



Urban Design Brief:

Wilson and Academy

392-412 Wilson Street East
Hamilton, Ontario

December 2024



Prepared for:

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SECTION 1

Introduction

1.1 Purpose of the Urban Design Brief

This Urban Design brief has been prepared in support of an application for a site-specific Official Plan and Zoning By-Law Amendment on behalf of Wilson St Ancaster Inc., the registered owner of the lands municipally known as 392-412 Wilson Street East in the City of Hamilton (referred to as “subject site”).

The subject site is approximately 0.78 hectares (1.92 acres) with frontage on Wilson Street East and Academy Street. The site is currently home to an existing vacant heritage building by the name of “Marr House”. The site is proposed to be redeveloped as a beautiful mid-rise residential landmark, with the Marr House to be preserved and relocated on site.

The Mid-rise Concept consists of one (1) 8-storey mixed-use building containing 118 residential units and 1,475 m² of commercial space at grade. In total, the proposed development consists of 270 parking spaces, 49 of which are at-grade and dedicated to the commercial space, and 221 are to be provided in an underground parking garage.

1.2 Site Context

The subject site is situated on the western border of the St. John’s Neighbourhood located in the former township of Ancaster. As shown in **Figure 1**, the subject site is encompassed by the Old Mill, Hamilton Golf & Club, Oakes, and Lime Kiln Neighbourhoods. The site is easily accessed from the Lincoln M. Alexander Parkway via Rousseaux Street, and from Highway 403 via Wilson Street West.

Although mainly residential in character, St. John’s has a significant commercial corridor along its western boundary on Wilson Street East. This corridor features mixed-use developments which help to promote a pedestrian-friendly environment. St. John’s is also bound by residential subdivisions to the north and east. The neighbourhood is characterized by the existence and continued implementation of stone masonry facades and symmetrical windows, aspects of the Georgian-style architecture borne by the heritage building on-site.

Figure 1 - Neighbourhoods Map



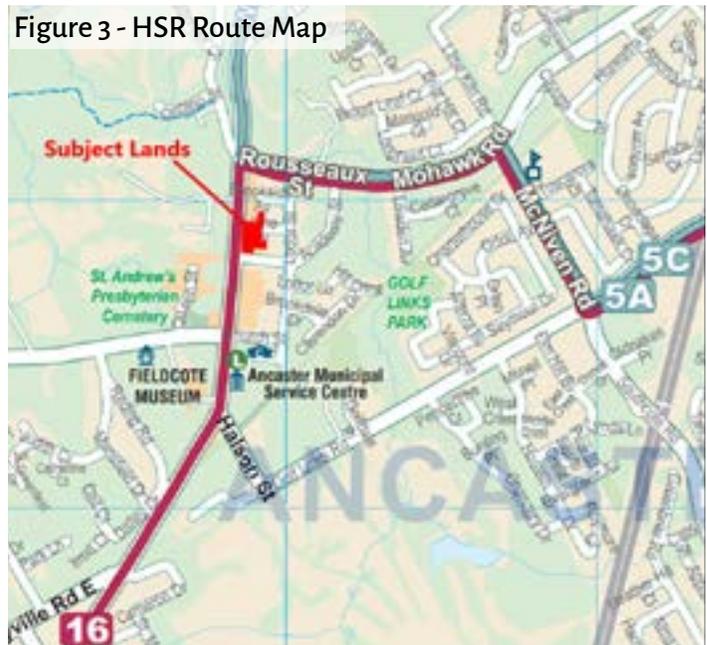
Figure 2 - Site Context Map



The St. John's Community is directly serviced by Hamilton Street Railway (HSR) Route #16 on its westernmost border, which runs along the length of Wilson Street West and Wilson Street East.. The subject site's location within the City gives it access to a plethora of public and natural open space, trails, and waterfalls. The most notable trails running through the area include the Bruce Trail and the Heritage Trail. Many of these parks and trails are well within 2km of the site, and can be accessed via Old Dundas Road and Wilson Street East.

There are three schools within a one-kilometer radius of the site: Foundations Montessori School, Ancaster Montessori School & Daycare, and Rousseau Elementary School. However, within a 3km radius there are an additional 11 schools comprised of private, elementary, and high school institutions.

Figure 3 - HSR Route Map



1.3 Streetscape Context

Wilson Street East: Wilson Street East runs along the western boundary of the Site. It is designated as a Major Arterial in the Urban Hamilton Official Plan and is mostly a two-lane, two-way road with a turning lane beginning south of Rousseaux Street. It is a major transit corridor for locals as it provides them with direct access to the 403, the Lincoln M. Alexander Parkway, as well as Main Street West. Wilson Street East contains a variety of built forms, from single-family dwellings to medium-density, mixed-use buildings in the immediate vicinity of the site.

View Along Wilson Street East, facing South



The Tisdale House



Stone House



Richardson-Ashworth House



The site itself contains the “Marr House” (398 Wilson St E) which is a registered and designated heritage site listed on the City of Hamilton’s Municipal Heritage Register. Other heritage buildings within the area include The Tisdale House (314 Wilson St E), Stone House (375 Wilson St E), Richardson-Ashworth House/Spa (343 Wilson St E), Ancaster Old Mill (548 Old Dundas Rd), Ancaster Old Town Hall (310 Wilson St E), and St. John’s Anglican Church (260 Wilson St E).

The Marr House



Ancaster Old Mill

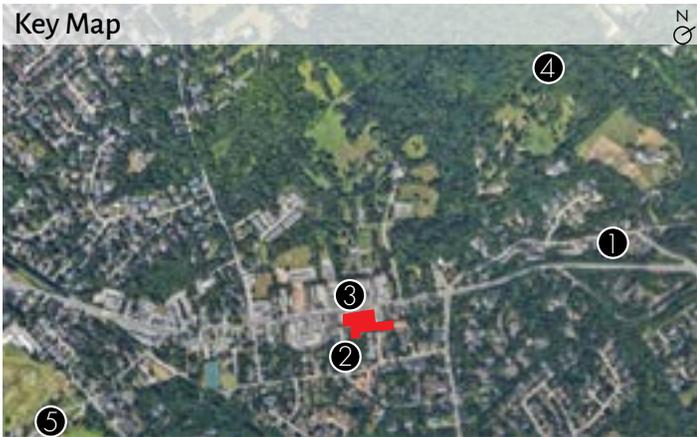


Ancaster Old Town Hall



St. John’s Anglican Church





North: Part of the Wilson Street East corridor is located north of the site, with various commercial land uses having frontage onto Wilson Street. Further north is Mount Mary's Christian Retreat centre, the Ancaster Old Mill, and 1.5 to 2-storey modern single-family dwellings. These homes are typically larger than the majority of other homes immediately surrounding the site, and sit atop large properties in less dense development patterns.

1. An Upscale Neighbourhood North of the Site.



South: To the south of the subject site is the Hamilton Golf & Country Club, accessed from Wilson Street East by Halson Street. Various institutional and commercial uses front onto Wilson Street East, such as a branch of the Hamilton Public Library, the Southern Ontario Dental College, as well as many different restaurants and retail stores. Further south down Wilson are Heritage sites such as Ancaster Old Town Hall, St. John's Anglican Church, and possibly the oldest house in the City of Hamilton - The Tisdale House at 314 Wilson Street East.

Academy Street: Along Academy Street are many single-family dwellings characterized by Victorian or Edwardian-style architecture, as well as more contemporary additions found throughout the community.

2. Academy Street, facing East of the Site.



East: To the east of the subject site, the predominant land use is low-density residential. Similar to Academy Street, the 1 to 2-storey homes to the east of the site are characterized by Victorian and Edwardian-style architecture, and often feature landscaped front lawns accommodating a range of deciduous and coniferous trees and colourful shrubs. The neighbourhoods become modernized the further east you move from the site.

3. Wilson Street East, facing South of the Site.



4. Canterbury Falls, West of the Site.



West: Continuing to the west of the site, commercial and service retail uses can be found across Wilson Street East. Within the Old Mill neighbourhood to the west of the subject site is a modern townhouse subdivision surrounded by a large forested area and a pond. Generally, the Old Mill neighbourhood is heavily forested and harbours a multitude of trails and natural open space with the occasional street consisting of single-family dwellings.

5. Hamilton Golf & Country Club, South of the Site.



1.4 Site Attributes

The subject site is located in the St. John's neighbourhood, in the northeast end of Ancaster. It is bordered by Wilson Street East along the West, Academy Street to the South, and has access to Lorne Avenue from the East. The site is 0.78 ha in size and has an approximate lot frontage of 164m along Wilson Street East, Academy Road, and Lorne Avenue. The subject site is an amalgamation of five parcels of land.

Existing Topography and Vegetation:

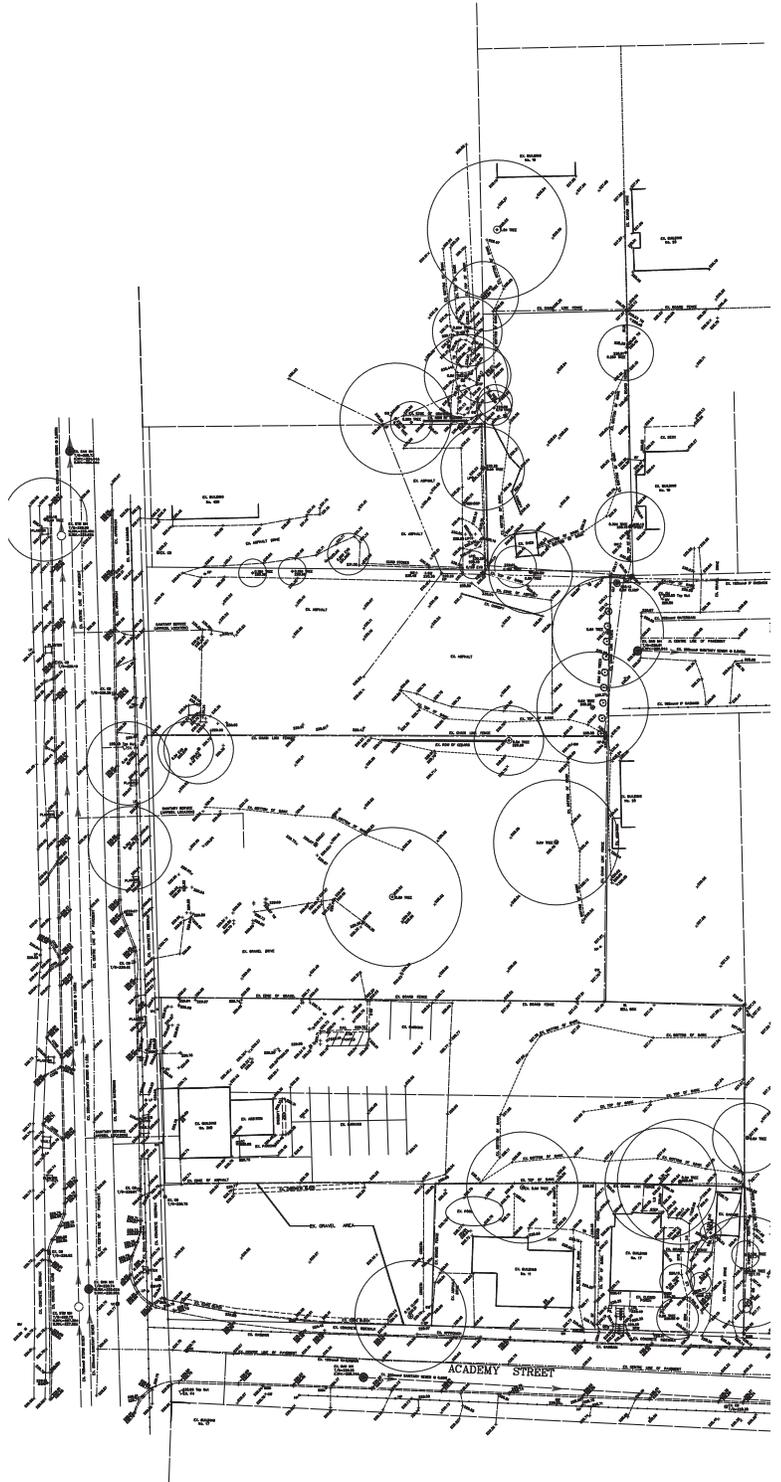
The subject site is relatively flat with gentle undulating topography and less than 3m of elevation change between the high points and low points of the site. The properties are currently vacant with the exception of an existing shed at the northern parcel and an existing heritage building located north of the gravel parking lot at the intersection of Wilson Street East and Academy Street. There is a combination of chain link and board-on-board fencing located along the perimeters of the properties.

The surface of the subject site is a combination of existing asphalt, gravel, and sod. There are a few existing trees on site. The majority of existing trees are clustered at the northwest and southeast corners of the subject site, outside the property line.

Existing Buildings and Structures:

There is currently one building residing on the lot, which is a designated heritage building by the name of "Marr House". Other than a small parking lot on the corner of Academy and Wilson and some utility stations, the site is vacant (see Image 1). The building is a 2-storey stone masonry structure with a short rectangular profile. It was a dwelling built sometime pre-1850, and designed with the Georgian architectural style. The façade is composed of tan and beige stone, dark-coloured accent trim around the windows and return eaves, and 5 symmetrical 6-over-6 window panes, a typical feature of Georgian-style buildings. (see Image 2).

Topographic Survey by A.T. McLaren Limited



1.5 Site Constraints

- **Shape:** The Site is an irregular shape with frontage along Wilson Street East, Academy Street, and Lorne Avenue.
- **Topography:** The subject site is relatively flat and will not require significant re-grading to accommodate the proposed development.
- **Vegetation:** There are a few existing trees on site that will be impacted by the proposed works and may require removal.
- **Heritage:** Within one (1) kilometre of the site, there are 28 properties listed on the city of Hamilton heritage inventory, 39 properties listed on the Municipal Heritage Register, and 7 properties designated under Part IV and V of the Ontario Heritage Act (**See Figure 4**). The St. John's neighbourhood is not designated as a cultural heritage landscape.

Figure 4 - City of Hamilton Inventoried Heritage Properties - LHC

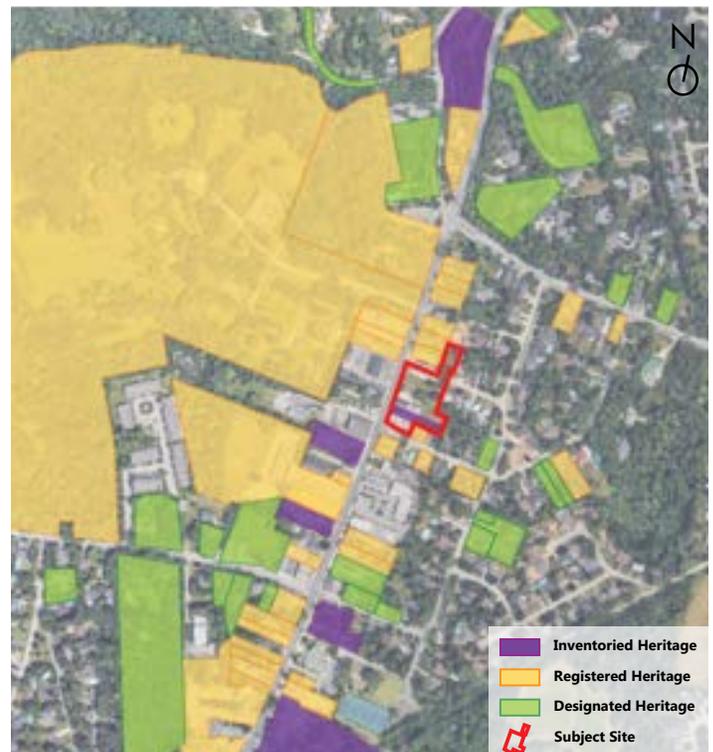


Image 1 - Existing Site Conditions: View from Wilson Street East facing southeast, March 2021.



Image 2 - Existing Building : View from Wilson Street East facing east, March 2021.



Image 3 - Existing Building : View from Academy Street facing north, May 2016.



SECTION 2

Municipal Policy Review

2.1 The Urban Hamilton Official Plan (UHOP) Section B.3.3 - Urban Design Policies & Principles

The Urban Design principles for the proposed development are based on the applicable policies in B.3.3.2.3 through B.3.3.2.10 inclusive, which apply to all development and redevelopment. These principles include:

- fostering a sense of community pride and identity;
- visually connecting the public and private realms;
- making places safe, accessible, connected, and easy to navigate;
- creating communities that are transit supportive and promote active transportation;
- creating places that are adaptable to future demographic and environmental changes;
- encouraging innovative community design and technology;
- enhancing the character of the existing environment; and
- promoting compatible intensification that makes appropriate and innovative use of buildings and sites.

Urban Design Policies for Circulation, Site Organization, and Compatibility with Surrounding Context:

Urban design policies in Section B.3.3 applicable to **circulation** accomplish the above principles through:

- connecting buildings and spaces through an efficient, intuitive, and safe network of streets, roads, alleys, sidewalks, and pathways;
- providing connections and access to all buildings and places for all users, regardless of age and physical ability;
- integrating conveniently located public transit and cycling infrastructure with existing and new development;
- encouraging design that accommodates the changing physical needs of people and their lifestyles through all stages of their lives;
- locating surface parking to the sides or rear of sites or buildings, where appropriate; and
- locating service and storage areas away from streets so as to minimize disruption or conflicts

with adjacent land uses and pedestrian routes, and screened as necessary from views from the public right-of-way.

Urban design policies in Section B.3.3 applicable to **site organization** accomplish the above principles through:

- organizing space in a logical manner through the design, placement, and construction of new buildings, streets, structures, and landscaping;
- ensuring building entrances are visible from the street and promoting shelter at entrance ways;
- creating places and spaces which are publicly visible and safe;
- complementing and animating existing surroundings through building design and placement as well as through placement of pedestrian amenities; and,
- integrating, protecting, and enhancing environmental features and landscapes, including existing topography, forest and vegetative cover, green spaces, and corridors through building and site design.

Urban design policies in Section B.3.3 applicable to **compatibility with surrounding context** accomplish the above principles through:

- enhancing the function of the applicable urban structure element described in section E.2.0 – Urban Structure.
- respecting existing character, development patterns, built form and landscape;
- promoting quality design consistent with the locale and surrounding environment; and,
- recognizing and protecting the cultural history of the City and its communities;
- conserving and respecting the existing built heritage features of the City and its communities;
- recognizing that every new building or structure is part of a greater whole that contributed to the overall appearance and visual cohesiveness of the urban fabric;

- respecting the existing cultural and natural heritage features of the existing environment by re-using, adapting, and incorporating existing characteristics; and,
- encouraging development of complete and compact communities or neighbourhoods that contain a variety of land uses, transportation, recreational, and open space uses.

Urban design policies in Section B.3.3 applicable to **landscape design** accomplish the above principles through:

- creating high quality, safe streetscapes, parks, and open spaces that encourage physical activity and active transportation;
- ensuring an equitable distribution of accessible and stimulating amenity areas, including the development of places for passive and active recreation and use;
- providing streets that include adequate and accessible space for pedestrians, bicycles, as well as transit, other vehicles, and utilities; continuous sidewalks; landscaping such as trees and landscaped boulevards; pedestrian amenities such as lighting, seating, way-finding signage, and urban braille; and, on-street parking;
- including a quality landscape edge along frontages where buildings are set back from the street;
- ensuring pedestrian walkways shall differ in material and appearance from driving surfaces, promoting safety and emphasizing pedestrian priority over vehicular traffic; and,
- providing landscaped walkways along buildings, particularly in areas with high levels of pedestrian traffic, and connecting walkways to other pedestrian routes on the site and links to pedestrian entry points at the street, and where appropriate to adjacent developments.

Urban design policies in Section B.3.3 applicable to **architectural design** accomplish the above principles through:

- complementing the existing massing patterns, rhythm, character, colour, and surrounding context;
- achieving compact development and resulting built forms;
- reducing air, noise, and water pollution by promoting energy efficient design of sites and buildings;
- using materials that are consistent and compatible with the existing surrounding context in the design of new buildings;
- encouraging innovative design of built forms and public spaces;
- new development shall be massed to respect existing and planned street proportions;
- creating a continuous animated street edge in urban environments;
- locating principal facades and primary building entrances parallel to and as close to the street as possible; and,
- creating ample glazing on ground floors to create visibility to and from the public sidewalk.

2.2 The Urban Hamilton Official Plan (UHOP)

Section B.3.4 - Cultural Heritage Resource Policies

B.3.4.3.4 The City shall encourage the use of contemporary architectural styles, built forms, and materials which respect the heritage context.

B.3.4.3.8 The City shall encourage the intensification and adaptive reuse of commercial and industrial heritage properties. Any permitted redevelopment shall ensure, where possible, that the original building fabric and architectural features are retained and that any new additions will complement the existing building in accordance with the policies of this Plan.

2.3 The Urban Hamilton Official Plan (UHOP) Chapter E - Urban Systems and Designations

2.3.1 UHOP Section E.2.3.3 - Community Nodes

The Site is designated “**Community Node**” in the Urban Hamilton Official Plan’s (UHOP) Schedule E - Urban Structure (See Figure 5).

E.2.3.3.2 of the UHOP, areas designated Community Node should consist of a range of uses that allow for access to housing, employment, services, and recreation in close proximity to each other and transit.

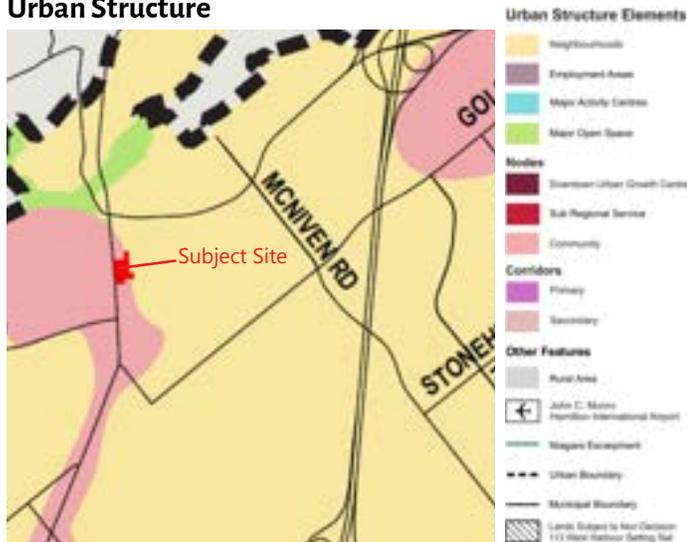
E.2.3.3.3 Community Nodes shall provide a community scale retail stores and services to the residents of the Node and surrounding neighbourhoods.

E.2.3.3.4 Community Nodes shall provide an employment function consisting primarily of employment in retail, services, local institutions, and government services.

E.2.3.3.5 Community Nodes shall function as vibrant, mixed-use areas containing a range of housing opportunities, including affordable housing. The unique characteristics of Community Nodes lend themselves to a range of built forms.

E.2.3.3.6 Community Nodes shall be linked to higher order transit system through connecting conventional transit or by rapid transit, where possible.

Figure 5 - Urban Hamilton Official Plan Schedule E Urban Structure



2.3.2 UHOP Section E.4.3 - Pedestrian Focus Streets

Wilson Street East (between Redding Road and Rousseau Street) is listed under Urban Hamilton Official Plan Section 4.3.1 as a ‘**Pedestrian Focus Street**’. Section 4.3 of the Urban Hamilton Official Plan states that:

“Pedestrian focus streets are intended to cater to the pedestrian by creating a comfortable, active and visually stimulating walking environment. Pedestrian focus streets shall have wide sidewalks, buildings oriented to the public sidewalk, outdoor cafes, and a high level of streetscape design and activity. These areas include the main street retail areas of the former downtowns as well as other historic main street areas and future areas designed to have similar pedestrian oriented character.”

In addition to the policies of the specific Commercial and Mixed Use designations, the following policies shall apply to pedestrian focus streets (**Section E.4.3.4**):

- A minimum of 75% of the block face located between two roads shall be developed with buildings;
- Buildings shall be built up to the streetline and parking, driveways or lane shall not be permitted between the buildings and the street, except as set out in E.4.3.4 g);
- Each building or store front shall face onto the pedestrian focus street with the main entrance of each building or store and substantial fenestration facing on to the street;
- Notwithstanding Policy E.4.6.9 Mixed Use – Medium Density Designation, commercial uses shall only be permitted on the ground floor, and a place of worship and day nursery shall only be permitted above the ground floor of a building facing a Pedestrian Focus Street. (OPA 69);
- On-street parking shall be provided where feasible and appropriate;
- A minimum height of two storeys shall be encouraged;
- Sidewalks shall be required on both sides of the

street and shall be of sufficient width to accommodate anticipated pedestrian volumes, comfortably and safely accommodate the needs of persons with disabilities and seniors, and ensure sufficient space for furnishings, utilities, and tree planting;

- i) Transit shelters and stops shall be provided, where appropriate;
- j) New buildings and spaces shall be designed to reflect a human scale of development, contribute to public safety and security, and create a significantly enhanced pedestrian environment; and,
- k) New buildings shall be encouraged to have awnings, canopies, arcades, or front porches to provide weather protection.

2.3.3 UHOP Section E.4.6 - Mixed Use - Medium Density

The Site is designated “**Mixed Use - Medium Density**” in the Urban Hamilton Official Plan’s (UHOP) Schedule E.1 - Urban Land Use (**See Figure 6**). Section 4.6 of the Urban Hamilton Official Plan states that:

“The intent of the Mixed Use – Medium Density designation is to permit a full range of retail, service commercial, entertainment, and residential accommodation at a moderate scale and to increase the proportion of multiple storey, mixed use buildings that have retail and service commercial uses at grade. The designation recognizes the traditional mixed use main streets in the City (outside of the Downtown Mixed Use area), as well as other large commercial areas which serve the surrounding community or a series of neighbourhoods and which are intended to evolve and intensify into mixed use, pedestrian oriented areas. Increasing the number of people who work and live within the area designated Mixed Use – Medium Density will also contribute to the planned function of the area as a people place.”

The following policies apply to the Mixed-Use Medium Density Designation:

E.4.6.1 The range of commercial uses is intended to serve the surrounding community or series of neighbourhoods as well as provide day-to-day retail facilities and services to residents in the immediate area. These areas shall also serve as a focus for the community, creating a sense of place.

E.4.6.2 The Mixed Use - Medium Density designation shall be applied to traditional ‘main street’ commercial areas outside of the area designated Downtown Mixed Use, and to promote the continuation of these areas as pedestrian oriented mixed use areas. Retail and service commercial uses are key elements in maintaining that function and ensuring the continued vibrancy of the pedestrian realm.

E.4.6.3 Newer areas designated Mixed Use - Medium Density shall evolve over time into compact, mixed use people places where people can live, work, and shop.

E.4.6.4 It is also the function of areas designated Mixed Use - Medium Density to serve as vibrant people places with increased day and night activity through the introduction

of residential development. Residential development enhances the function of these areas as transit supportive nodes and corridors.

E.4.6.9 The predominant built form shall be mid rise and low rise mixed use buildings that have retail and service commercial stores at grade. Single use commercial buildings and medium density ground related housing forms shall also be permitted, except for pedestrian focus streets as listed by Policy E.4.3.1.1. (OPA 65)(OPA 142).

E.4.6.16 New development shall be designed and oriented to create comfortable, vibrant and stimulating pedestrian oriented streets within each area designated Mixed Use - Medium Density.

E.4.6.17 Areas designated Mixed Use - Medium Density are intended to develop in a compact urban form with a streetscape design and building arrangement that supports pedestrian use and circulation and create vibrant people places.

E.4.6.18 In the historic former downtowns and main streets, a strong historic pedestrian focus is long established, and shall be enhanced through new development.

E.4.6.25 Areas designated Mixed Use - Medium Density shall be integrated with the surrounding neighbourhoods through frequent street and pedestrian linkages.

E.4.6.26 Automobile access shall continue to be an important mode of transportation from the surrounding neighbourhoods, but it shall be balanced with the need to improve pedestrian access and opportunities for active transportation.

Figure 6 - Urban Hamilton Official Plan Schedule E-1 Urban Land Use



2.4 The Urban Hamilton Official Plan Volume 2 (UHOP V2) Chapter B.2 - Ancaster Secondary Plans

2.4.1 UHOP V2 Section B.2.8 - Ancaster Wilson Street Secondary Plan (OPA 24)

The Site is designated “**Mixed Use - Medium Density**” in the Urban Hamilton Official Plan Volume 2’s (UHOP V2) Map B.2.8-1 to Appendix B - Ancaster Wilson Street Land Use Plan, Character Areas and Heritage Features, Potential Connections (See Figures 7a and 7b).

B.2.8.4 The following principles of the Ancaster Wilson Street Secondary Plan apply to all development under the Plan:

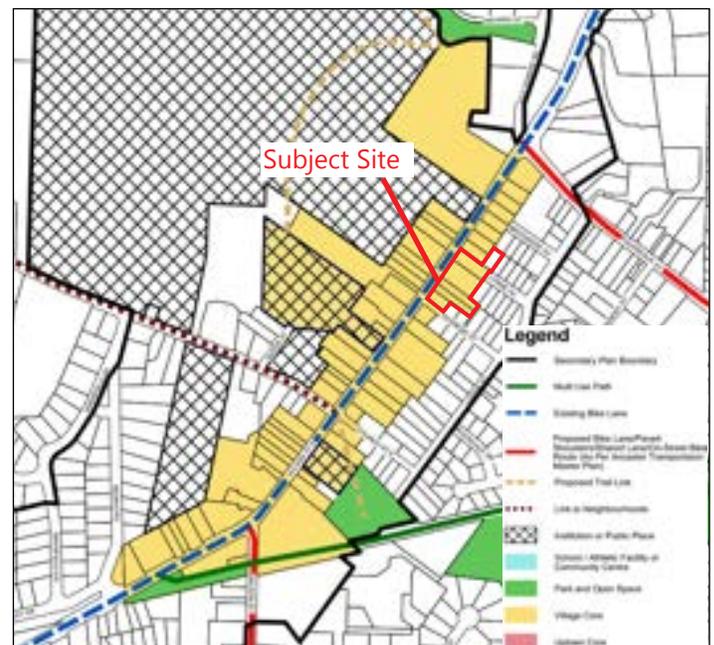
- a) Enhance and protect heritage and cultural resources;
- b) Efficient use of buildings and infrastructure;
- c) Ensure a high quality of design;
- d) Mixture of uses in appropriate areas;
- e) Maintain strong residential focus;
- f) Protect and enhance parks and Connections through trail/bike networks;
- g) Promote active transportation;
- h) Provide for commercial opportunities; and,
- i) Ensure a safe and comfortable environment for people.

B.2.8.5 The objectives of the Ancaster Wilson Street Secondary Plan aims for new development to be accessible to people of all socioeconomic groups and all forms of transportation, ensure new development encourages a high degree of pedestrian prominence, all while promoting Ancaster’s natural, cultural, and built heritage through the appropriate use of building materials and architectural styles. The objectives support infill development, mixed uses along Wilson Street, design promoting active transportation methods, as well as the adaptive reuse of buildings.

Figure 7a - Ancaster Wilson Street Land Use Plan, Character Areas and Heritage Features, Potential Connections



Figure 7b - Ancaster Wilson Street Land Use Plan, Character Areas and Heritage Features, Potential Connections



2.4.2 UHOP V2 Section B.2.8.6 - Community Node Policies

B.2.8.6 The following policies of the Ancaster Wilson Street Secondary Plan apply to all development identified as a **“Community Node”** as per Section E.2.0 and Schedule E - Urban Structure:

- a) The Ancaster Community Node shall be a focus area for growth, development, and intensification within the Ancaster Wilson Street Secondary Plan.
- b) The Ancaster Community Node shall include a range of housing forms and tenures, and a mix of employment, institutional, recreational, and commercial uses subject to the land use designation policies of this Secondary Plan and Volume 1 of this Plan.
- c) Intensification and infill development shall be balanced with the heritage and historic character of Ancaster. Further guidance for incorporating heritage features, design, and overall character through infill and intensification is provided in the supporting Ancaster Wilson Street Urban Design Guidelines.
- d) Within the Ancaster Community Node, larger scale development and redevelopment are encouraged to be directed towards the Uptown Core and western portion of the Gateway Residential area, as shown on Appendix A - Character Areas and Heritage Features.
- e) Mixed Use, Commercial, and Institutional development and redevelopment is encouraged within the Village Core area, though the scale of development shall be consistent with the historic character of the area. The scale and design of buildings is detailed in Policy 2.8.12 of this Plan, and the supporting Urban Design Guidelines.
- f) Commercial and Mixed Use areas within the Community Node shall provide an important source of employment in the Ancaster Wilson

Street Secondary Plan, and shall support the viability of the Ancaster Community Node and meet the daily needs of residents and visitors to Ancaster.

- g) The overall density for the Ancaster Community Node shall be 50 people and jobs per hectare.

2.4.3 UHOP V2 Section B.2.8.8.4 - Mixed Use - Medium Density Policies

B.2.8.8.4 The following policies of the “Mixed Use - Medium Density” land use designation apply to the proposed development and aim to satisfy the goals established, in addition to Section E.4.6 - Mixed Use - Medium Density:

- 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.

Village Core Area

- g) The Village Core area, shown on Appendix A - Character Areas and Heritage Features, shall primarily consist of service and retail uses, as well as residential uses. The Village Core area shall serve the daily retail, commercial, and personal service needs for the Ancaster Community.
- h) Commercial facilities to be encouraged within the Village Core area may include retail stores, service commercial uses, banks, restaurants with sitdown service, and offices. The lands to be used for commercial purposes shall be those lands that front onto Wilson Street.
- i) The design of buildings and lands located in the Village Core area, shown on Appendix A - Character Areas and Heritage Features, are detailed in Policy 2.8.12.1 j) ii), and are further described in the supporting Ancaster Wilson Street Secondary Plan Urban Design Guidelines.

2.4.4 UHOP V2 Section B.2.8.12 - Ancaster Wilson Street Secondary Plan 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 (AWSSP) Village Core Areas:

- Notwithstanding Policy E.4.3.4 b) of Volume 1, for buildings fronting onto Wilson Street, setbacks may be varied, as per the character of the Village Core area;
- Buildings within the Village Core should incorporate historical building features and styles in order to encourage a village atmosphere and pleasant pedestrian experience, where feasible;
- 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;
- The Village Core area should express a strong heritage design character that invites pedestrians and encourages interaction; and,
- The heritage characteristic of the Village Core area can be strengthened through the use of a public walkway linking buildings and other land uses.

2.4.5 UHOPV2 Section B.2.8.13 - Ancaster Wilson Street Secondary Plan Cultural Heritage Policies

B.2.8.13.1 The following policies shall apply to Cultural Heritage Resources within the Ancaster Wilson Street Secondary Plan Village Core Areas:

- The retention and conservation of historical buildings, structures, or features on their original sites shall be encouraged through adaptive reuse and preservation of existing buildings before new development or redevelopment is considered, and by integrating cultural heritage resources into new development or redevelopment proposals in their original use or an appropriate adaptive reuse where possible.
- The tree lined streetscape of portions of the Ancaster Wilson Street Secondary Plan shall be maintained and protected, where feasible, to enhance and preserve the character of the street and surrounding neighbourhood area.
- The Village Core Character Area shall be conserved and protected with the intent of retaining major Cultural Heritage characteristics.

2.4.6 Ancaster Wilson Street Secondary Plan Urban Design Guidelines

The purpose of the Ancaster - Wilson Street Secondary Plan Urban Design Guidelines is to place a focus on the character and quality of the public realm along this major corridor. The human-scale nature of the secondary plan's "Village Core" areas are reflected within the following urban design guidelines:

3.1.4 Village Core Design Guidelines

- The intent of the design guidelines is aimed towards preserving the identity and rich heritage of the community by ensuring:
- Building masses are compact and sited on individual lots with defined front and side yards;
- Building heights are limited to 2.5 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 subject site falls under the "**Village Core: Building Typology A**", which specifies architectural treatments that can be applied to new or existing development as to ensure conformity with the existing neighbourhood character. Guidelines applicable to the **Context, Wall Material, and Door Design** of the proposed development include:

- Ensuring the finished floor level is the average of the adjacent buildings' floor levels;
- Ensuring that buildings compliment facade patterning and the horizontal lines of adjacent buildings;
- Using materials such as grey-buff coloured stone in wall cladding;
- Limiting the use of stucco to accent facade surfaces;
- Complimenting the character of existing buildings on-site if additions are proposed; and,
- Implementing glazing on doors.

Guidelines applicable to the **Window Design** of the proposed development include:

- Ensuring windows are vertical with an approximate height to width ratio of 2:1;
- Ensuring windows express each floor, are equal in size, and aligned with each other;
- Providing windows on all facades of the building;
- Ensuring the glass used is fully transparent;
- Detailing windows with muntins;
- Ensuring windows are recessed into walls;
- Providing awnings ONLY on the ground floor;
- Enhancing windows with architectural surround detailing; and,
- Implementing storefront windows on the first storey.

Guidelines applicable to the **Setback & Orientation, Access, Landscape, and Parking** of the proposed development include:

- Ensuring the building is parallel to the street;
- Providing a front yard setback no more than adjacent buildings;
- Providing a side yard on both sides of the building;
- Providing pedestrians with direct access from parking areas to the buildings;
- Limiting the number of curb cuts to one (1);
- Ensure the front yard and side yards are landscaped;
- Providing landscaping in the parking area up to the edge of the parking surface;
- Planting only native tree species;
- Ensuring stormwater is detained on site; and,
- Providing parking in the rear of the building only.

3.1.4.3 Village Core: Public Realm Design Guidelines

Guidelines applicable to the **Pedestrian Space** of the proposed development include:

- Ensuring sidewalks are hard surfaced with rectangular dry laid pavers mimicking natural limestone, and have a clear, wide travel path;
- Ensuring that sidewalks continue across driveways, and sidewalk paving materials continue across all pedestrian crossings;
- Providing seating areas that accommodate a variety of seating choices and are oriented towards the sidewalk; and,
- Designing seating areas to provide sun and shade seating opportunities.

Guidelines applicable to the **Landscaping, Amenities, Gateway Locations** and **Public Art** of the proposed development include:

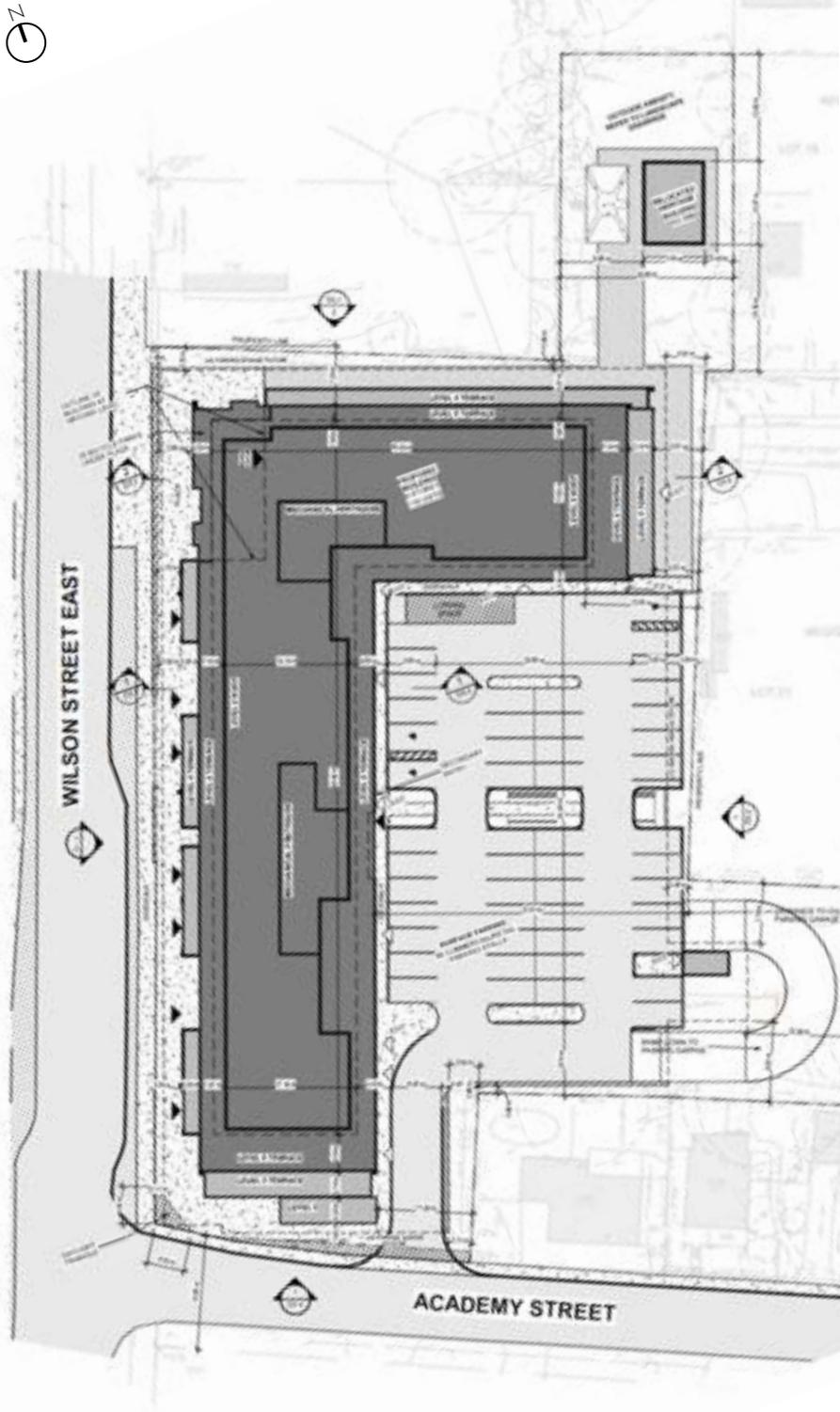
- Planting only native tree species as street trees;
- Ensuring that ALL amenities are 'heritage style', express a coordinated appearance, and reflect the historic character of the village;
- Implementing predominantly horizontal built form and mass with buff-coloured limestone walls on 'Gateways'; and,
- Ensuring 'Gateways' are landscaped in an informal style and use traditional plant materials, perennials, and ground covers.

SECTION 3

Design Proposal

3.1 Site Organization and Circulation

Site Plan - SRM Architects Inc.



The Urban Hamilton Official Plan encourages new developments to organize space in a way that animates its surroundings, visually connects the public and private realms, and promotes active transportation. The proposed development accomplishes these objectives and more through smooth site organization that prioritizes the pedestrian experience.

The proposed development is comprised of one 8-storey midrise building. The overall building footprint is 'L-shaped', and the parcel fronts onto a major arterial street along the west and two local streets to the south and east of the site (Wilson Street East, Academy Street, and Lorne Avenue). Commercial retail space spans the length of the building's frontage onto Wilson Street East at grade, while service, amenity, and office space is allocated to the remaining space at grade within the northernmost section of the building. The proposed development also makes use of the irregularly-shaped parcel by providing outdoor amenity space to the north of the site. This outdoor space will also be home to the relocated heritage building that currently exists on the Site.

3.1.1 Site Organization

The proposed mixed-use midrise provides a continuous streetwall and commercial frontage along Wilson Street East, creating a strong pedestrian corridor. The building is set back from the sidewalk, creating space for an attractive streetscape design and distance that is comfortable for pedestrians walking along the street. Internal site access is provided off Academy Street.

The site organization and circulation provides intuitive connections to the different uses and services throughout the property (see **Figure 8**). The retail frontage along Wilson Street East invites pedestrians into the commercial space at grade, while visually hiding the parking lot located internal to the site. There is a plaza located at the lobby entrance area, with design accents such as the architectural feature columns acting as a focal point near the main entrance. These accents provide the streetscape with public art and draw pedestrians into the space.

The site also provides indoor and outdoor amenity spaces at the northeast portion of the property. The outdoor amenity space is buffered by vegetation and integrates the relocated heritage house as an integral part of its design.

Figure 8 - Site Organization and Pedestrian Circulation



3.1.2 Pedestrian Circulation

Wilson Street East is designated as a '*Pedestrian Focus Street*' area in the Urban Hamilton Official Plan. The Wilson Street East streetscape has been enhanced through beautiful pavers, street trees, and street furniture. The public and private realms are merged at the streetscape, adding an additional 4m to the vibrant pedestrian environment.

The walkway located at the rear of the building provides access to the retail spaces from the visitors parking area and connects the internal site to the public streetscape on Academy Street. Residents can access the elevators and stairwells from the underground parking garage, or on the surface from the rear of the building. This walkway also leads into the outdoor amenity space at the northeast corner of the property (See **Figure 8**).

The site is also well connected to public transit routes. There is a bus stop immediately in front of the building on Wilson Street East, closer to the Wilson-Academy intersection. This bus stop is serviced by the number 16 Ancaster East bus route, which links up to the larger numbers 5A, 5C, 41, 44, and 43 bus routes.

3.1.3 Vehicular Circulation

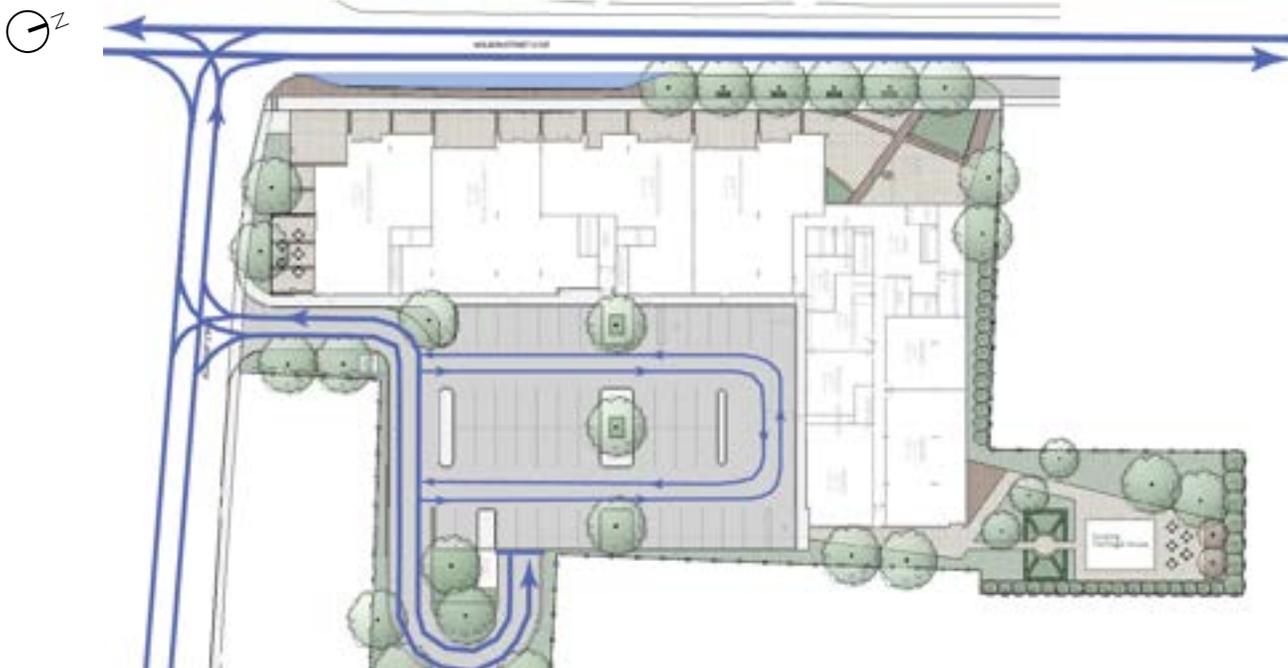
The primary vehicular access into the site is located on Academy Street, behind the proposed midrise building. There is an underground parking entry located along this route, as shown in **Figure 9**. The majority of the residential traffic flow will be directed into and out of the underground parking entrances.

Any vehicular traffic from non-residents will enter a secondary loop into the surface parking spaces located at the rear of the building (**See figure 9**). This loop also provides access to a loading area, as well as various service and utility rooms in the northern wing of the building. These parking areas accommodate 8.3m wide driving aisles to provide smooth circulation for drop off, turnaround, and servicing.

There are two levels of underground parking to accommodate the parking needs of the building's residents. This allows for the surface parking to accommodate visitors of the site and customers of the commercial/retail space provided.

Wilson Street East is classified as a major arterial road in the Urban Hamilton Official Plan Schedule C. The primary function of this road classification is to carry high volumes of intra-municipal and inter-regional traffic through the city, and off-street parking is highly encouraged on lots adjacent to this road classification. Additional on-street parking is provided along Wilson Street East.

Figure 9 - Vehicular Circulation



3.2 Massing and Relationship to Context

Goals of the UHOP Mixed Use - Medium Density Designation (Policy Reference E.4.6)

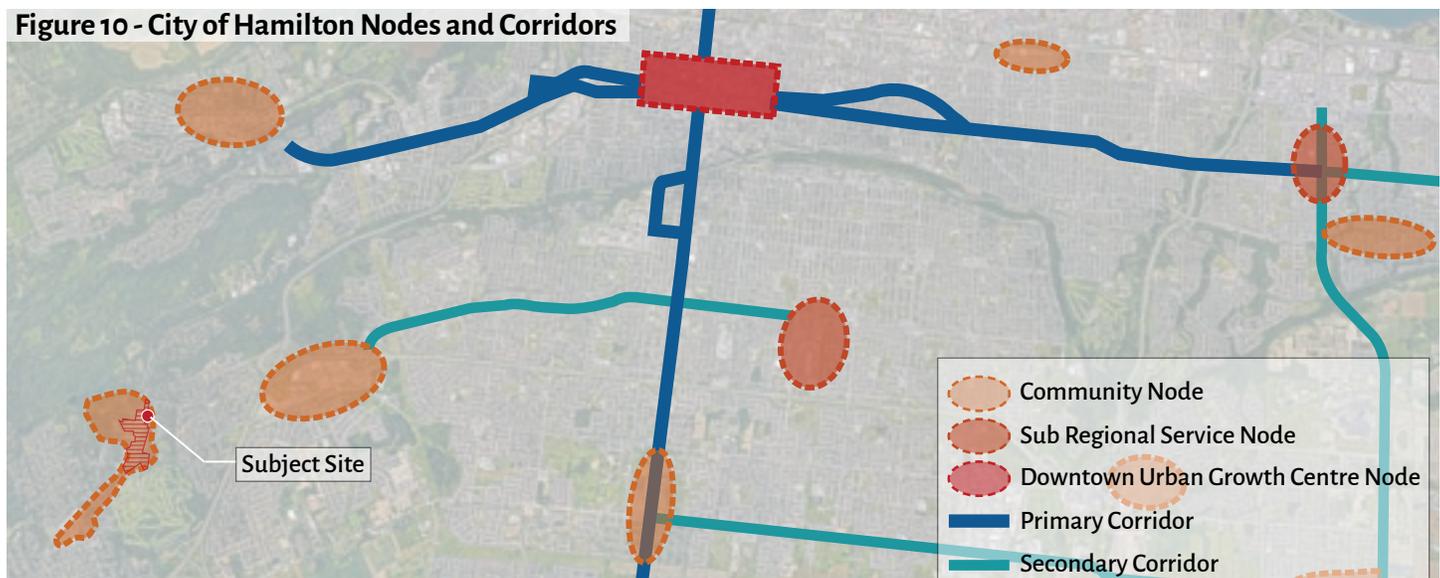
The Urban Hamilton Official Plan designation encourages mixed-use, multi-storey development applied in strategic locations across the City to promote purposeful intensification and facilitate transit initiatives. Objectives for lands designated *Mixed Use - Medium Density* can be summarized as follows:

- Full range of retail, service commercial, entertainment, and residential accommodation
- Increase the proportion of multiple storey, mixed use buildings that have retail and service commercial uses at grade
- Traditional mixed use main streets in the City
- Series of neighbourhoods which are intended to evolve and intensify into mixed-use, pedestrian oriented areas
- Increasing the number of people who work and live within the area will also contribute to the planned function of the area as a people place
- Serve as vibrant people places with increased day and night activity through the introduction of residential development. Residential development enhances the function of these areas as transit supportive nodes and corridors

Goals of the UHOP Mixed Use - Medium Density Designation (Policy Reference E.2.3.3)

The Urban Hamilton Official Plan designates the downtowns of the Former municipalities of Dundas, Ancaster, Flamborough (Waterdown) and Stoney Creek as '*Community Node*'. Objectives for lands designated *Community Node* can be summarized as follows:

- Provide range of uses shall be provided that allow for access to housing, employment, services, and recreation in close proximity to each other and transit.
- Shall provide services to residents within the former area municipalities and surrounding neighbourhoods in a mixed-use environment
- Function as vibrant, mixed use areas containing a range of housing opportunities, including affordable housing and housing with supports. The unique characteristics of the individual Community Nodes lend themselves to a range of built forms
- Community nodes shall be linked to higher order transit system through connecting conventional transit or by rapid transit, where possible. Where possible, the City shall direct local routes through the Community nodes



3.2.1 UHOP Policy Theme No. 1 - Linking Community Nodes with Higher Order Transit Systems

348 Wilson Street East is located within a designated Community Node in the Urban Hamilton Official Plan. This location has a history of being a vibrant hub of activity, as evidenced in its location within the downtown of the former municipality of Ancaster. Schedule E – “Urban Structure” of the Urban Hamilton Official Plan shows a bigger-picture overview of the City as a series of nodes and corridors (See **Figure 10**). The nodes and corridor classification of urban structure serves an important function in the organization of cities – it emphasizes the need to cluster activity and link them through a hierarchy of transportation. Transit and activity are naturally linked because they each serve to reinforce the other – major transportation corridors facilitate a connection between people and destinations, and destinations require both people and activity to thrive. The Urban Hamilton Official Plan recognizes this principle in its designation of the subject site as a Community Node, Medium Density Corridor, and Major Arterial (See **Figure 10 and 11**).

3.2.2 UHOP Policy Theme No. 2 - Providing a Range of Built Forms and Housing Opportunities

The proposed development introduces a medium density, multi-storey residence to the Wilson Street corridor, with commercial opportunities at grade. This is in conformity with the designation of this corridor as “Mixed-Use Medium Density” in the Urban Hamilton Official Plan, which highlights the idea that “increasing the number of people who work and live within the area will also contribute to the planned function of the area as a people place” (**Section 4.6**). Furthermore, Section 4.6.4 states that Mixed-Use Medium Density corridors encourage residential development to create vibrant people places that increase day and night activity, as well as enhance these locations as “transit supportive nodes and corridors”. Introducing a mid-rise multi-storey development to the area also increases the range of housing opportunities in the area and adds a more affordable form of housing.

Figure 11 - City of Hamilton Road Hierarchy and Transit



3.2.3 UHOP Policy Theme No. 3 - Providing a mix of uses and creating “Vibrant People Places” at the streetscape level.

The proposed development is envisioned as a mixed-use building with commercial opportunities at grade. This increases opportunities for housing, employment, services, and recreation within the community node of downtown Ancaster and surrounding areas. The Wilson Street corridor has a traditional “Main Street” character, built form, and land use. The proposed development enhances the function of this neighbourhood as a hub of activity by providing a range and mix of uses, as well as bringing increased pedestrian foot traffic to the area. This creates a “vibrant people place” which brings activity to the street level and enables local businesses to thrive.

Goals of the AWSSP Mixed-Use Medium Density and Village Core Area (Policy Reference B.2.8.8.4)

The Ancaster Wilson Street Secondary Plan intends to protect historic landscapes, buildings, and character, while also functioning as a complete community servicing the needs of the Ancaster community. The Wilson Street area is identified as “*Mixed Use - Medium Density*” and “*Village Core Area*” in the Secondary Plan, the policies of which can be summarized as follows:

- There shall be two primary commercial areas in the Ancaster Wilson Street Secondary Plan which function as community focal points: the Village Core area and the Uptown Core area
- The Village Core area shall primarily consist of service and retail uses, as well as residential uses. The Village Core area shall serve the daily retail, commercial, and personal service needs for the Ancaster Community
- Commercial facilities to be encouraged within the Village Core area may include retail stores, service commercial uses, banks, restaurants with sitdown service, and offices. The lands to be used for commercial purposes shall be those lands that front onto Wilson Street.

- The design of buildings and lands located in the Village Core area are further described in the supporting Ancaster Wilson Street Secondary Plan Urban Design Guidelines.

Goals of the AWSSP Area Urban Design Guidelines (Policy Reference Section 1.3)

The AWSSP polices are supplemented by the *Ancaster: Wilson Street Secondary Plan Area Urban Design Guidelines (2012)*. These guidelines focus on the character and quality of the public realm and address design elements related to buildings and sites, streetscape, and public features. Goals and Objectives of the AWSSP Area Urban Design Guidelines are summarized as follows:

- To conserve and protect historic landscapes, buildings and character
- To maintain the pedestrian scale and character of Ancaster
- To ensure Ancaster remains a vibrant, pedestrian oriented place that encourages a diversity of desirable activities;
- Develop an attractive, inviting, safe and comfortable public realm;
- To create a community centre with both heritage and economic components;
- To enhance the organization, function and comprehension of the community
- To promote economic stability;
- To instill urban vitality and encourage street activity;
- To encourage investment and economic development;
- To support successful retailing and business activity;
- To encourage social interaction and public gathering;
- To support active transportation by encouraging walking and cycling; and,
- To ensure vehicular circulation needs are met without negatively impacting the experience of Ancaster.
- To strengthen connections throughout the community

Figure 12 - Wilson Street East Streetscape Section



In addition to the themes highlighted by the UHOP parent policies, the Ancaster Wilson Street Secondary Plan expresses additional themes that work in conjunction with the Urban Design Guidelines to help new development connect with Ancaster’s rich cultural heritage resources while maintaining community well-being. These themes apply to the proposed development as follows:

3.2.4 AWSSP Policy Theme No. 1 - Promote Local Heritage

The subject site is designated as “Village Core” in the Ancaster Secondary Plan Area Urban Design Guidelines and highlighted as a character area that features the architectural heritage of Ancaster. The architectural characteristics common to this zone area include local buff coloured limestone laid in a random pattern of rectangular stones with sand-coloured joints. The proposed building and landscape are specifically designed to reflect the heritage characteristics of the neighbourhood. There is

a two storey podium building with a limestone façade, and warm accent features designed with corten steel that add a modern twist while blending seamlessly with the heritage aesthetic.

3.2.5 AWSSP Policy Theme No. 2 - Strengthen Community Focus

This section of the Ancaster Secondary Plan Urban Design Guidelines focuses on the importance of economic and commercial components in strengthening the character, organization, and quality of life within the community. An important objective is to “create a community centre with both heritage and economic components” (Section 1.3). The proposed development meets this stated objective by providing a mixed-use development with ground floor commercial uses that would provide opportunities to live, work, and play in the area. This enhances the village centre character area as both a reflection of Ancaster heritage and a hub of business activity and economic development.

3.2.6 AWSSP Policy Theme No. 3 - Improve Connectivity

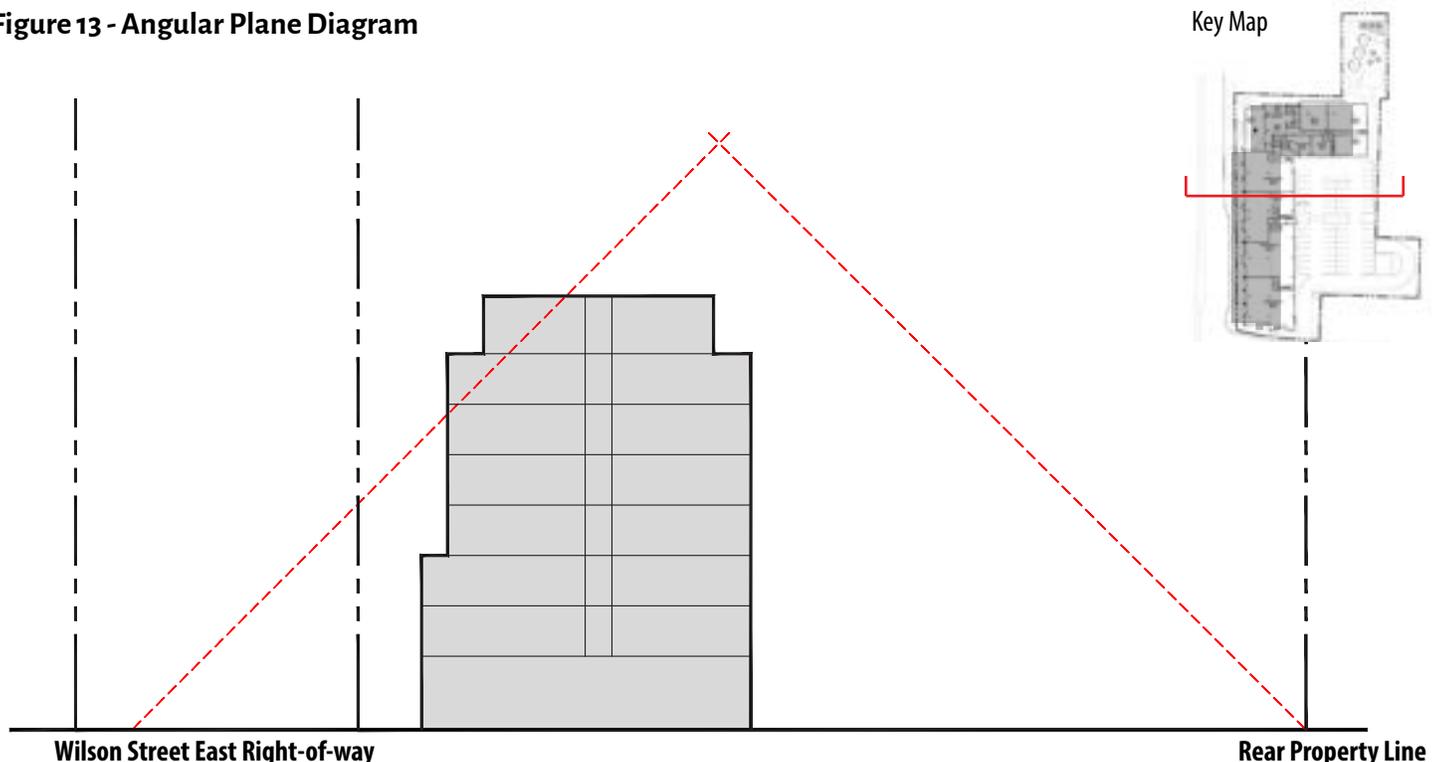
The primary focus of this theme revolves around making the organization of and circulation within the community perceivable and human-scale. This objective may be achieved through not only cohesive integration of different land uses and densities, but also through design geared towards increasing pedestrian accessibility to a variety of transportation methods. The proposed development meets these goals by providing cycling and walking infrastructure along primary and secondary pedestrian corridors at linkages to public transit lines. Vehicular circulation needs are also met without disrupting the pedestrian experience along Wilson Street East.

3.2.7 Massing

Urban design best practices recommend mid-rise building to comply with a 45 degree angular plane applied at 80% of the Right-of-Way. This performance standard has been generally proven to allow for ample sunlight and a comfortable scale for pedestrians walking along the streetscape. Furthermore, the building base should be designed to match contextual heights, above which additional height should be stepped back a minimum of 1.5m.

The proposed development falls within a 45 degree angular plane with a slight encroachment (**See figure 13**). The degree of this encroachment will not affect the pedestrian experience along Wilson Street East. The building podium has also been designed to match the character, scale, and setback of the surrounding context. The 3-storey heritage streetwall is further emphasized by the 1.8m setback at the 3rd storey and 2.6m setback at the 6th storey, which mitigates the pedestrian's perception of the massing and height. A continuous streetwall is created at the public

Figure 13 - Angular Plane Diagram



realm, with direct physical and visual connections to surrounding context.

Urban Design best practices for mid-rise developments also encourage a 45 degree angular plane applied from the rear property line to ensure sufficient separation from surrounding uses. As shown in **figure 13**, the proposed development complies with this this angular plane restriction, ensuring ample separation distance and minimal disturbance to the residential uses at the rear of the property.

Building Character at Wilson St. E. and Academy St. Intersection



3.2.8 Compatibility with Adjacent Cultural Heritage Resources

The proposed development shows sensitivity to the experience of pedestrians walking along Wilson Street East, where various historic sites are located. A historic building, the “Marr House”, is located on site. This heritage resource is proposed to be relocated to the northeast portion of the site, facing Wilson Street East. The Marr House will be integrated with an outdoor amenity space that complements the heritage characteristics of the house, ensuring that future residents and visitors may cherish the heritage house for years to come.

The architecture of the midrise building has been applied in a fashion which respects and is compatible with adjacent cultural heritage resources. The stone cladding along the ground floor facade of the architectural design creates a visual connection that reflects the majority of cultural heritage destinations in the surrounding area - the buff coloured limestone facades of early 19th-century structures such as Stone House or St. John’s Anglican Church.

Additional architectural treatments such as the provision of many symmetrical windows as found on Marr House and the Ancaster Mill also speak to the strong Georgian-style character of the neighbourhood and overall former township of Ancaster. A detailed review of architectural treatment applied to the proposed development can be found in **Section 3.3 - Architectural Design** of this brief.

The design proposal considers compatibility with the cultural heritage resources adjacent to the site, while balancing the City’s intensification targets.



3.3 Architectural Design

The proposed midrise building is designed in a classic style that picks up on the heritage aesthetics of the Ancaster Village Core, but with a unique and modern twist. The stone-clad 3-storey podium along Wilson Street East mimics the local buff coloured limestone, and creates a heritage-style streetwall that matches the surrounding context. The windows at the streetwall features muntins and mullions to reflect the iconic windows existing on the heritage buildings surrounding the site. There is significant glazing on the upper storeys, with tan brick cladding and crown moulding exterior accents to lighten the appearance of massing at the upper storeys. The seamless blend of stone and brick with glass, warmed with accents of corten steel and crown trim, merge classical design elements with a more modern aesthetic.

The building is vertically articulated with multiple setbacks from the facade that create a clear visual transition in scale. The level of detailing along the building facade creates variation and interest in the design. The textural layering of the facade, i.e. the stone wall cladding, the overhanging corner, the elegant floating appearance of the glass balconies, the corten vertical building accents, combine to create an architectural landmark in the heart of downtown Ancaster.

This building features an overhanging corner accent, which visually breaks up the massing and creates a focal point in the design. The structural columns located at the main entrance doubles as both structural support and a sculptural statement piece. The facade at the entry plaza features a green wall and glass facades, creating a soft, warm, and modern entrance to the building.

The built form is massed to respect the existing and planned street proportions, as it has frontage onto a Major Arterial Road which will continue to facilitate consistent volumes of traffic into the future. There is ample glazing along the facade of the building at grade which enables visibility to and from the public sidewalk. This, in turn, employs the principle of “eyes on the street” and provides pedestrians walking along Wilson Street East a greater sense of safety, promoting an animated streetscape throughout the day. The significant amount of glazing along the building’s facade is also reminiscent of the Georgian-style architecture which dominates the locale, further encouraging a “village atmosphere” and pleasant pedestrian experience.

Building Design - SRM Architects Inc.



West Elevation



North Elevation



South Elevation



East Elevation



3.4.1 Streetscape

The streetscape at Wilson Street East has been designed to activate the public realm, provide a comfortable pedestrian environment, preserve the heritage character of the neighbourhood, and serve the retail frontage at the ground floor. The proposed streetscape features street trees, street furniture, and unit pavers that reflect heritage character of the neighbourhood. The public sidewalk is designed with urban braille to align with the existing neighbourhood.

The heritage style streetscape will also blend seamlessly into the plaza located at the lobby entrance. This plaza is designed with planters and red brick accented pathways that visually draw pedestrians into the space.

Ample seating, shade, sunlight, and greenspace is provided at the proposed streetscape and plaza. The site also provides natural surveillance through the windows and building entrances that look directly onto the street, as encouraged by the principles of CPTED (Crime prevention through environmental design).

Wilson Street East Streetscape Section



Wilson Street East Streetscape Plan



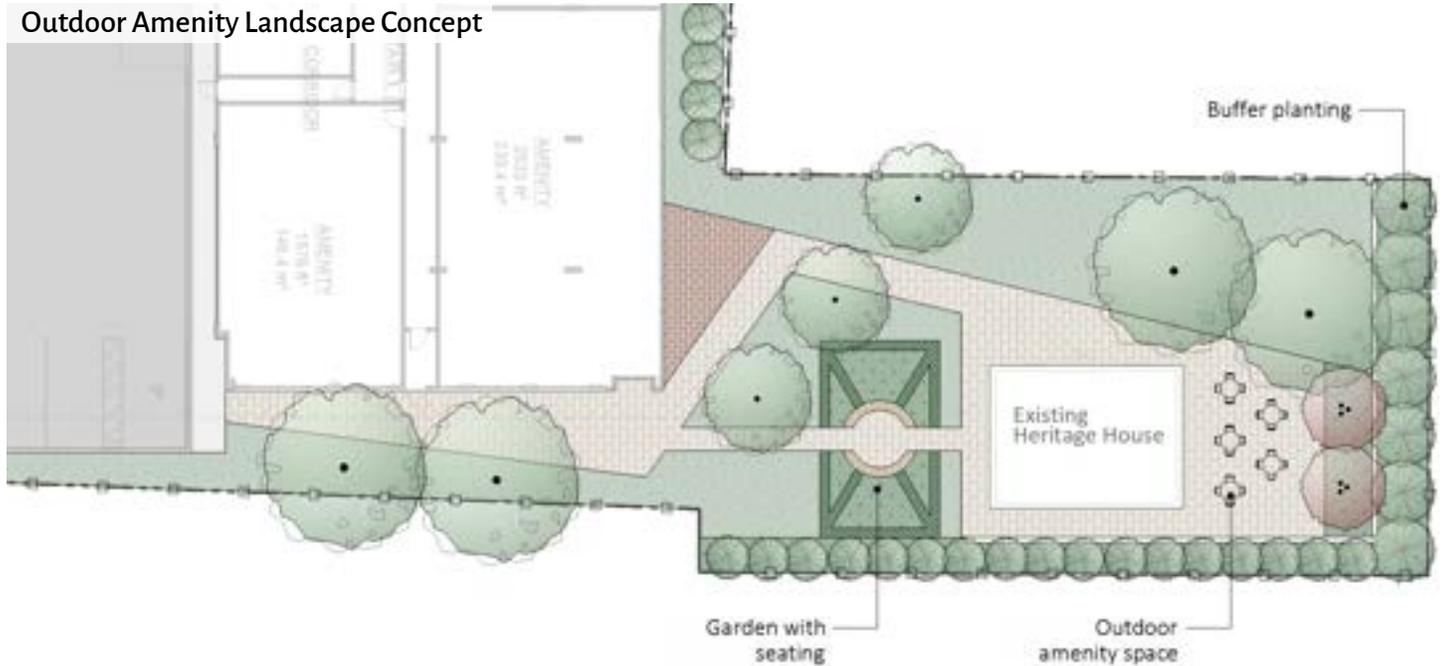
3.4.2 Amenity Space

In addition to the plaza at the entrance of the building, the design also features an amenity space at the location of the relocated “Marr House”. The classic design of this outdoor space matches architectural aesthetic of the Heritage House. The design features cobblestone unit pavers, red brick accents, columnar english oaks, to reflect and enhance the heritage character of the neighbourhood.

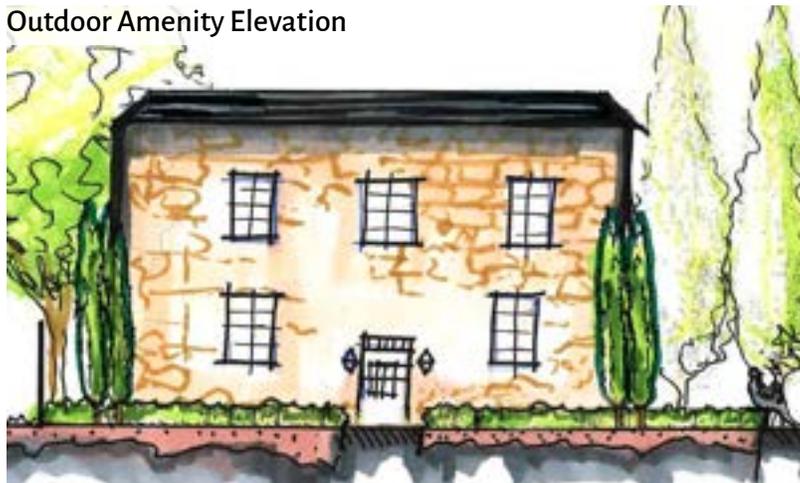
Outdoor Amenity Inspiration Images



Outdoor Amenity Landscape Concept



Outdoor Amenity Elevation



SECTION 4

Analysis and Conclusion

4.1 Analysis of Proposal: Policy Reference and Design Response

4.1.1 Urban Hamilton Official Plan Urban Design Policies (Policy Reference B.3.3)

City of Hamilton Urban Design Policies encourage new developments to relate to its role in the urban structure, feature an efficient and intuitive circulation network, respect the character and heritage of the surrounding context, and create high quality streets and open spaces. The proposed development accomplishes the objectives outlined in section B.3.3 of the Official Plan. The proposed mid-rise building is located within “Medium Density Mixed-Use” and “Community Core” areas along a major arterial. It provides a heritage-style 3-storey streetwall with setbacks at the upper floors, commercial uses at grade, and parking hidden at the back. Activity and natural surveillance is created with the retail uses at grade and pedestrian-oriented streetscape. Pedestrian and vehicular circulation is intuitive and separate from each other. The design features architectural and landscape designs that reflects and enhances the existing heritage characteristics of the neighbourhood.

4.1.2 Ancaster Wilson Street Secondary Plan Urban Design Policies (Policy Reference B.2.8.12)

The Ancaster Wilson Street Secondary Plan Urban Design Policies encourage new developments to be sympathetic to the design, style, building materials, and characteristics of the community. A “village atmosphere” is encouraged, along with a pleasant pedestrian experience. The proposed development accomplishes these objectives by providing a 3-storey podium streetwall that reflects the heritage characteristics of the community. The streetscape is also designed with brick and cobblestone to enhance the village atmosphere.

4.1.3 Ancaster Wilson Secondary Plan Area Urban Design Guidelines

The Ancaster Wilson Secondary Plan Area Urban Design Guidelines encourage new developments to enhance the “Village Core Design District” as a distinct and recognizable historic community. The design guidelines encourages walkability, pedestrian comfort, and parking to be hidden to the rear of development. It also encourages compact massing with height limitations of 2.5 storeys and building typologies that perfectly match existing buildings.

The proposed development deviates from the strict typology requirements of the Ancaster Wilson Secondary Plan Area Urban Design Guidelines. The architectural and landscape designs maintain the heritage characteristics of the neighbourhood while adding a modern twist to the design aesthetic. The combination of grey-buff colored stone with glass and Corten steel creates a visually stunning building that is both classic and modern. Building styles and forms should respect the heritage character of an area but should also be allowed to incorporate new styles and techniques over time to reflect an evolving history.

The development also deviates from the 2.5 storey height restriction recommended by the Ancaster Wilson Secondary Plan Area Urban Design Guidelines. However, the proposed density advances the objectives of the Official Plan, Secondary Plan, and Urban Design Guidelines. These Plans speak to creating mixed-use, pedestrian-oriented streetscape environments that become places for residents and visitors to live, play, work, and gather. The Secondary Plan Design Guidelines also point to “Community Focus” as an important objective, with the aim of creating a community centre that encompasses both heritage and economic components. These objectives can only be achieved with higher densities proposed in strategic areas that link pedestrian activity with transit and mixed-use. Thus, the objectives of the AWSPA Urban Design Guidelines have been met by the proposed development.

4.2 Conclusion

From an urban design perspective, the proposed development complies with policies in the Urban Hamilton Official Plan, Ancaster Wilson Street Secondary Plan, and Ancaster Wilson Secondary Plan Area Urban Design Guidelines. The project relates to its role in the urban context while respecting the character of the neighbourhood. The architecture and outdoor spaces are designed to encourage vibrant pedestrian activity that enhances the historic beauty of the neighbourhood. Through the full Site Plan Review process, the details of the project design will be finalized, ensuring the full implementation of the urban design policies in the Urban Hamilton Official Plan. Please also refer to the Planning Justification Report prepared by Urban Solutions Planning and Land Development Consultants.