

## Historical Background

<b>Application Details</b>	
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:	<p>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</p> <p>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:</p> <ul style="list-style-type: none"> <li>• 611 square metres of amenity space;</li> <li>• Approximately 30% landscape area;</li> <li>• 270 underground and surface parking spaces including six barrier free spaces and 49 commercial spaces;</li> <li>• 190 bicycle parking spaces including 20 commercial parking spaces; and,</li> </ul>

	<ul style="list-style-type: none"> <li>• A unit breakdown of 26 (22%) one bedroom units, 46 (39%) two bedroom units and 46 (39%) three bedroom units.</li> </ul> <p>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.</p>
<b>Property Details</b>	
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:	<p>392 Wilson Street East – vacant.</p> <p>398 Wilson Street East – designated mixed use building.</p> <p>400 and 402 Wilson Street East – vacant.</p> <p>406 Wilson Street East – vacant.</p> <p>412 Wilson Street East – vacant.</p> <p>15 Lorne Avenue – vacant.</p>

<b>Documents</b>	
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.
<b>Processing Details</b>	
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.

<b>Processing Details</b>	
Staff and Agency Comments:	Staff and agency comments have been summarized in Appendix “F” attached to Report PED26063.
Public Consultation:	<p>A community meeting was held on April 6, 2021, regarding applications UHOPA-21-023 and ZAC-21-049.</p> <p>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.</p>
Public Comments:	<p>To date, staff received 150 pieces of correspondence from the public and the comment have been summarized in Appendix “G” attached to Report PED26063.</p> <p>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.</p> <p>At the neighbourhood meeting held by the consultants on February 9, 2026, the following concerns were identified by the neighbourhood:</p> <ul style="list-style-type: none"> <li>• Infrastructure concerns;</li> <li>• Traffic and parking concerns;</li> </ul>

	<ul style="list-style-type: none"><li>• Compatibility concern including, but not limited to, materiality and massing;</li><li>• Pedestrian Safety;</li><li>• Construction Impact concerns;</li><li>• Negative Impacts on property values;</li><li>• Notification process of application to the surrounding neighbourhood;</li><li>• Involvement of the Ontario Land Tribunal in the process;</li><li>• Concerns with moving the existing designated heritage building on the site; and,</li><li>• Amount of landscaping on the site.</li></ul>
Processing Time:	414 days