



CITY OF HAMILTON
PLANNING AND ECONOMIC DEVELOPMENT DEPARTMENT
Planning Division

TO:	Chair and Members Planning Committee
COMMITTEE DATE:	August 3, 2022
SUBJECT/REPORT NO:	Applications to Amend the Urban Hamilton Official Plan and City of Hamilton Zoning By-law No. 05-200 for Lands Located at 327 and 335 Wilson Street East, Ancaster (PED22006) (Ward 12)
WARD(S) AFFECTED:	Ward 12
PREPARED BY:	Jennifer Allen (905) 546-2424 Ext. 4672
SUBMITTED BY:	Steve Robichaud Director, Planning and Chief Planner Planning and Economic Development Department
SIGNATURE:	

RECOMMENDATION

- (a) That **Urban Hamilton Official Plan Amendment Application UHOPA-21-02 by T. Johns Consulting Group (c/o Katelyn Gillis) on behalf of 2632902 Ontario Inc. (c/o Connie DiGregorio, Owner)**, for an amendment to the Ancaster Wilson Street Secondary Plan to establish a site specific policy to permit a three storey mixed use building on lands located at 335 Wilson Street East, as shown on Appendix “A” attached to Report PED22006, be **APPROVED** on the following basis:
- (i) That the draft Official Plan Amendment, attached as Appendix “B” to Report PED22006, which has been prepared in a form satisfactory to the City Solicitor, be enacted by City Council;
 - (ii) That the proposed Official Plan Amendment is consistent with the Provincial Policy Statement (2020) and conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019);
- (b) That **Zoning By-law Amendment Application ZAC-21-002, by T. Johns Consulting Group (c/o Katelyn Gillis) on behalf of 2632902 Ontario Inc. (c/o**

OUR Vision: To be the best place to raise a child and age successfully.

OUR Mission: To provide high quality cost conscious public services that contribute to a healthy, safe and prosperous community, in a sustainable manner.

OUR Culture: Collective Ownership, Steadfast Integrity, Courageous Change, Sensational Service, Engaged Empowered Employees.

Connie DiGregorio, Owner), for a change in zoning from the Mixed Use Medium Density – Pedestrian Focus (C5a, 570) Zone to the Mixed Use Medium Density – Pedestrian Focus (C5a, 760) Zone to recognize the existing two storey, six unit multiple dwelling on lands located at 327 Wilson Street East (Ancaster), and to permit a three storey (12.0 m) mixed use building on lands located at 335 Wilson Street East (Ancaster), as shown on Appendix “A” attached to Report PED22006, be **APPROVED** on the following basis:

- (i) That the draft By-law, attached as Appendix “C” to Report PED22006, 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 Policy Statement (2020), conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019), and will comply with the Urban Hamilton Official Plan, upon finalization of Urban Hamilton Official Plan Amendment No. XX.

EXECUTIVE SUMMARY

The purpose of these Applications is to amend the Urban Hamilton Official Plan (UHOP) and the City of Hamilton Zoning By-law No. 05-200, for lands municipally known as 327 and 335 Wilson Street East, to recognize the existing two storey, six unit multiple dwelling at 327 Wilson Street East and to permit the development of a three storey mixed use building with two commercial units on the ground floor and five residential dwelling units on the upper floors, on lands known as 335 Wilson Street East, as shown on Appendix “A” attached to Report PED22006.

The proposed UHOP Amendment is to establish a site specific policy to increase the maximum permitted height from two and a half storeys to three storeys for lands known as 335 Wilson Street East within the “Mixed Use – Medium Density, Pedestrian Focus” designation of the Ancaster Wilson Street Secondary Plan.

The proposed Zoning By-law Amendment is to modify the Mixed Use Medium Density – Pedestrian Focus (C5a, 570) Zone to permit dwelling units on the ground floor of the existing multiple dwelling at 327 Wilson Street East with modified setback, planting strip, visual barrier, parking and access requirements. The Zoning By-law Amendment also proposes modifications to permit an increased building height from 9.0 metres to 12.0 metres for the proposed three storey mixed use building with two commercial units on the ground floor and five dwelling units on the upper floors at 335 Wilson Street East with modified setback, setback, fenestration, planting strip, visual barrier and aisle width requirements.

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The Applications have merit and can be supported as they are consistent with the Provincial Policy Statement (2020) (PPS), conform to A Place to Grow Plan (2019), and comply with the Urban Hamilton Official Plan, subject to the proposed amendment. The proposal is compatible with and complementary to the existing and planned development in the immediate area, represents good planning by providing a compact and efficient urban form, provides an alternative housing form for the surrounding commercial area and supports developing a complete community.

Alternatives for Consideration – See Page 30

FINANCIAL – STAFFING – LEGAL IMPLICATIONS

Financial: N/A

Staffing: N/A

Legal: As required by the *Planning Act*, Council shall hold at least one public meeting to consider applications for amendments to the Official Plan and Zoning By-law.

Report Fact Sheet

Application Details	
Owner:	2632902 Ontario Inc. (c/o Connie DiGregorio)
Applicant/Agent:	T. Johns Consulting Group (c/o Katelyn Gillis)
File Number:	UHOPA-21-02 ZAC-21-002
Type of Application:	Urban Hamilton Official Plan Amendment Zoning By-law Amendment
Proposal:	To recognize the existing two storey, six unit multiple dwelling with 11 parking spaces at 327 Wilson Street East and to permit the demolition of the existing two storey commercial building at 335 Wilson Street East to facilitate the construction of a new three storey mixed use building with two commercial units on the ground floor and five dwelling units on the upper floors with six parking spaces.

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Application Details	
Proposal (Continued):	<p>The existing access between 327 Wilson Street East and 335 Wilson Street East will be closed as part of this proposal. Parking will be provided at the rear of the subject lands with shared vehicle access from Sulphur Springs Road through a mutual access agreement between 323 Wilson Street East and the subject lands. Six parking spaces are proposed for the new mixed use building and the parking area for the existing multiple dwelling, which contains 11 parking spaces, will remain unchanged.</p> <p>The existing boundary between 327 Wilson Street East and 335 Wilson Street East will be adjusted through a severance application and pedestrian only access will be established by a mutual access easement between the two properties. While the recognized use at 327 Wilson Street East is a six unit multiple dwelling, the legal non-conforming status of this use will be lost if the severance application for the proposed boundary adjustment is approved.</p> <p>The Applicant submitted revised conceptual elevations on May 11, 2022 to modify the building design of the proposed mixed use building at 335 Wilson Street East and reduce the overall building height from 12.78 metres to 12.0 metres.</p> <p>(See the Preliminary Site Plan and Building Elevations attached as Appendix “E” to Report PED22006).</p>
Property Details	
Municipal Address:	327 and 335 Wilson Street East (see Location Map attached as Appendix “A” to Report PED22006).
Lot Area:	327 Wilson Street East – 0.1 hectares (983.1 sq. m) 335 Wilson Street East – 0.05 hectares (516.24 sq. m)
Servicing:	Full municipal services.
Existing Use:	<p>327 Wilson Street East</p> <p>A two storey multiple dwelling containing six dwelling units and 11 surface parking spaces at the rear.</p> <p>335 Wilson Street East</p> <p>A two storey commercial building currently used as a Professional Office proposed to be demolished with 10 existing surface parking spaces at the rear.</p>

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Documents	
Provincial Policy Statement (PPS):	The proposal is consistent with the PPS (2020).
A Place to Grow:	The proposal conforms to A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended).
Niagara Escarpment Plan:	“Urban Area”
Official Plan Existing:	“Community Node” on Schedule E – Urban Structure and “Mixed Use Medium Density” on Schedule E-1 – Urban Land Use Designations.
Official Plan Proposed:	No change to Urban Hamilton Official Plan, Volume 1, proposed.
Secondary Plan Existing:	“Mixed Use Medium Density, Pedestrian Focus” on Map B.2.8-1 of the Ancaster Wilson Street Secondary Plan.
Secondary Plan Proposed:	“Mixed Use Medium Density – Pedestrian Focus, Site Specific Policy – Area X” on Map B.2.8-1 of the Ancaster Wilson Street Secondary Plan to permit a mixed use building with a maximum building height of three storeys.
Zoning Existing:	Mixed Use Medium Density (C5a, 570) Zone
Zoning Proposed:	Mixed Use Medium Density (C5a, 760) Zone
Modifications Proposed:	<p>327 Wilson Street East</p> <ul style="list-style-type: none"> • To permit dwelling units on the ground floor; whereas dwelling units in conjunction with a commercial use shall only be permitted above the ground floor except for access, accessory office and utility areas; • To reduce the minimum required side yard setback from 7.5 metres to 1.2 metres; • To allow no Planting Strip to be provided; whereas a minimum 1.5 metre wide Planting Strip shall be provided and maintained where a property lot line abuts a property lot line within an Institutional Zone; • To allow no Visual Barrier to be provided; whereas a Visual Barrier shall be required along any lot line abutting an Institutional Zone; • To allow the number of parking spaces for the existing multiple dwelling to exceed the maximum parking standard established in subsection 5.6 c) whereas subsection 5.6 e) does not permit the number of parking spaces to exceed the maximum parking standard; • To prohibit any driveway access providing direct vehicular access to Wilson Street East.

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Documents	
Modifications Proposed (Continued):	<p>335 Wilson Street East</p> <ul style="list-style-type: none"> • To permit a maximum building height of 12.0 metres with additional restrictions at the front of the building; whereas a maximum building height of 9.0 metres is permitted; • To reduce the minimum required side yard setback from 7.5 metres to 1.2 metres; • To permit a minimum of 15% of the area of the ground floor façade to be composed of doors and windows; whereas a minimum of 60% of the area of the ground floor façade facing the street shall be composed of doors and windows; • To allow no Planting Strip to be provided except a 1.2 metre wide Planting Strip where a Parking Area abuts a shared property line with 339 Wilson Street East whereas a minimum 1.5 metre wide Planting Strip shall be provided and maintained where a property lot line abuts a property lot line within an Institutional Zone; • To allow no Visual Barrier to be provided; whereas a Visual Barrier shall be required along any lot line abutting an Institutional Zone; and, • To reduce the minimum required aisle width for a parking angle degree of 90°.
Processing Details	
Received:	January 4, 2021
Deemed Complete:	January 15, 2021
Notice of Complete Application:	Sent to 74 property owners within 120 m of the subject lands on February 9, 2021.
Public Notice Sign:	Posted February 3, 2021 and updated with public meeting date on July 6, 2022.
Notice of Public Meeting:	Sent to 74 property owners within 120 metres of the subject property on July 15, 2022.
Public Comments:	One letter requesting information and expressing concern (see Appendix "F" to Report PED22006).
Processing Time:	576 days from date of receipt of initial application, and 78 days from receipt of the revised proposal.

Existing Land Use and Zoning

	Existing Land Use	Existing Zoning
Subject Lands:	Two storey multiple dwelling and two storey commercial building	Mixed Use Medium Density (C5a, 570) Zone

Surrounding Land Uses:

North	Commercial uses	Mixed Use Medium Density (C5a, 570) Zone
South	Commercial building with multiple units	Mixed Use Medium Density (C5a, 570) Zone
East	Commercial uses	Mixed Use Medium Density (C5a, 570) Zone
West	St. Andrew's Presbyterian Church	Neighbourhood Institutional (I1) Zone

POLICY IMPLICATIONS AND LEGISLATED REQUIREMENTS

Provincial Policy Statement (2020)

The Provincial Planning Policy framework is established through the *Planning Act* (Section 3) and the Provincial Policy Statement (2020) (PPS). The *Planning Act* requires that all municipal land use decisions affecting planning matters be consistent with the PPS. The following policies, amongst others, apply to the proposed development.

- “1.1.3.1 *Settlement areas* shall be the focus of growth and development, and their vitality and regeneration shall be promoted.
- 1.1.3.2 Land use patterns within settlement areas shall be based on densities and a mix of land uses which:
- a) Efficiently use land and resources;

- b) Are appropriate for, and efficiently use, the *infrastructure* and *public service facilities* which are planned or available, and avoid the need for their unjustified and / or uneconomical expansion;
- e) *Support active transportation;*
- f) Are *transit-supportive*, where transit is planned, exists or may be developed;

Land use patterns within *settlement areas* shall also be based on a range of uses and opportunities for *intensification* and *redevelopment* in accordance with the criteria in policy 1.1.3.3, where this can be accommodated; and,

- 1.1.3.3 Planning authorities shall identify appropriate locations and promote opportunities for transit-supportive development, accommodating a significant supply and range of housing options through intensification and redevelopment where this can be accommodated taking into account existing building stock or areas, including brownfield sites, and the availability of suitable existing or planned infrastructure and public service facilities required to accommodate projected needs.”

The proposed development is located within a settlement area and proposes residential intensification. The development of a mixed use building on this site is an efficient use of land and represents an appropriate redevelopment of the site in proximity to Ancaster Village Core, transit, public open spaces and amenities including places of worship, a public library, a museum and various commercial uses along Wilson Street East (Policy 1.1.3.2). The subject lands are well serviced by a comprehensive street network and near various transit routes, trails, and cycling facilities (Policy 1.1.1 a) and b)). Based on the proximity to Ancaster Village Core and transit routes, this development will encourage active transportation and transit usage in accordance with Policies 1.1.3 a), b), e), f) and 1.1.3.3 of the PPS.

Noise

- “1.2.6.1 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.”

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The lands front Wilson Street East which is identified as a major arterial road on Schedule C – Functional Road Classification in the UHOP. Accordingly, the Applicant submitted a Noise Impact Study prepared by dBA Acoustical Consultants Inc., dated July 20, 2020 for 335 Wilson Street East. A Noise Study was not required for 327 Wilson Street East as the multiple dwelling is existing, and no changes are proposed to the building as part of these Applications. The Noise Study evaluated road noise impacts from Wilson Street East and Sulphur Springs Road which are major road noise sources for the site. The Study identified potential noise impacts from vehicular traffic and mitigation in the form of appropriate ventilation requirements, installation of appropriate windows and walls, and warning clauses in all Offers and Agreement of Purchase and Sale or Lease. The recommended noise control measures to meet MOE guidelines will be implemented as part of the future Site Plan Control application.

Site Contamination

“3.2.2 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.”

The proposed mixed use building at 335 Wilson Street East will establish residential uses on a site previously used as commercial. A Phase 1 Environmental Site Assessment (ESA) was conducted by Landtek Limited for 335 Wilson Street East in accordance with O. Reg 153/04. The Phase 1 ESA did not identify potential contaminating activity on site or on any neighbouring properties that may have led to areas of potential environmental concern. A Record of Site Condition for 335 Wilson Street East was filed in the Environmental Site Registry on September 15, 2021.

Based on the above, the proposal is consistent with the policies of the PPS (2020).

Growth Plan for the Greater Golden Horseshoe (2019, as amended)

The policies of A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended) apply to any Planning decision.

The proposal conforms to the Guiding Principles, Section 1.2.1 of A Place to Grow (2019), as it supports the achievement of complete communities, provides residential intensification to make efficient use of land and infrastructure, supports a range and mix of housing options, meets people’s needs for daily living, supports transit viability, and improves the integration of land use planning with planning and investment in infrastructure. The following policies, amongst others, apply to this proposal.

“2.2.1.2 Forecasted growth to the horizon of this Plan will be allocated based on the following:

- a) The vast majority of growth will be directed to *settlement areas* that:
 - i) Have a *delineated built boundary*;
 - ii) Have existing or planned *municipal water and wastewater systems*; and,
 - iii) Can support the achievement of *complete communities*;
- c) Within *settlement areas*, growth will be focused in:
 - i) *Delineated built-up areas*;
 - ii) *Strategic growth areas*;
 - iii) Locations with existing or planned transit, with a priority on *higher order transit* where it exists or is planned; and,
 - iv) Areas with existing or planned *public service facilities*;

2.2.1.4 Applying the policies of this Plan will support the achievement of *complete communities* that:

- a) Feature a diverse mix of land uses, including residential and employment uses, and convenient access to local stores, services, and *public service facilities*; and,
- c) Provide a diverse range and mix of housing options, including second units and *affordable* housing, to accommodate people at all stages of life, and to accommodate the needs of all household sizes and incomes.”

The subject lands are located within the urban boundary and are fully serviced by municipal water and wastewater infrastructure (Policy 2.2.1.2 a) and c)).

The proposal represents a form of intensification within the established Ancaster Village Core which has a range of employment uses, local stores and public service facilities within walking distance (Policy 2.2.1.2 c. and 2.2.1.4 a). The subject lands are serviced by HSR #16 and are adjacent to existing bike lanes on Wilson Street East, which ensures a range of transportation options (Policy 2.2.1.2 c. iii).

Based on the foregoing, the proposal conforms with the applicable policies of A Place to Grow: Growth Plan for the Greater Golden Horseshoe (2019, as amended).

Niagara Escarpment Plan (2017)

The subject lands are designated “Urban Area” in the Niagara Escarpment Plan. The policies of the Niagara Escarpment Plan (2017) apply to any planning decision throughout the Niagara Escarpment Plan Area. The following policies, amongst others, apply to this proposal.

“1.7 Urban Area

1.7.5 Development Objectives

2. Development within Urban Areas should encourage reduced energy consumption, improved air quality, reduced greenhouse gas emissions (consistent with provincial reduction targets to 2030 and 2050) and work towards the long-term goal of low-carbon communities, including net-zero communities and increased resilience to climate change, including through maximizing opportunities for the use of *green infrastructure* and appropriate *low impact development*.

9. Growth and development in Urban Areas shall be *compatible* with and provide for:
 - d) The *conservation of cultural heritage resources*, including features of interest to First Nation and Métis communities;
 - e) Considerations for reductions in greenhouse gas emissions and improved resilience to the impacts of a changing climate;
 - f) Sustainable use of water resources for ecological and servicing needs; and,
 - g) Compliance with the targets, criteria and recommendations of applicable water, wastewater and stormwater master plans, approved watershed planning and/or subwatershed plan in land use planning;

2.2 General Development Criteria

The objective is to permit reasonable enjoyment by the owners of all lots that can sustain development.

6. Any development permitted should be designed and located in such a manner as to promote design and orientation that:
 - a) Maximizes energy efficiency and conservation and considers the mitigating effects of vegetation;
 - b) Maximizes opportunities for the use of renewable energy systems and alternative energy systems; and,
 - c) Reduces greenhouse gas emissions so that the development is contributing to the goal of low-carbon communities and net-zero communities in Minor Urban Centres, Urban Areas, and Escarpment Recreation Areas.”

The subject property is located on the boundary of the land regulated by the Niagara Escarpment Commission and is designated “Urban Area” within the Niagara Escarpment Plan (NEP). The subject property falls outside the NEP Development Control Area; therefore, a Development Permit is not required for the proposed development.

A 1.2 metre wide Planting Strip at the rear of the site along the northerly property line is being provided for decorative plantings. Further, opportunities to incorporate sustainable design techniques into the proposed development will be considered at the Site Plan Control stage (Policy 1.7.5.2, 1.7.5.9 e) and 2.2.6). The subject lands are accessible to existing and planned walking paths and trails, bicycle lanes, and public transit services (Policy 1.7.5.3). Servicing and compliance with water, wastewater and stormwater master plan targets will be addressed at the Site Plan Control stage (Policy 1.7.5.3).

Based on the foregoing, proposal conforms with the applicable policies of the Niagara Escarpment Plan (2017).

Urban Hamilton Official Plan (UHOP)

The subject lands are identified as “Ancaster Community Node” on Schedule “E” – Urban Structure and designated “Mixed Use – Medium Density” on Schedule “E-1” – Urban Land Use Designations. Further, the lands are located along a Pedestrian Focus

Street, per Table E.4.3.1 of the UHOP. In addition, the lands are designated as “Mixed Use – Medium Density, Pedestrian Focus” in the Ancaster Wilson Street Secondary Plan.

The existing building at 327 Wilson Street East is recognized as a six unit multiple dwelling. Wilson Street East is listed as a pedestrian focus street and medium density ground related housing forms are not permitted along a pedestrian focus street as per Policy E.4.6.9. As such, the existing use is legal non-complying.

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

Legal Non-Complying

- “F.1.12.7 Legally existing land uses which do not comply with the land use designations shown on Schedule E-1 – Urban Land Use Designations or their related policies should cease to exist over time. Accordingly, such uses shall be deemed as legal non complying.
- F.1.12.8 Where appropriate, the City may amend the Zoning By-law to recognize the legal non-complying use as an existing use provided that all the following criteria shall be met:
- a) The Zoning By-law shall permit only the existing use and the associated performance standards;
 - b) The use does not constitute a danger to surrounding uses and persons by virtue of their hazardous nature or by the traffic generated; and,
 - c) The use is in compliance with appropriate provincial and municipal regulations;
- F.1.12.9 The expansion or enlargement or change in legal non-complying uses shall be permitted provided they maintain the intent and purpose of this Plan and the Zoning By-law.”

The existing six unit multiple dwelling is considered a legal non-complying use as per Policy F.1.12.7. The severance application required to facilitate a future lot line adjustment between 327 and 335 Wilson Street East will result in a change to the legal non-complying status (Policy F.1.12.9). Policy F.1.12.8 allows the City to amend the Zoning By-law to recognize the legal non-complying use without requiring an Official Plan Amendment based on the criteria of Policy F.1.12.8. As the use does not

constitute a danger to surrounding uses and persons and the use complies with the appropriate provincial and municipal regulations, the proposed implementing zoning by-law amendment will recognize the legal non complying use as an existing use.

Transportation Network

“C.4.5.2 The road network shall be planned and implemented according to the following functional classifications and right-of-way widths:

a) Major arterial roads, subject to the following policies:

iii) The basic maximum right-of-way widths for major arterial roads shall be 45.720 metres unless otherwise specifically described in Schedule C-2 – Future Right-of-Way Dedications.”

This portion of Wilson Street East is identified as a Major Arterial Road on Schedule “C” – Functional Road Classification. Further, Schedule “C-2” – Future Road Widening of the UHOP identifies that this portion of Wilson Street East shall have a right of way width of 20.117 m. A dedication to the Wilson Street East right-of-way is required. The existing structure at 327 Wilson Street East is within the right-of-way dedication area, therefore the revised property line shall match the property lines on either side of the subject lands, following the outline of the existing building envelope at 327 Wilson Street East where there would be an encroachment. The required right of way dedication will be provided at the Site Plan Control stage.

Trees

“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.”

Trees have been identified on adjacent properties and within the municipal right of way, surrounding the subject lands, which may be impacted by development activity. Accordingly, a Tree Protection Plan (TPP) has been prepared by Adesso Design Inc. Landscape Architecture, dated June 30, 2020, in support of the applications. Staff note that revisions are required to the submitted plan. Accordingly, a revised TPP will be required to be completed at the Site Plan Control stage.

Ancaster Wilson Street Secondary Plan

The subject lands are designated “Mixed Use – Medium Density, Pedestrian Focus” in the Ancaster Wilson Street Secondary Plan. In addition, the lands are within the Village

Core area of the Secondary Plan the following policies, amongst others, apply to the proposal.

“B.2.8.8.2 General Commercial and Mixed Use Policies

In addition to Sections E.3.8 - Local Commercial and E.4.0 - Commercial and Mixed Use Designation of Volume 1, the following policies shall apply to all Commercial and Mixed Use designations identified on Map B.2.8-1 - Ancaster Wilson Street Secondary Plan: Land Use Plan:

- b) Vehicular access points along Arterial and Collector roads shall be limited, and regard shall be given to the sharing of access points, adequate internal traffic circulation, accommodation for active transportation, and adequate off-street parking, loading, and manoeuvring facilities;
- c) Landscaping shall form an integral part of all development or redevelopment, and shall provide buffering from adjacent sensitive land uses;
- d) Mixed Use and Commercial uses fronting onto Wilson Street shall accommodate and plan for pedestrian amenities and the public realm; and,
- e) Design of commercial buildings that discourage or limit pedestrian movement or access should be avoided.”

The proposal will have shared access and will remove the existing access to Wilson Street East, an Arterial road (B.2.8.8.2 b)). A modification to remove the requirement for a Planting Strip along the rear property line abutting an institutional use has been requested by the applicant. A 1.2 metre wide Planting Strip has been provided at the rear of the site along the northerly property line to offset the proposed modification which is further discussed in Appendix “D” attached to Report PED22006 (B.2.8.8.2 c)). The Applicant will be required to demonstrate adequate pedestrian connections at the Site Plan Control stage (B.2.8.8.2 d) and e)).

“B.2.8.8.4 Mixed Use - Medium Density Designation

In addition to the policies of Section E.4.6 - Mixed Use - Medium Density Designation of Volume 1, for lands designated Mixed Use - Medium Density on Map B.2.8-1 - Ancaster Wilson Street Secondary Plan: Land Use Plan, the following policies shall apply:

- a) There shall be two primary commercial areas in the Ancaster Wilson Street Secondary Plan and Community Node which function as community focal points: the Village Core area and the Uptown Core area, as shown on Appendix A - Character Areas and Heritage Features. Retail uses shall be directed to these two primary Mixed Use areas;
- b) Live-work units shall be permitted in Mixed Use - Medium Density designated areas, subject to the following:
 - i) Live-work units shall include small-scale retail, professional offices, and home business uses;
 - ii) Live-work units shall have commercial uses at grade, and have entrances accessible directly from an arterial road such as Wilson Street or Fiddlers Green Road;
 - iii) Residential access and commercial parking areas shall be separate, to avoid a conflict of shared uses; and,
 - iv) Residential amenity space can be accommodated thorough the provision of balconies or decks;

Pedestrian Focus Streets

B.2.8.8.5 A portion of the lands designated Mixed Use – Medium Density within the Village Core area are also identified as Pedestrian Focus Streets on Map B.2.8-1 – Ancaster Wilson Street Secondary Plan: Land Use Plan. In addition to the Policy E.4.3 – Pedestrian Focus Streets of Volume 1, the following policies shall apply:

- a) Notwithstanding Policy 2.8.8.4 c), building height shall not exceed 2.5 storeys on Pedestrian Focus Streets;
- c) Notwithstanding Policy E.4.3.4 b) of Volume 1, building setbacks may vary along Wilson Street, and parking, driveways, or lands shall be discouraged from being located between the buildings and the street;
- d) New development shall respect and reflect the existing heritage character of the Village Core, and shall be in accordance with Section B.3.4 - Cultural Heritage Resource Policies, in Volume 1 and Sections 2.8.12 and 2.8.13 of this Plan; and,

- e) Private and public parking areas are permitted on lands designated Mixed Use - Medium Density, and identified as Pedestrian Focus Streets, subject to the following:
 - i) Parking areas shall be buffered from the street through the use of building placement or enhanced landscaping;
 - ii) The location of parking areas shall not negatively affect the pedestrian environment or access to buildings; and,
 - iii) Private and public parking areas are encouraged to provide for shared parking for several uses within the Village Core.”

The existing multiple dwelling at 327 Wilson Street East does not exceed two and a half storeys in height in accordance with Policy B.2.8.8.5 a). The mixed use building proposed at 335 Wilson Street East will be three storeys in height and does not comply with Policy B.2.8.8.5 a). The intent of limiting the building height on a pedestrian focus street is to maintain a traditional village atmosphere and character of the area along Wilson Street East. The proposed increase in height from two and a half storeys to three storeys requires an Official Plan Amendment. This is further discussed in the Analysis and Rationale for Recommendation Section.

The setbacks of the proposed mixed use building are consistent with the surrounding area and the heritage character of the Village Core (Policy B.2.8.8.5 d). Parking is provided at the rear of the buildings accessed from Sulphur Springs Road through shared vehicle access with 323 Wilson Street East to minimize potential conflicts with the pedestrian environment and improve access to buildings for pedestrians (Policy B.2.8.8.5 c and e).

Urban Design Policies

“B.2.8.12.1 In addition to Section B.3.3 - Urban Design Policies of Volume 1, the following policies shall apply to lands within the Ancaster Wilson Street Secondary Plan and Community Node areas, as identified on Map B.2.8-1 Ancaster Wilson Street Secondary Plan: Land Use and Appendix A - Character Areas and Heritage Features:

- b) In accordance with Policy F.1.19.6 of Volume 1, an Urban Design Report may be required for development or redevelopment, demonstrating how the proposal meets the policies of this Secondary Plan and the Ancaster Wilson Street Secondary Plan Urban Design Guidelines;

- e) New development or redevelopment shall complement the distinct character, design, style, building materials, and characteristics, which define each Character Area;
- h) Development and redevelopment shall foster streets as interactive outdoor spaces for pedestrians;
- i) Mixed use and commercial development or redevelopment shall provide a buffer, such as landscaped areas, for adjacent sensitive land uses; and,
- j) Two primary commercial mixed use areas have been identified within the Ancaster Wilson Street Secondary Plan and are part of the Community Node: the Uptown Core and Village Core, as shown on Appendix A - Character Areas and Heritage Features. The following policies shall apply to the Uptown Core and Village Core:
 - ii) The Village Core area, shown on Appendix A - Character Areas and Heritage Features, shall be consistent with the following design considerations:
 - 3) Additional considerations to encourage the historic characteristics of the Village Core, including heritage styled signage and building façades, as described in the Urban Design Guidelines, should be given for any development or redevelopment.”

An Urban Design Report prepared by GSP Group, dated December 2020 was submitted in support of the proposal demonstrating how the Secondary Plan policies and Urban Design Guidelines have been met (Policy B.2.8.12.1 b)). The Report contains a detailed evaluation of how the proposed development will complement the established character of the Village Core area. The Applicant has since submitted revised elevations with a modified design of the proposed mixed use building including changes to the proposed roofline and layout of building materials to reduce the maximum height from 12.78 metres to 12.0 metres. The revised elevations demonstrate, through the use of stepbacks and building materials, that the proposed building will maintain the appearance of a two and a half storey building. The final building design will be reviewed at the Site Plan Control stage where it shall be demonstrated that the final design reflects and complements the intent of the design guidelines for the Village Core area.

The proposed three storey mixed use building maintains a height of two and a half storeys at the front of the building along Wilson Street East. The front portion of the building will have a gabled roof with an 8/12 pitch to reflect the roofline of the surrounding historic buildings. The dormers on the front and side facades also have an 8/12 pitch. The Urban Design Report submitted for the original design indicates the proposed building materials include a combination of grey-buffed stone and grey toned wood in accordance with the Urban Design Guidelines. The proposed building materials have not changed with the revised design, although the proportions and location of each material on the building has been revised and will be further reviewed at the Site Plan Control stage.

The proposed building has been designed to reflect other defining characteristics of the Village Core area such as the height of the first floor being consistent with the surrounding buildings, a roof with an overhang, single width opening doors with glazing, and vertical windows with a height to width ratio of 2:1 (Policy B.2.8.12.1 e) and j) ii) 3.) (see Appendix "C" attached to Report PED22006). These items have not been changed as a result of the revised design.

The proposed pedestrian only access between 327 and 335 Wilson Street East will provide direct connection from the street and the rear of the subject lands to encourage an interactive streetscape and outdoor space (Policy B.2.8.12.1 h)).

A modification to the Zoning By-law has been requested to allow no Planting Strip along the rear property line which abuts an Institutional Zone. This modification is further discussed in Appendix "D" attached to Report PED22006. A 1.2 metre Planting Strip has been provided at the rear of the site along the northerly side property line. Landscaping elements for the front and side yards including the proposed pedestrian access will be further considered at the Site Plan Control stage (Policy B.2.8.12.1 i)).

"B.2.8.13.1 Cultural Heritage Policies

The following policies shall apply to the cultural heritage resources within the Ancaster Wilson Street Secondary Plan:

- a) Due to the important heritage and character considerations within the Ancaster Wilson Street Secondary Plan, in addition to Section B.3.4 - Cultural Heritage Resources Policies of Volume 1, the evaluation of new development or redevelopment applications in the Ancaster Wilson Street Secondary Plan shall emphasize the requirements of the Cultural Heritage Resources Policies of Volume 1;

- b) The retention and conservation of historical buildings, structures, or features on their original sites shall be encouraged through:
 - ii) Maintaining a listing of historical designated and listed properties of interest. Historic buildings are shown on Appendix A - Character Areas and Heritage Features;
- c) When development or redevelopment is proposed adjacent to existing designated or listed heritage buildings, as shown on Appendix A - Character Areas and Heritage Features, a Planning Justification Report shall detail how the proposed development or redevelopment is consistent with the character and style of the surrounding heritage buildings; and,
- e) Cultural Heritage Landscapes shall be conserved and protected with the intent of retaining major characteristics. This shall be implemented by the review of planning applications under the Planning Act, R.S.O., 1990 c. P.13. The City shall ensure that any proposed change is consistent within the policies of the Secondary Plan. The Village Core, as shown on Appendix A - Character Areas and Heritage Features and in the supporting Urban Design Guidelines, has been identified as a Cultural Heritage Landscape.”

The existing building at 335 Wilson Street East, which is proposed to be demolished to facilitate the proposed mixed use building, is not listed in the City’s Inventory of Buildings of Architectural and/or Historical Interest (Inventory) or designated on the Municipal Heritage Register (Policy B.2.8.13.1 b)). The existing multiple dwelling at 327 Wilson Street East is included in the Inventory and will be maintained. The subject lands are also adjacent to 343 Wilson Street East, which has been designated under Part IV of the *Ontario Heritage Act*.

Through the adoption of the Ancaster Wilson Street Secondary Plan and the Ancaster Wilson Street Secondary Plan Area Urban Design Guidelines, a review of the cultural heritage resources within the Secondary Plan area was completed and five character areas were identified. The Secondary Plan policies and Urban Design Guidelines have been written to ensure all development is consistent with the character and style of the surrounding heritage buildings. The existing heritage character of the Village Core will be reflected in the architectural design of the building with the proposed roof pitch, exterior building materials, windows and decals (Policy B.2.8.13.1 c) and e)). The applicant has addressed the Cultural Heritage comments received at the Formal Consultation stage by revising the original design to incorporate a gabled roof at the front façade and by utilizing alternative building materials including stone and wood to

be sympathetic to the existing character of the area. The revised design submitted on May 11, 2022 does not impact the gabled roof at the front façade or the building materials that are being proposed. The building design will be further refined at the Site Plan Control stage to ensure the proposal is compatible with the adjacent cultural heritage resources.

“B.2.8.13.2 Special Character Roads

In addition to Section C.4.5.3 of Volume 1, the following policies shall apply to the portions of Jerseyville Road East, Wilson Street East, and Sulphur Springs Road, identified as Special Character Roads on Appendix A - Character Areas and Heritage Features:

- a) Special Character Roads are identified on Appendix A - Character Areas and Heritage Features and include:
 - iii) Wilson Street East from Rousseaux Street to Halson Street;
- b) The existing road cross-section, including existing mature vegetation fronting the street, shall be maintained, where feasible. Protection of trees may require unique approaches to grading and to the preservation of trees along the road.”

The Applicant intends to protect the existing mature vegetation fronting the street. The appropriate tree protection measures will be identified at the Site Plan Control stage (Policy B.2.8.13.2 b).

“B.2.8.14.2 Active Transportation Network

In addition to Section C.4.3 - Active Transportation Network of Volume 1, the following policies shall apply to the entire Secondary Plan area:

- c) When development or redevelopment occurs, pedestrian amenities shall be required in order to promote a viable streetscape and encourage active transportation and a continuous street presence. Pedestrian amenities include, but are not limited to, street furniture, wayfinding signs, and paved walkways; and,
- d) An Urban Design Report shall be submitted as part of any development or redevelopment, and shall demonstrate how pedestrian amenities can be accommodated.”

The Urban Design Report dated December 2020 details how pedestrian amenities will be accommodated on site. The proposed development will enhance pedestrian connections throughout the subject lands by closing the existing vehicle access along Wilson Street East and establishing a shared pedestrian only access between 327 and 335 Wilson Street East with direct pedestrian access between the street and the rear of the site. The proposed development has also been designed to accommodate short term bicycle parking near the front of the building (Policy B.2.8.14.2 c) and d)).

Based on the foregoing, the proposal complies with the policies of the UHOP and the Ancaster Wilson Street Secondary Plan subject to the proposed amendment.

Ancaster Wilson Street Secondary Plan Urban Design Guidelines

The lands are located within the Village Core of the Ancaster Wilson Street Secondary Plan Urban Design Guidelines (UDG). The subject lands are identified as “Typology A” in the UDG. The following excerpts of the Guidelines apply:

Design Intent

“The intent of the design guidelines for the Village Core Design District is to enhance and promote its existing character to preserve the identity of the community and maintain the pedestrian scale of the corridor. Primary elements of the guidelines that achieve this include:

- Building masses are compact and sited in individual lots with defined front and side yards;
- Building heights are limited to 2-1/2 storeys with pitched rooflines;
- Building materials and details are simplified;
- Walkability, pedestrian access and comfort is prioritized; and,
- Vehicle parking is located in connected rear lots.”

The proposed building was originally designed to have a height of three storeys and 12.78 metres and has been revised to reduce the height to three storeys and 12.0 metres. The revised design has a more compact massing and is an appropriate scale for the site and surrounding area. The vehicle parking is provided at the rear of the site with direct pedestrian connections to Wilson Street East (see Appendix “C” attached to Report PED22006).

Further, Section 3.1.4.1 of the Guidelines provides the following direction with regards to the built form:

- “Buildings should complement façade patterning and horizontal lines of adjacent buildings (Context);
- Buildings should be a maximum of 2-1/2 storeys (Height and Roofline);
- Buildings should have a gabled roof with an approximate 8/12 pitch (Height and Roofline);
- Roofs should have an overhang (Height and Roofline);
- Roofs should be pitched to reflect the historic buildings in the district (Height and Roofline);
- Roofs could include dormers and/or skylights (Height and Roofline);
- Buildings should be grey-buff coloured stone, red brick or wood cladding (Wall Materials);
- A maximum of two materials should be used (Wall Materials);
- Should be a side yard on both sides of the building (Setback and Orientation);
- Should provide direct pedestrian connection from parking area to the building entrance and street (Access);
- Shared access to rear yard parking between adjacent properties is encouraged (Access);
- Side yards should be landscaped (Landscape); and,
- Should be provided in the rear yard only (Parking).”

The proposed building is three storeys in height whereas the Urban Design Guidelines limit the height of a building within the Village Core to a maximum of two and a half storeys. To respond to the direction of the Urban Design Guidelines, the portion of the building adjacent to Wilson Street East is limited to two and a half storeys and the three storey portion of the building is stepped back approximately 5.0 metres from the front façade and setback approximately 6.2 metres from the front lot line.

The building stepbacks and proposed building materials have been utilized to maintain the appearance of two and a half storeys from the street as further discussed in the Analysis and Rationale for Recommendation Section. The proposed building has been designed to respond to other direction within the Urban Design Guidelines including the provision of a gabled roof with a 8/12 pitch at the front of the building, utilizing stone and wood cladding which are materials characteristic of the Village Core area, and establishing a ground floor façade height complementary with existing adjacent buildings. The final building design will be further evaluated at the Site Plan Control Stage.

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Pedestrian connections will be provided from the parking area between the building entrances and the street and side yard setbacks will be provided on both sides of the building, allowing for buffering and defined separation between uses. Balconies, patios, signage, landscaping and lighting will be further evaluated at the Site Plan Control stage.

Based on the foregoing, the proposal meets the general intent of the Ancaster Wilson Street Secondary Plan Urban Design Guidelines.

Hamilton Zoning By-law No. 05-200

The subject lands are currently zoned Mixed Use Medium Density (C5a, 570) Zone in Hamilton Zoning By-law No. 05-200, as shown on Appendix “A” attached to Report PED22006. The Applicant is requesting further modifications to the (C5a, 570) Zone which are further discussed in Appendix “D” attached to Report PED22006. The current zone does not permit residential uses on the ground floor of a building and permits a maximum building height of 9.0 metres.

RELEVANT CONSULTATION

Departments and Agencies		
	Comment	Staff Response
	<ul style="list-style-type: none"> • Landscape Architectural Services, Strategic Planning Division, Public Works Department; • Canada Post Corporation; • Conseil Scolaire Viamonde; and, • Alectra Utilities. 	No Comment
Development Engineering Approvals Section, Growth Management Division, Planning and Economic Development Department	<ul style="list-style-type: none"> • Existing municipal watermain, storm sewer, and sanitary sewer infrastructure is located along the frontages of the subject lands. The property is subject to cost recoveries for the road, sanitary sewer and connections, storm sewer, watermain, and connections; and, • The Applicant shall demonstrate how the proposed driveway accesses will interact with the municipal sidewalk during the Site Plan Control stage. 	<ul style="list-style-type: none"> • Should the Applications be approved, cost recoveries, installation of sidewalk, curb, and street lighting, and detailed foundation, grading and servicing plans will be addressed at the Site Plan Control stage as conditions of approval.

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	Comment	Staff Response
Development Engineering Approvals Section, Growth Management Division, Planning and Economic Development Department Continued	<ul style="list-style-type: none"> Confirmation of the maximum daily dewatering rate is required. Permanent dewatering is not permitted. Detailed design of the building foundation shall be provided and reviewed at the Site Plan Control stage; and, No further comments on stormwater management, sanitary servicing, minor storm servicing, and water servicing at the official plan and zoning by-law amendment stage. These matters will be reviewed at the time of detailed design during the Site Plan Control stage. 	
Forestry and Horticulture Section, Environmental Services Division, Public Works Department	<ul style="list-style-type: none"> Amendments to the submitted Tree Management Plan are required. dated 2020-06-30; As the entire area is hard surface, tree protection zone and identification of utility upgrades need to be determined; and, A Landscape Plan will be required. 	<ul style="list-style-type: none"> Should the Applications be approved, these matters will be addressed at the Site Plan Control stage.
Growth Planning Section, Growth Management Division, Planning and Economic Development Department	<ul style="list-style-type: none"> It should be determined if the proposed development will be condominium tenure; and, Municipal addresses will be assigned to each building at the Site Plan Control stage. 	<ul style="list-style-type: none"> Should the Applications be approved, these matters will be addressed at the Site Plan Control stage and the Draft Plan of Condominium stage, if condominium tenure is proposed.
Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department	<ul style="list-style-type: none"> Minimal traffic will be generated on site which can be accommodated within the existing transportation network; and, The existing access to Wilson Street East shall be closed, the boulevard shall be restored, and confirmation of a legal agreement/easement to ensure continued shared use shall be provided; 	<ul style="list-style-type: none"> Should the Applications be approved, these matters will be addressed at the Site Plan Control stage.

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	Comment	Staff Response
Transportation Planning Section, Transportation Planning and Parking Division, Planning and Economic Development Department Continued	<ul style="list-style-type: none"> The existing structure at 327 Wilson Street East is located within the right-of-way dedication area. The revised property line shall match the property lines on either side and follow the existing building envelope outline where there would be an encroachment. 	
Waste Management Operations Section, Environmental Services Division, Public Works Department	<ul style="list-style-type: none"> The development is eligible for municipal waste collection and will be required to follow the requirements under the Waste Management System By-law No. 21-221. 	<ul style="list-style-type: none"> Should the Applications be approved, this matter will be addressed at the Site Plan Control stage.
Niagara Escarpment Commission	<ul style="list-style-type: none"> No Development Permit is required for the proposal; and, The trees to the rear of the site should be adequately protected from injury during construction. 	<ul style="list-style-type: none"> Should the Applications be approved, the submitted Tree Protection Plan will be reviewed at the Site Plan Control stage.
Public Consultation		
Issue	Comment	Staff Response
Privacy	<ul style="list-style-type: none"> There is concern about privacy as a result of potential overlook onto the playground of the adjacent childcare centre. 	<ul style="list-style-type: none"> There are no anticipated overlook concerns. The existing Honey Locust tree located on the adjacent property along the shared property line will continue to provide screening between the proposed development and the adjacent child care centre.

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Issue	Comment	Staff Response
Construction Management	There is concern about the safety, noise and dust management during the construction process.	<ul style="list-style-type: none"> Should the Applications be approved, this matter will be addressed at the Site Plan Control stage.

PUBLIC CONSULTATION

In accordance with the Council’s Public Participation Policy, the Urban Hamilton Official Plan Amendment and Zoning By-law Amendment Applications were circulated as part of the Notice of Complete Application to 74 property owners within 120 metres of the subject lands on February 9, 2021. A Public Notice Sign was installed on the property on February 3, 2021. To date, one submission has been received by the City and is summarized in the table above. A Public Notice Sign was installed on the property on February 3, 2021 and updated on July 6, 2022. Finally, Notice of the Public Meeting was given on July 15, 2022 in accordance with the requirements of the *Planning Act*.

Public Consultation Strategy

The Applicants submitted a Public Consultation Strategy with the initial submission of the Application. The Applicant proposed to provide a letter to residents within 120 metres of the subject lands to provide information on the proposal and the consultant contact information. The letter was sent to 74 property owners within 120 metres of the subject lands on February 9, 2021.

The Applicant provided the Ward Councillor with an update on June 2, 2021. A request to attend Ancaster Community Council was not received for this proposal.

ANALYSIS AND RATIONALE FOR RECOMMENDATION(S)

1. The proposed Urban Hamilton Official Plan Amendment and Zoning By-law Amendment applications have merit and can be supported for the following reasons:
 - (i) They are consistent with the Provincial Policy Statement (2020) and conform to A Place to Grow: Growth Plan for the Greater Golden Horseshoe, 2019, as amended;
 - (ii) They comply with the policies of the Urban Hamilton Official Plan, and with the general intent of the Ancaster Wilson Street Secondary Plan; and,

- (iii) The proposal is compatible with and complementary to the existing and planned development in the immediate area, represents good planning by providing a compact and efficient urban form, provides an alternative housing form for the surrounding commercial area and supports developing a complete community.
2. The purpose of the proposed Official Plan Amendment is to establish a site specific policy in the Ancaster Wilson Street Secondary Plan to permit a three storey building on lands known as 335 Wilson Street East.

The current building at 327 Wilson Street East is a six unit multiple dwelling. Policy F.1.12.8 and F.1.12.9 allows the City to amend the Zoning By-law to recognize the legal non-complying use without requiring an Official Plan Amendment.

The proposed mixed use building at 335 Wilson Street East will be three storeys in height whereas the Secondary Plan policies and Urban Design Guidelines limits the building height to a maximum of two and a half storeys. This will increase the range of dwelling types in the area and allows for residential intensification within the Ancaster Community Node.

The front portion of the proposed building is limited to two and a half storeys with a gabled roof and 8/12 pitch which is a historic characteristic in the Village Core as per the Urban Design Guidelines. The rear portion of the building is three storeys which is stepped back approximately 5.0 metres from the front façade and setback approximately 6.2 metres from the front lot line.

The Applicant has modified the design of the proposed building with changes to the roofline and building materials to reduce the height of the building from 12.78 metres to 12.0 metres. This has successfully reduced the perceived scale of the building and demonstrates through appropriate design measures that the building will maintain the appearance of a two and a half storey building from the street. The final building design will be reviewed at the Site Plan Control stage with a more detailed evaluation of how the proposed design meets the vision of the Urban Design Guidelines for the Village Core area.

The proposal represents compact built form and utilizes the site efficiently while maintaining an appropriate scale for the area. The proposal will protect the existing building at 327 Wilson Street East which is included in the Heritage Inventory and because of this the area for redevelopment is limited on site. Therefore, three storeys is proposed for a portion of the building to accommodate

dwelling units and make efficient use of a small site, while protecting a heritage building.

Based on the foregoing, Staff support the proposed Urban Hamilton Official Plan Amendment.

3. The subject lands are zoned Mixed Use Medium Density, Pedestrian Focus (C5a, 570) Zone. The proposed Zoning By-law Amendment proposes modifications to the (C5a, 570) Zone to permit residential uses on the ground floor of the existing multiple dwelling at 327 Wilson Street East; and, to permit a maximum building height of 12.0 metres for the proposed mixed use building at 335 Wilson Street East with reduced yard setbacks, reduced glazing on the front façade, a modified planting strip requirement, no visual barrier requirement, a reduced minimum aisle width and a restriction on the location of a vehicular driveway access.

Staff are supportive of the proposed Zoning By-law Amendment to permit residential uses on the ground floor on lands known as 327 Wilson Street East as it recognizes the existing conditions on site.

The Applicant has successfully demonstrated that the proposed mixed use building will be compatible with the surrounding area in terms of scale and form for the purposes of the Zoning By-law Amendment. The proposed building design has been informed by the Urban Design Guidelines and will be further refined at the Site Plan Control stage to ensure the proposed design reflects the character of the area.

The modified side yard setbacks will provide adequate separation between the buildings to ensure consistency with the established streetscape. The reduced proportion of doors and windows on the front façade is appropriate and reflects the architectural style and vision for the Village Core Area. The planting strip requirement has been modified and the visual barrier requirement has been removed based on existing conditions on site and on the adjacent property to the rear. The restriction on the location of the vehicular driveway access is recommended by staff to ensure the existing driveway access is removed through the implementation of the amending by-law. The proposed modifications are further discussed in Appendix “D” attached to Report PED22006.

Based on the foregoing, Staff support the proposed Zoning By-law Amendment.

ALTERNATIVES FOR CONSIDERATION

Should the applications be denied, the subject lands could be used in accordance with the Mixed Use Medium Density (C5a, 570) Zone which permits a range of commercial uses with residential uses above.

ALIGNMENT TO THE 2016 – 2025 STRATEGIC PLAN

Community Engagement and Participation

Hamilton has an open, transparent and accessible approach to City government that engages with and empowers all citizens to be involved in their community

Economic Prosperity and Growth

Hamilton has a prosperous and diverse local economy where people have opportunities to grow and develop.

Healthy and Safe Communities

Hamilton is a safe and supportive City where people are active, healthy, and have a high quality of life.

Clean and Green

Hamilton is environmentally sustainable with a healthy balance of natural and urban spaces.

Built Environment and Infrastructure

Hamilton is supported by state-of-the-art infrastructure, transportation options, buildings and public spaces that create a dynamic City.

Culture and Diversity

Hamilton is a thriving, vibrant place for arts, culture, and heritage where diversity and inclusivity are embraced and celebrated.

Our People and Performance

Hamiltonians have a high level of trust and confidence in their City government.

APPENDICES AND SCHEDULES ATTACHED

Appendix “A” to Report PED22006 – Location Map

Appendix “B” to Report PED22006 – Draft Official Plan Amendment

Appendix “C” to Report PED22006 – Draft Zoning By-law Amendment

Appendix “D” to Report PED22006 – Zoning Chart

Appendix “E” to Report PED22006 – Concept Plan and Conceptual Elevations

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Appendix "F" to Report PED22006 – Public Submissions

JA:sd