



PUBLIC CONSULTATION COMMENT RESPONSE REPORT

Host: UrbanSolutions Planning & Land Development Consultants Inc.
Date: February 11, 2026
Subject Lands: 398 – 412 Wilson Street East & 15 Lorne Avenue, Hamilton, Ontario
Owner: Wilson Street Ancaster Inc.

RE: Official Plan Amendment Application

In support of the subject planning application, an in-person Neighbourhood Information Meeting was hosted by UrbanSolutions on February 9th, 2026 from 7:00pm to 9:00pm at the St. John’s Anglican Church in Ancaster. The purpose of the meeting was to provide an opportunity for the surrounding neighbours to learn about the proposal details, learn details of the *Planning Act* application process and receive answers to any questions.

There were 181 invitations circulated to all property owners within a 240.0 metre radius of the subject lands. There was a total of approximately 65 attendees for the meeting, of which 61 appear to have been area residents while the balance included representatives from the City of Hamilton. The City of Hamilton representatives included Councillor Craig Cassar, Nancy Hurst, as well as Jennifer Catarino and Alaina Baldassarra, who are the City planners assigned to the Official Plan Amendment application.

Following the meeting, this document along with the Presentation slide deck were provided to attendees as requested.

UrbanSolutions has prepared comment responses to the common themes raised during the Neighbourhood Information Meeting below:

Traffic Concerns

- Increased congestion and traffic along Wilson Street East and Academy Street.
- Whether upgrades to existing roads will be made to reduce congestion and implement traffic calming measures.

Comment Response: A Transportation Impact Study has been prepared in accordance with the Trip Generation Manual, 10th Edition published by the Institute of Transportation Engineers to evaluate the traffic impacts of the proposed development on the surrounding street network. The Transportation Impact Study concluded that the anticipated traffic associated with the proposal maintains acceptable levels of service for surrounding intersections, with the exception of the northbound through movement at the Wilson Street East and Rousseaux Street intersection. The Transportation Impact Study provides a recommendation for the signal at that intersection to be optimized and monitored by the City of Hamilton. The City of Hamilton is actively reviewing the Wilson Street East and Rousseaux Street intersection to improve the existing congestion experienced during peak hours. A total of 263 parking spaces and 190 bicycle parking spaces are being provided through surface parking spaces and underground parking internal to the site, mitigating the potential for overflow of parking onto adjacent streets and encouraging utilization of active transportation to and from the site. Traffic calming measures such as speed bumps for

the surrounding area have already been installed by the City to address ‘short-cutting’ of traffic through the neighbourhood.

Scale and Compatibility of Proposed Development

- Inquiries into approximate size, unit types and density of future development.
- Concern over appropriateness of scale for Village Core area.
- Concerns over shadow impacts on the surrounding properties.
- Concerns regarding amount of new residents in the area.
- Implications of density.
- Building Design and Landscaping.

Comment Response: The Sun/Shadow Study completed for the proposed development evaluated the proposed shadows from the building design and concluded that the shadows cast by the proposed mixed use development meet the sunlight requirements for adjacent public sidewalks and public and private amenity areas. Further, the shadowing of abutting properties is minor and meets the intent of the City’s policies. The study was completed in accordance with the standards set out in the City’s Terms of Reference. The proposed development has been designed to have appropriate consideration for transitions to the abutting land uses through the use of step backs, setbacks as well as landscape buffering and screening along the lot lines of the subject property. The height proposed is appropriate based on the subject property’s location within an identified community node, where the Official Plan directs 40% of residential intensification to occur.

The concept design has carefully considered and evaluated by numerous supporting studies to ensure the proposed development does not present adverse impacts with regards to the transportation network, municipal infrastructure, neighbourhood compatibility, projected shadows, and noise levels from a massing and density perspective. Any necessary infrastructure improvements identified by the consultant team to support the proposed density will be completed prior to the construction of the development and will be completely at the cost of the developer. Further, financial contributions to the catholic and public school boards are provided through Development Charges on a per unit basis to aid the local area in accommodating the increase in student population. Given the subject property is an underutilized 1.9 acre site which fronts a major arterial road, it is a prime candidate to accommodate higher residential densities in order to aid the municipality in meeting their growth and intensification targets. The proposed density within an identified Community Node aligns with the City’s direction to restrict urban boundary expansions and accommodate projected growth within the existing urban boundary of the City of Hamilton. The development includes a range of dwelling forms which increase the housing stock in the area, therefore improving the overall housing options and ability for residents to downsize in the future while remaining within the community. The materiality and alcoves built into the Wilson Street East façade are also intended to be in keeping with the historic character of the Ancaster Village core to maintain compatibility with the surrounding area.

The building design is intended to incorporate materials which are complimentary and in keeping with the existing heritage character of the Ancaster Village. Articulation of the façades have been incorporated to break up the appearance of the building from the streetscape and step backs have also been implemented to minimize the appearance of building height. The detailed design of the building’s elevations will be

further explored at the future Site Plan stage to ensure good urban design principles are maintained in the composition of the building. From a landscape perspective, the proposed development concept has been updated to increase the landscaped area on site to accommodate greater soil volumes and tree plantings. The detailed Landscape Plan to be developed as part of the future Site Plan stage will give consideration to root depth of proposed plantings in relation to the underground parking garage, to ensure species of plantings are able to grow and thrive on site. The landscaping and stormwater management infrastructure proposed will consider permeable surfaces on site and work together to ensure the pre-development stormwater flows match the post-development stormwater flows on the property.

Infrastructure Capacity and Upgrades

- Concerns regarding amount of new residents in the area and ability of existing infrastructure to serve larger population.
- Concerns regarding cost of infrastructure upgrades and who is responsible.

Comment Response: A Functional Servicing Report, Grading Plan and Servicing Plan were prepared as part of the proposed Official Plan Amendment application. These supporting materials assess the anticipated population growth associated with the future development and analyze the existing capacity of surrounding water, wastewater and stormwater management distribution and treatment systems for the area. The Functional Servicing Report and Servicing Plan outline the potential servicing options available for the future development of the lands, required infrastructure upgrades, and the proposed strategy for accommodating the anticipated population of the area. Any necessary infrastructure improvements identified by the consultant team to support the proposed density will be completed prior to the construction of any development and will be completely at the cost of the developer. Future conditions of Site Plan approval as well as the Holding Provision applicable to the subject lands secure the provision of sufficient infrastructure, sanitary flow and water supply prior any development occurring on site.

Construction disruptions to the larger neighbourhood

- Concern as the underground parking is two levels and impact on abutting properties.
- Potential blasting of rock.
- General construction disturbances.

Comment Response: The blasting of rock on site is not contemplated for the proposed development. The Construction Management Plan to be completed at the Site Plan Control stage will ensure that construction activities will avoid adverse impacts to the surrounding community with regards to noise, dust, and other disturbances.
