

October 30, 2025

249-17

**Via Email and Delivered**

Mr. Rino Dal Bello  
Acting Director, Development Planning, Heritage and Design

City of Hamilton,  
71 Main Street West, 5<sup>th</sup> Floor  
Hamilton, ON L8P 4Y5

Dear Mr. Dal Bello:

**RE: 392 – 412 Wilson Street East & 15 Lorne Avenue, Ancaster  
Concept Comparison Letter – UHOPA-25-001**

As you know, UrbanSolutions Planning & Land Development Consultants Inc. (UrbanSolutions) is the authorized planning consultants for Wilson St. Ancaster Inc. who is the registered landowner of the lands municipally known as 392, 398, 400, 402, 406 and 412 Wilson Street East & 15 Lorne Avenue in the City of Hamilton. Our most recent submission made on July 23, 2025 included the following materials for review based on our design discussions:

- One (1) copy of the updated Site Plan prepared by SRN Architects;
- One (1) copy of the updated Architectural Elevations prepared by SRN Architects;
- One (1) copy of the Architectural Massing Model prepared by SRN Architects;
- One (1) copy of the Architectural Massing Perspectives prepared by SRN Architects; and,
- One (1) copy of the updated Preliminary Landscape Plan prepared by Whitehouse Urban Design.

No further revisions have been made to the concept since the material noted above was submitted for review. The purpose of this submission is to provide the additional details requested at the October 22<sup>nd</sup> in-person meeting that occurred between the client and staff. Specifically, details on the comparison of the 2023 Concept Plan that was not supported by the City and the current revised Concept Plan have been illustrated within the enclosed Concept Comparison Package. The numbered notes below correspond with the notations on the Concept Comparison Package:

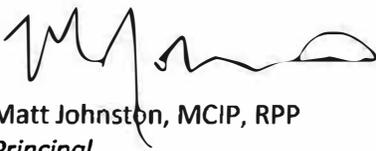
1. To accommodate the concept revisions noted below, the gross floor area for the proposed development was reduced from **21,044 sq.m.** to **20,827 sq.m.** This reduction in GFA, along with the above noted site improvements has lead to an increase in overall landscaped area from **1,550 sq.m.** to **2,120 sq.m.**
2. Parking spaces along rear lot line reduced and revised to parallel parking spaces in order to increase landscape space along property line. Total surface parking count decreased from 49 spaces to 42 spaces. Planting Strip width along the southern property line increased from **0.63 m** at its narrowest to **3.57 m** at the same location.

3. Pedestrian connections on site improved through replacement of landscape Island within surface parking lot with painted walking path leading to pedestrian path which provides access to underground parking garage entrance.
4. The façade at the corner of Academy Street and Wilson Street East was revised to support a future patio at the corner of the subject lands as shown on the Whitehouse Urban Design Landscape Concept dated July 17, 2025.
5. The frontage along Wilson Street East was altered to set portions of the building back from the street as 'courtyards' which help to create bump outs that give the appearance of distinct buildings along the podium. To achieve this, the front yard setback along Wilson Street East was increased from an average of **4.5 metres** to an average of **6.5 metres** within these 'courtyards'. Further, the courtyards achieve a width of 8.6 metres to provide opportunities for landscaping and pedestrian use as shown on the Whitehouse Urban Design Landscape Concept dated July 17, 2025.
6. As part of the introduction of courtyards along the front lot line, the front yard setback along Wilson Street East at the 2<sup>nd</sup> storey was increased in these areas from an average of **+/- 5.0 metres** to an average of **+/- 6.5 metres**.
7. As part of the introduction of courtyards along the front lot line, the front yard setback along Wilson Street East at the 3<sup>rd</sup> storey was increased in these areas from an average of **+/- 5.0 metres** to an average of **+/- 6.5 metres**.
8. As part of the introduction of courtyards along the front lot line, the front yard setback along Wilson Street East at the 4<sup>th</sup> storey was increased in these areas from an average of **+/- 4.5 metres** to an average of **+/- 6.5 metres**. The continuation of the articulation of the front façade along Wilson Street East at the 4<sup>th</sup> storey differs from the initial concept which implemented a flat façade along Wilson Street East from the 4-storey up.
9. As part of the introduction of courtyards along the front lot line, the front yard setback along Wilson Street East at the 5<sup>th</sup> storey was increased in these areas from an average of **+/- 4.5 metres** to an average of **+/- 6.5 metres**.
10. As part of the introduction of courtyards along the front lot line, the front yard setback along Wilson Street East at the 6<sup>th</sup> storey was increased in these areas from an average of **+/- 4.5 metres** to an average of **+/- 6.5 metres**.
11. As part of the introduction of articulation along the front lot line, the front yard setback along Wilson Street East at the 7<sup>th</sup> storey was increased in these areas from **+/- 4.65 metres** to **+/- 8.0 metres**.
12. The step back from Wilson Street East at the 8<sup>th</sup> storey was increased from **+/- 7.75 metres** to **+/- 9.6 metres**.

With the improvements noted above, reviewed together with the July 23<sup>rd</sup> supporting material, we believe the current proposal has addressed the concerns raised by staff with the 2023 Concept Plan.

We look forward to working with you and your staff in the review of this material. Should you have any questions or require anything further, please do not hesitate to contact the undersigned.

Kind Regards,  
**UrbanSolutions**



Matt Johnston, MCIP, RPP  
*Principal*



Scott Beedie, MCIP, RPP  
*Senior Planner*

cc: Ms. Anita Fabac, City of Hamilton  
Wilson St. Ancaster Inc.  
Mr. Patrick Harrington, Aird & Berlis