



WELCOME TO THE CITY OF HAMILTON

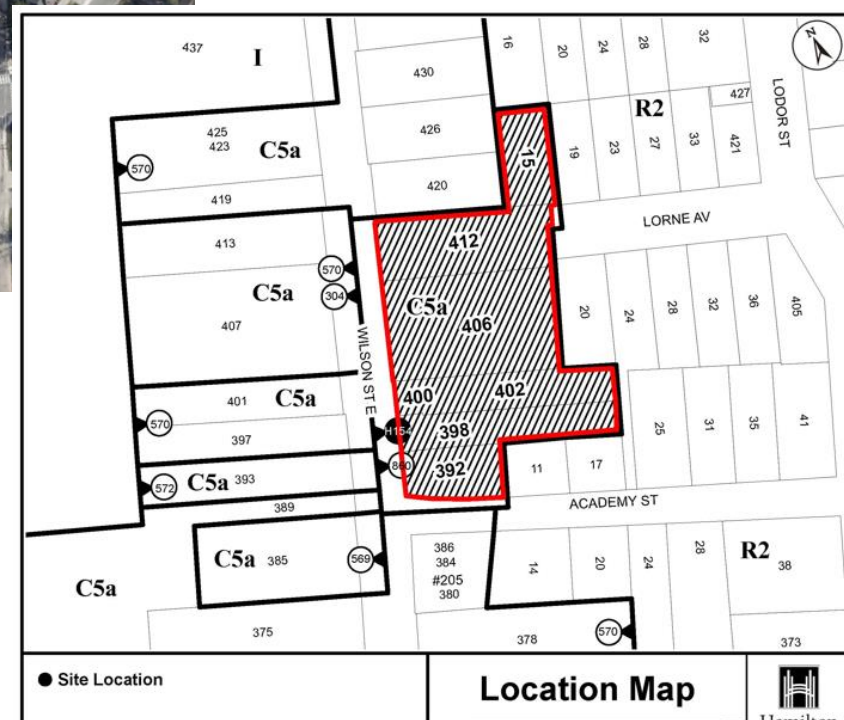
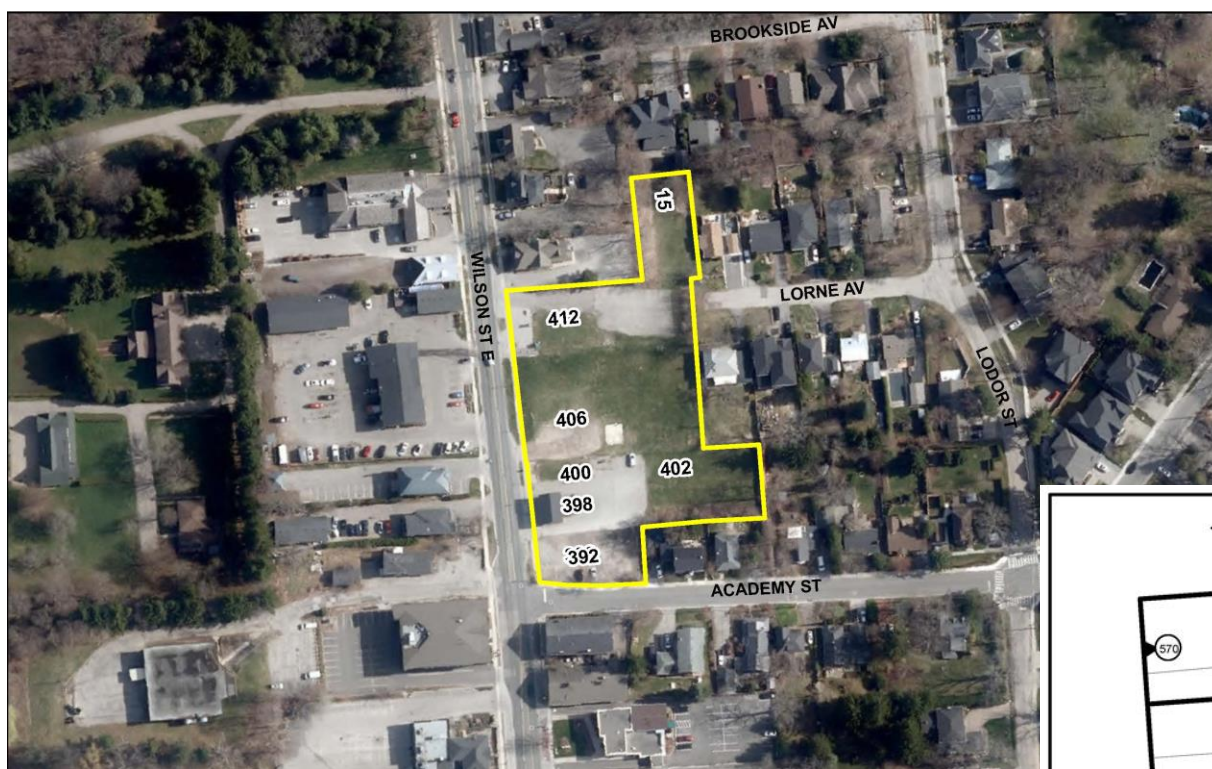
PLANNING COMMITTEE

March 24, 2026

PED26063 – (UHOPA-25-001)

Application for an Urban Hamilton Official Plan Amendment for Lands Located at 392-412 Wilson Street East and 15 Lorne Avenue, Ancaster.

Presented by: Alaina Baldassarra



SUBJECT PROPERTY



392 - 412 Wilson Street East and 15 Lorne Avenue, Ancaster





Views of the Subject Site



Views looking north and south on Wilson Street East



View from Lorne Avenue looking towards the site



View from Academy Street looking towards Wilson Street East



View from Academy Street looking towards the site

Timeline of Activity on Subject Lands

2021

December – Official Plan Amendment and Zoning By-law Amendment Applications were submitted for an eight storey mixed use building.

2022

April – Recommendation for the 2021 applications was presented at Planning Committee.

May – 2021 applications were appealed to the Ontario Land Tribunal.

November – Official Plan Amendment No. 167 approved by the Province included a modification permitting a maximum eight storey height within a community node.

December – A Site Plan Application was submitted for an eight storey mixed use building.

2023

September – Ontario Land Tribunal approves the Zoning By-law Amendment settlement.

October – Site Plan Application appealed for non-decision by the applicant.

December – Planning Statute Amendment Act reverses Provincial modifications to Urban Hamilton Official Plan Amendment No. 167, which reinstated the 3 storey building height maximum.

2024

April – Ontario Land Tribunal determines that a Site Plan Control application must conform to the Official Plan.

December – Current Official Plan Amendment application submitted.

Purpose of the Current Application

The purpose of the Official Plan Amendment application is to permit an increase in height on the subject site

- Current Maximum Height in the Urban Hamilton Official Plan:
2.5 Storeys
- Requested Maximum Height in the Urban Hamilton Official Plan:
8 Storeys

No changes to the Mixed Use Medium Density – Pedestrian Focus (C5a, 860, H154) Zone are proposed



1 EAST ELEVATION

- GENERAL NOTES**
1. See section drawings for structural details and notes.
 2. All work shall conform with the City of Hamilton Building Code and amendments.
 3. Construction shall include, but not be limited to, the following: a. All exterior walls shall be constructed with a minimum of 12" masonry or equivalent. b. All exterior walls shall be finished with a minimum of 1/2" gypsum board or equivalent. c. All exterior walls shall be finished with a minimum of 1/2" gypsum board or equivalent.
 4. All exterior walls shall be finished with a minimum of 1/2" gypsum board or equivalent. a. All exterior walls shall be finished with a minimum of 1/2" gypsum board or equivalent. b. All exterior walls shall be finished with a minimum of 1/2" gypsum board or equivalent.
 5. The contractor shall be responsible for obtaining all necessary permits for this project. a. All exterior walls shall be finished with a minimum of 1/2" gypsum board or equivalent. b. All exterior walls shall be finished with a minimum of 1/2" gypsum board or equivalent.
 6. The contractor shall be responsible for obtaining all necessary permits for this project. a. All exterior walls shall be finished with a minimum of 1/2" gypsum board or equivalent. b. All exterior walls shall be finished with a minimum of 1/2" gypsum board or equivalent.



2 SOUTH ELEVATION (ACADEMY STREET)

No.	Description	Quantity	Unit	Material
1
2
3
4
5
6
7
8
9
10
11
12
13
14
15
16
17
18
19
20

Augustus

392-412 WILSON STREET
EAST & 15 LORNE AVENUE, ANCASTER

SRM
architects+
urban+designers

ELEVATIONS

PRELIMINARY

D3.2



Hamilton

THANK YOU FOR ATTENDING

THE CITY OF HAMILTON PLANNING COMMITTEE