submitted to staff. The revised concept plan has been circulated for review.

The revised concept plan and elevations that were presented by the Applicant at the February 15, 2022 Planning Committee meeting are attached as Appendix “C” to Report PED22037(a).

**NEXT STEPS**

On March 14 and March 29, 2022, the Applicant and City staff met to allow the Applicant to present the revised concept plan to staff and discuss the City’s expectations for process going forward. It was agreed that two community information meetings would be held as well as a meeting with the Ancaster Community Council. The Applicant further agreed to provide copies of the revised concept plan to any residents requesting the plans and/or drawings.

On March 31, 2022 notices for the first Community Information Meeting, to be held on April 20, 2022, were distributed to residents within 160 metres of the subject lands as well as to key community stakeholders. The Community Information Meeting Notice is attached as Appendix “D” to Report PED22037(a). The meeting with the Ancaster Community Council will occur on May 2 and the second Community Information Meeting will be held in mid-May.

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Following these community consultation meetings, staff will report back to Planning Committee on the results of the consultation and any revised submissions from the Applicant.

**APPENDICES AND SCHEDULES ATTACHED**

Appendix "A" to Report PED22037(a) – Location Map

Appendix "B" to Report PED22037(a) – First Concept Plan

Appendix "C" to Report PED22037(a) – February 15, 2022 Concept Plan

Appendix "D" to Report PED22037(a) – Community Information Meeting Notice

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