



A. J. Clarke and Associates Ltd.
SURVEYORS • PLANNERS • ENGINEERS

Sent Via Mail

March 29, 2021

140 Wilson Street West, Ancaster
Public Information Letter
(ZAC-20-024)

INTRODUCTION

The owner of the subject lands, Zeina Homes, has made an application for Zoning By-law Amendment to facilitate the development of a three-storey apartment dwelling, containing nine (9) dwelling units, on the subject lands. The site is municipally known as 140 Wilson Street West, Ancaster (Hamilton), Ontario. The subject lands are located on the east side of Wilson Street West, between Todd Street and Seminole Road. The site has an approximate area of $\pm 1,363$ square metres and ± 24 metres of frontage along Wilson Street West. The lands currently contain an existing single-detached dwelling.

The subject lands are designated "Medium Density Residential 2" and are further identified as forming part of the "Community Node Area" in the Ancaster Wilson Street Secondary Plan. The property is zoned Existing Residential (ER) Zone in the former Town of Ancaster Zoning By-law 87-57.

The ER Zone permits one (1) single detached dwelling and structures accessory thereto. The proposed Zoning By-law Amendment application will facilitate a low-rise apartment dwelling on the subject lands, consistent with the vision for the site established in the Urban Hamilton Official Plan and the Ancaster Wilson Street Secondary Plan.



Figure 1: Subject lands located at 140 Wilson Street (VuMap).



Public Information Letter
Re: 140 Wilson Street (ZAC-20-024)

March 29, 2021
Page 2 of 2

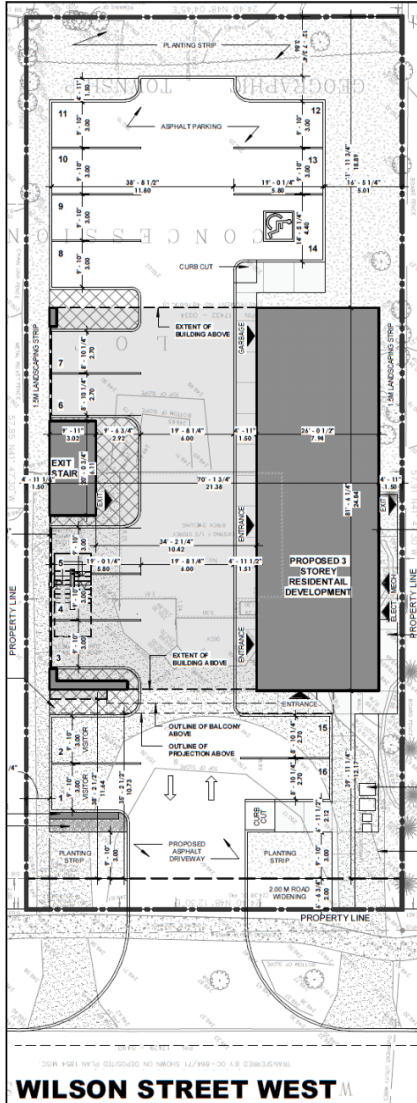


Figure 2: Site Plan

APPLICATIONS & DESCRIPTION

The proposed residential development will consist of one (1) three-story apartment dwelling, containing a total of nine (9) dwelling units and a density of approximately ±66 units per net hectare.

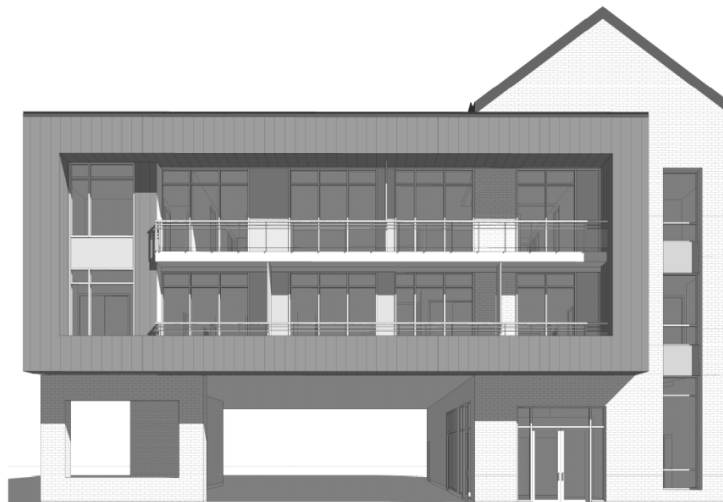
A total of 16 parking spaces are proposed, including one (1) barrier-free space and two (2) visitor parking spaces. A Zoning By-law Amendment is necessary in order to permit the proposed apartment dwelling and to establish appropriate site-specific provisions across the subject lands. Please refer to Figure 2 for further details on the proposed development concept.

CONCLUSION

If you would like to provide comment or obtain more information regarding the above development proposal please do not hesitate to contact **Stephen Fraser** or **Miles Weekes** at the office of A.J. Clarke and Associates Ltd. We look forward to receiving any possible enquiries, comments or feedback you may have on the proposed development.

Sincerely,

Miles Weekes, MCIP, RPP
Planner
A. J. Clarke and Associates Ltd.
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(905) 528 8761 x 286





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

April 28, 2022

Attn: Mr. Tim Vrooman, MCIP, RPP
Senior Planner – Planning and Economic Development

Re: **140 Wilson Street West (ZAC-20-024)**
Public Input Summary

Dear Sir,

Please find below a summary of the public input received by the applicant to-date.

Comment Category	Specific Comment	Comment Response
Building Placement	<p>Windows</p> <p>There are three floors of windows on the west side of the building facing the neighbouring building. Would it be possible to flip the building along the east-west axis such that only the 2nd and 3rd floors would have windows facing the neighbouring building?</p>	<p>As per the Architectural Set, dated April 21, 2022, the proposed building is sited on the southwest side of the property adjacent to the existing 3 storey building to provide a compatible land use interface. The location of the proposed building is over 10m+/- from that existing 3 storey building, +/-18.9m from the rear lot line and +/-14.8m from the northeast side lot line creating ample separation distance to neighbouring properties and buildings. Other items addressed through the approval process thus far have determined that the building is located on the appropriate side of the property.</p>
	<p>Resident is concerned over placement of windows and balconies on upper two stories in comparison to neighbouring buildings.</p>	<p>The proposed building is sited on the southwest side of the property adjacent to the existing 3 storey building to provide a compatible land use interface. The location of the</p>



		<p>proposed building is over 10m+/- from that existing 3 storey building, +/-18.9m from the rear lot line and +/-14.8m from the northeast side lot line creating ample separation distance to neighbouring properties and buildings.</p>
	<p>Placement Resident requested more information regarding placement of proposed development on-site.</p>	<p>The proposed building is sited on the southwest side of the property adjacent to the existing 3 storey building to provide a compatible land use interface. The location of the proposed building is over 10m+/- from that existing 3 storey building, +/-18.9m from the rear lot line and +/-14.8m from the northeast side lot line creating ample separation distance to neighbouring properties and buildings.</p>
<p>Tree Preservation</p>	<p>Tree Preservation It seems that a large number of trees have recently been lost within the Wilson Street area.</p>	<p>As required through the Formal Consultation process FC Document (FC-19-100), a Tree Preservation Plan and Landscape Plan have been prepared by a Landscape Architect. Tree removal is required to implement the development, but a substantial amount of plantings are proposed for the site. Additionally, all required yards include a minimum of 1.5 metres for a landscaping buffer.</p>
<p>Development</p>	<p>Information Is it possible to receive more information regarding the proposed development?</p>	<p>All submission materials are publicly available via the City of Hamilton Development Applications Online Mapping system and/or directly through the City.</p>
	<p>Is it possible to receive a progress update regarding</p>	<p>All submission materials are publicly available via the City of</p>



City of Hamilton Attn: Tim Vrooman
Re: 140 Wilson Street West (ZAC-20-024)
Public Input Summary

April 28, 2022

Page 3 of 6

	development?	Hamilton Development Applications Online Mapping system and/or directly through the City.
	Has a Zoning By-law Amendment been previously submitted?	A Zoning By-law Amendment Application was submitted and deemed complete on July 2 nd , 2020.
	Resident requested more information regarding proposed development unit sizes and pictures of proposed units.	All submission materials are publicly available via the City of Hamilton Development Applications Online Mapping system and/or directly through the City.
	Public Comments What do we do with the public comments?	Public Comments are kept on record. The Public Comments received and utilized when finalizing the proposed development, and are included within Consultant/City reports.
	Is there a timeline or cut-off date for receiving public comments?	Comments can be provided up to and during the statutory public meeting (Planning Committee) and providing the person made an oral or written submission to Council, up to the date of the appeal period expiration.
	Resident stated that they are concerned over how resident/neighbourhood issues are not being addressed.	Public Comments are kept on record. The Public Comments received and utilized when finalizing the proposed development, and are included within Consultant/City reports.
	Municipal Planning Consultation Is the development part of a municipal planning consultation or is it just internal via AJC?	The submission for the proposed development was made in conjunction with the City of Hamilton and deemed complete under the <i>Planning Act</i> . Any rezoning application is a public process requiring proper notice under the <i>Planning Act</i> . The proposed



		development has considered three (3) total rounds of internal comments with the City, additional to the one (1) round of public comments received to-date.
Walkability	<p>Walkability</p> <p>There is concern regarding the placement of the development given that the majority of residents in the Wilson Street area are seniors, families, and kids.</p>	<p>The subject site is approximately ±34.98 metres from the nearest financial establishment, as well as various other commercial establishments. The proposed development has pedestrian connections within the site to the municipal sidewalk along Wilson Street West.</p> <p>Additionally, the proposed development is approximately ±139.57 metres from the nearest bus stop. It should also be noted that the proposed development provides ample on-site parking to be utilized by residents and visitors.</p>
	<p>Street Presence</p> <p>Is it possible to discuss potential options for reducing the cut of the access points into the street presence?</p>	<p>As per the Architectural Set, dated April 21, 2022, the proposed driveway access is 7.5 metres in width at the entrance. As per the Zoning By-law, the requirement for a two-way condominium road shall be 6 metres, which is provided.</p>
Landscaping	<p>Plantings</p> <p>Would it be possible to include new street plantings, etc. to combat tree losses?</p>	<p>As required through the Formal Consultation process FC Document (FC-19-100), a Tree Preservation Plan and Landscape Plan have been prepared by a Landscape Architect. Tree removal is required to implement the development, but a substantial amount of plantings are proposed for the site. Additionally, all required yards</p>



		include a minimum of 1.5 metres for a landscaping buffer.
	Resident stated that they are still waiting to receive planting information for 128 Wilson Street.	All submission materials are publicly available via the City of Hamilton Development Applications Online Mapping system and/or directly through the City.
Traffic Congestion	Traffic Increased development along Wilson Street has caused increased traffic levels in the neighbourhood.	As per the FC Document (FC-19-100) dated September 25 th , 2019, no Transportation Studies were deemed to be required for the proposed development.
Noise/Pollution Levels	Noise/Pollution from Traffic The increased traffic levels in the neighbourhood/Wilson Street area are resulting in higher noise levels and increase pollution.	A Noise Impact Study was prepared by dBA Acoustical Consultants Inc., dated January 2020, which recommended that noise control measures be implemented which meet the MOE Publication NPC-300 entitled “Stationary & Transportation Sources- Approval & Planning Guidelines”, in order to satisfy the requirements of the City of Hamilton.
Parking	Location It was mentioned that the location of the parking on-site is too close to the property lines (3m).	As per the Architectural Set, dated April 21, 2022, the parking spaces are separated and protected from the public road by a dense planting strip and 1-metre-high decorative wall. The balance of the site contains landscaping in between the abutting property lines and the parking areas to provide adequate screening.
	Visitor/Barrier Free Parking Resident stated that there is not enough visitor parking or barrier-free parking provided to accommodate the needs of	As per the FC Document (FC-19-100) dated September 25 th , 2019, no Transportation Studies were deemed to be required for the proposed



City of Hamilton Attn: Tim Vrooman
Re: 140 Wilson Street West (ZAC-20-024)
Public Input Summary

April 28, 2022

Page 6 of 6

	residents in the area.	development. As per the Architectural Set, dated April 21, 2022, there are nine (9) total residential units within the proposed development, with 14 resident parking spaces provided. Additionally, the development includes 2 visitor parking spaces, and 1 barrier-free parking space, for a total number of 16 provided spaces.
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Please feel free to suggest additional comments or feedback you may have noted that are not captured above.

Please do not hesitate to contact me if you have any questions or require clarification regarding the above.

Yours truly,

A handwritten signature in blue ink, appearing to read 'Stephen Fraser'.

Stephen Fraser, MCIP, RPP
A. J. Clarke and Associates Ltd.