

URBAN SOLUTIONS

PLANNING & LAND DEVELOPMENT





Proposed Development

Official Plan Amendment Application

398 - 412 Wilson Street East & 15 Lorne Avenue, Hamilton

Owner: Wilson St. Ancaster Inc.

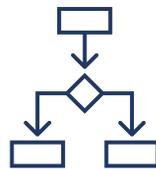
Agent: UrbanSolutions Planning & Land Development Consultants Inc.

February 9, 2026



Purpose of Meeting

- To inform the public on the proposal details
- To inform the public of the planning and participation process
- To obtain feedback from the community to be considered as proposal evolves





Agenda

1. Format for the Neighbourhood Information Meeting
2. Overview of the subject lands
3. Detailed outline of current development proposal
4. Summary of the Planning Act application process
5. Question & Answer Period
6. End - 8:30PM





Subject Lands

- **Location:** 398 – 412 Wilson Street East & 15 Lorne Avenue bordered by Wilson Street East and Academy Street, just west of Lodor Street in the Ancaster Village Core
- **Size:** 0.77 ha (1.92 acres)
- **Current Use:** Lands are vacant with the exception of 1-storey heritage structure; the Marr House





Surrounding Area

- **North:** Mix of 1.5 and 2-storey single detached dwellings and commercial land uses which have frontage on Wilson Street East
- **South:** Collection 1.5 to 2.5 storey commercial land uses including a funeral home, retail shops, a drive-thru restaurant and more
- **East:** Existing neighbourhood of single detached dwellings ranging from 1 – 2 storeys
- **West:** Several commercial buildings ranging between 2 and 3 storeys including a medical office, an automotive servicing use, a physiotherapy clinic, a restaurant and an office space.

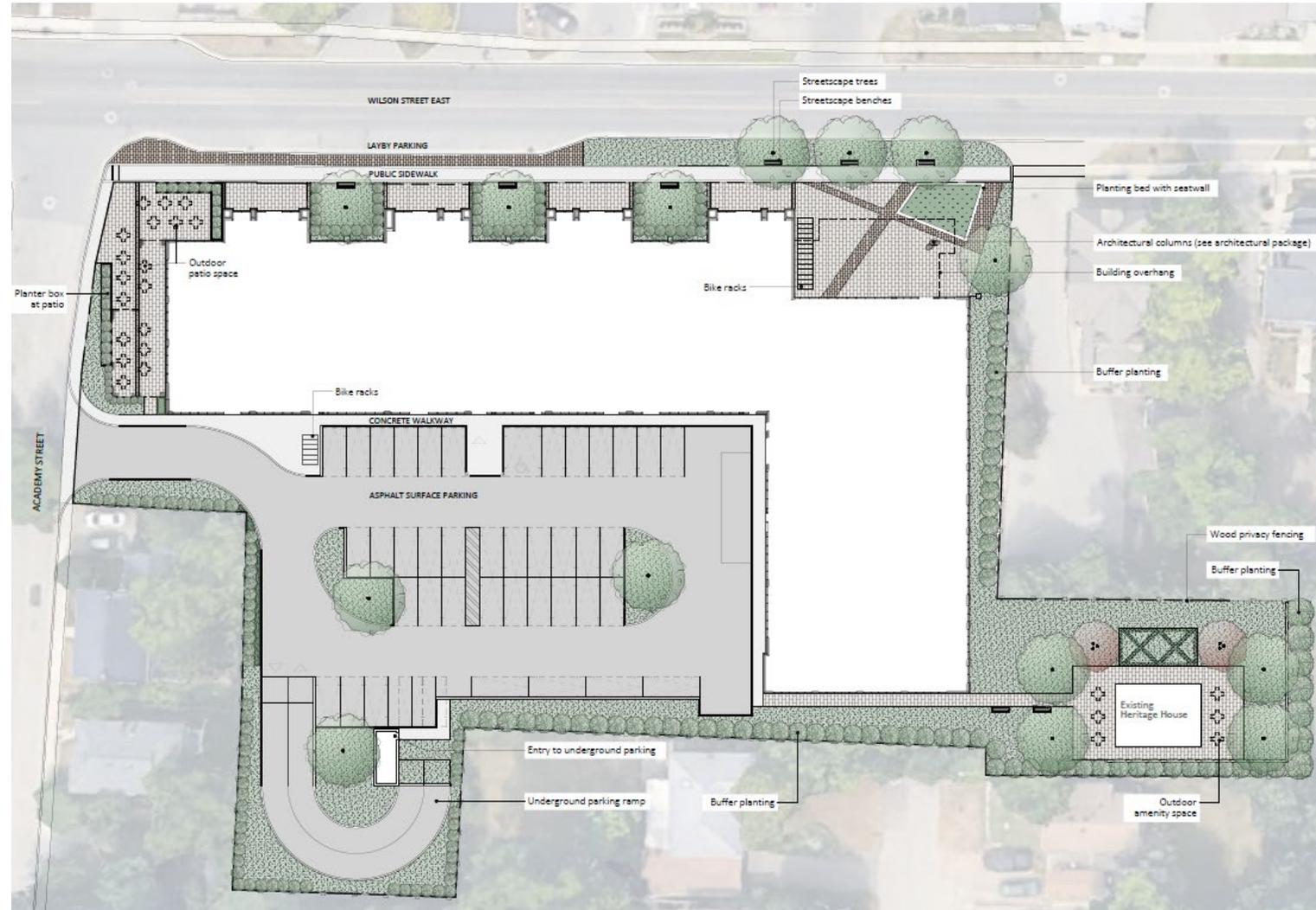




Proposed Development

Proposal includes:

- one 8-storey mixed use building;
- 118 residential dwelling units;
- 1,475 m² of ground floor commercial area;
- 2,120 m² of landscaped area;
- 263 parking spaces; and,
- 190 bicycle parking spaces.





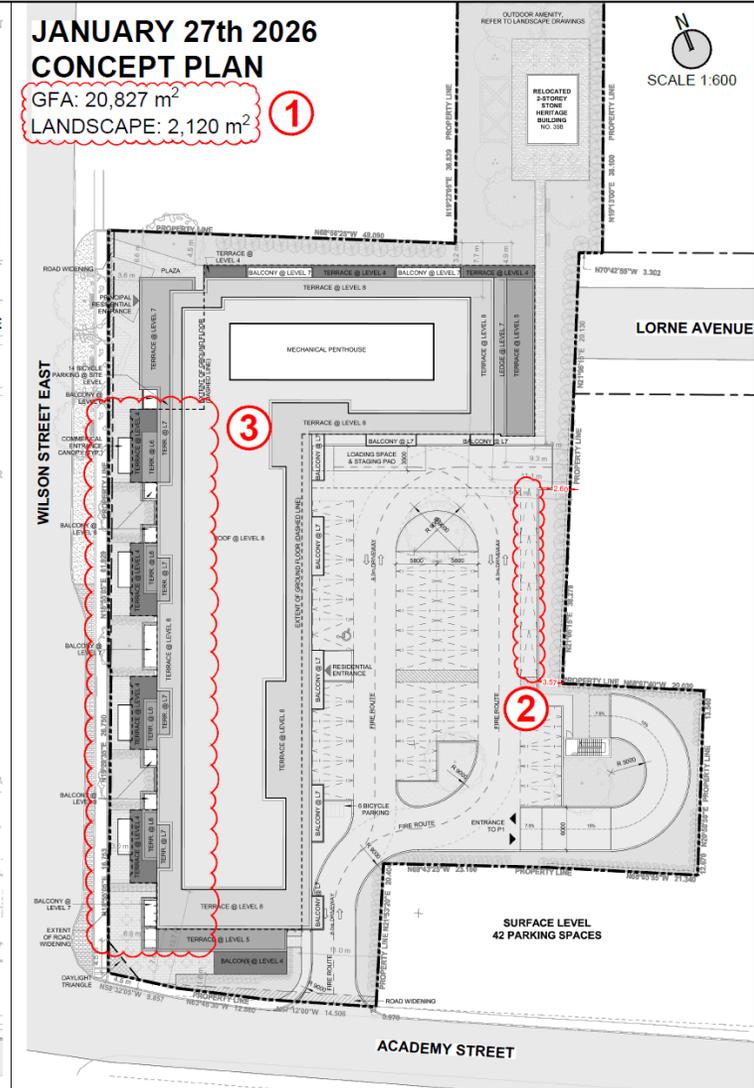
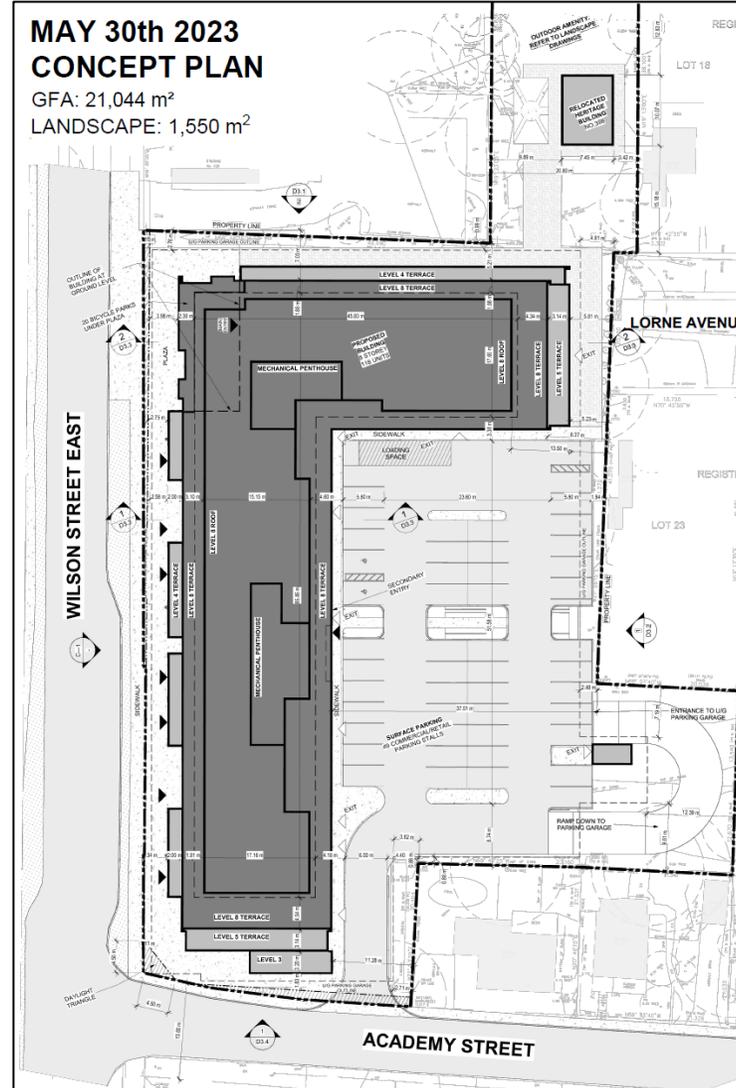
Chronology

Date	Application
December 17, 2021	Initial Official Plan & Zoning By-law Amendment applications submitted to City of Hamilton
May 10, 2022	Official Plan & Zoning By-law Amendment applications appealed to Ontario Land Tribunal
November 4, 2022	Official Plan Amendment No. 167 approved, with modifications, by Province
September 19, 2023	Ontario Land Tribunal approves Zoning By-law Amendment
December 6, 2023	Planning Statue Amendment Act reverses Provincial modifications to UHOP
December 23, 2024	Official Plan Amendment application submitted to City of Hamilton
March 30, 2025	Comments received from City departments and external agencies
January 28, 2026	Neighbourhood Information Meeting
TBD	Planning Committee & Council



Concept Changes

1. Overall landscaping increased on site from 1,550 sq.m. to 2,120 sq.m. and GFA decreased from 21,044 sq.m. to 20,827 sq.m.
2. Parking reduced and planting strip along rear lot line increased to accommodate large plantings
3. Wilson Street façade revised to create alcoves for pedestrian use, add step backs in the façade, and break up the building massing at street level to improve the relationship with Wilson Street East





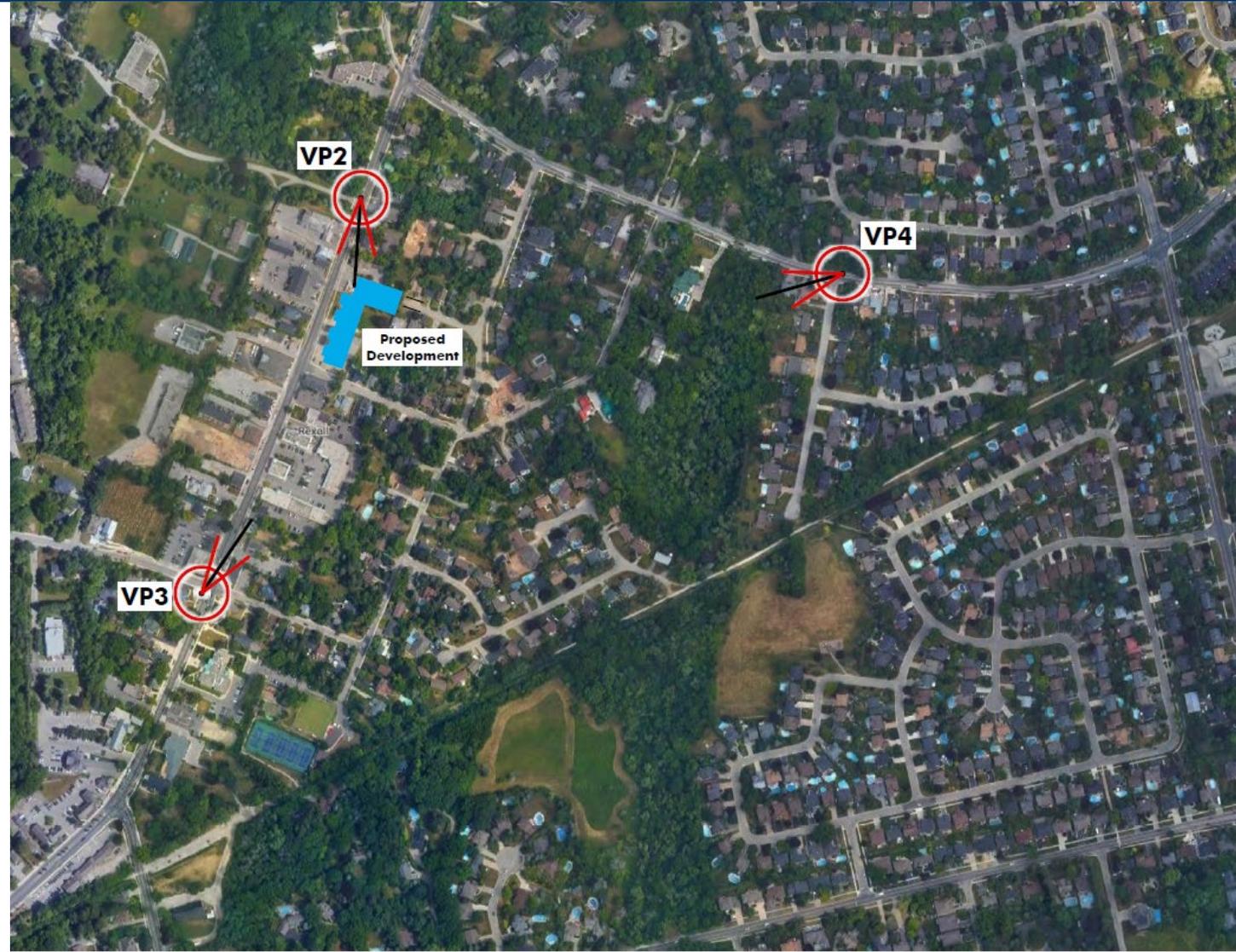
Massing (Overhead View)





Visual Impact Assessment

- As part of Official Plan Amendment application, the City and Niagara Escarpment Commission (NEC) required a Visual Impact Assessment (VIA) to be completed.
- A Terms of Reference for the VIA was prepared in coordination with NEC and the City to establish views to be evaluated.
- VIA was prepared and submitted for review to determine the impacts (if any) of the proposal on escarpment and village core views





Visual Impact Assessment View 1 Results



Figure 13: View 1 - Visual Context Baseline Condition



Figure 14: View 1 - Proposed



Visual Impact Assessment View 2 Results

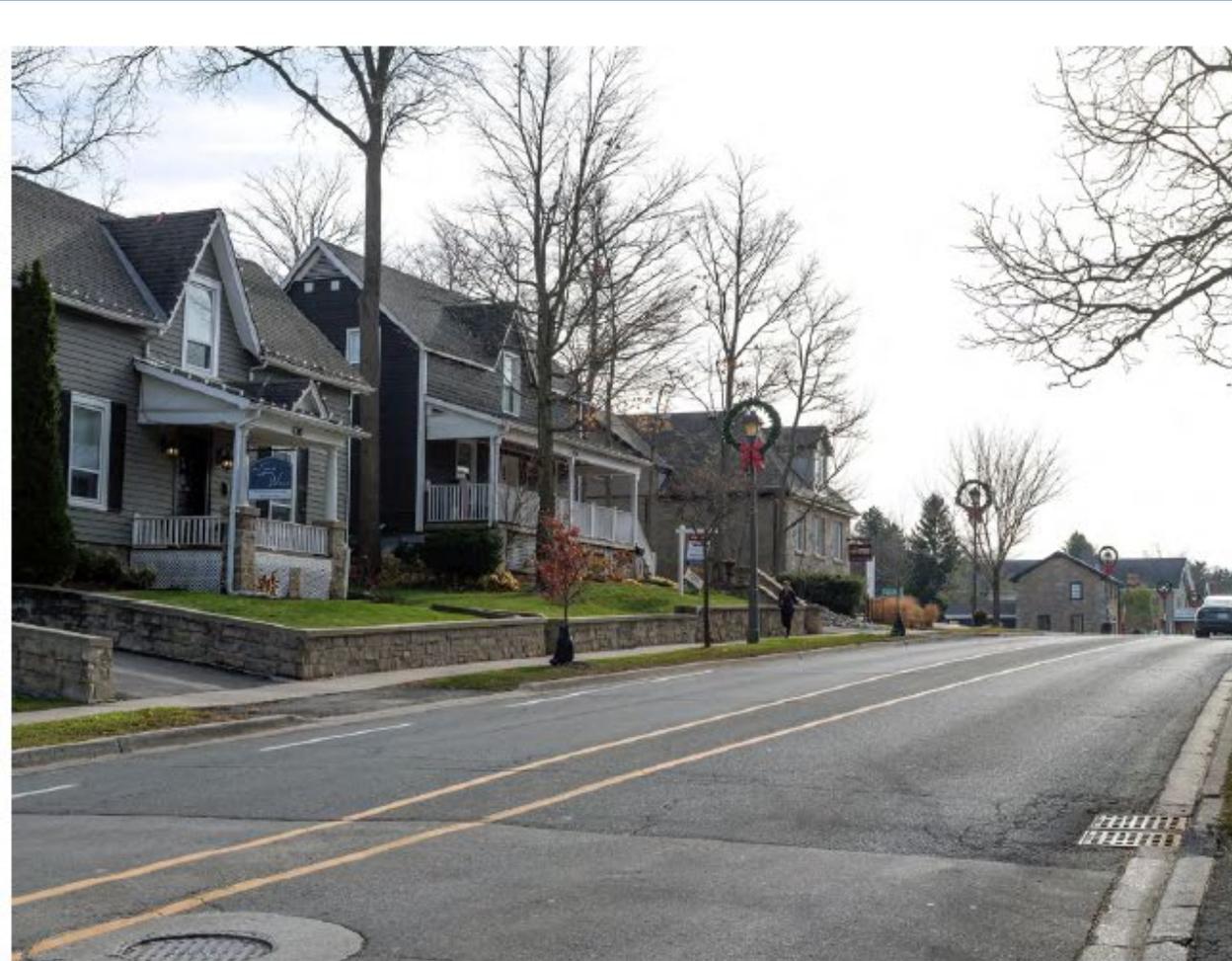


Figure 17: View 2 - Visual Context Baseline Condition



Figure 18: View 2 - Proposed



Visual Impact Assessment View 3 Results



Figure 21: View 3 - Visual Context Baseline Condition



Figure 22: View 3 - Proposed



Visual Impact Assessment View 4 Results



Figure 25: View 4 - Visual Context Baseline Condition



Figure 26: View 4 - Proposed



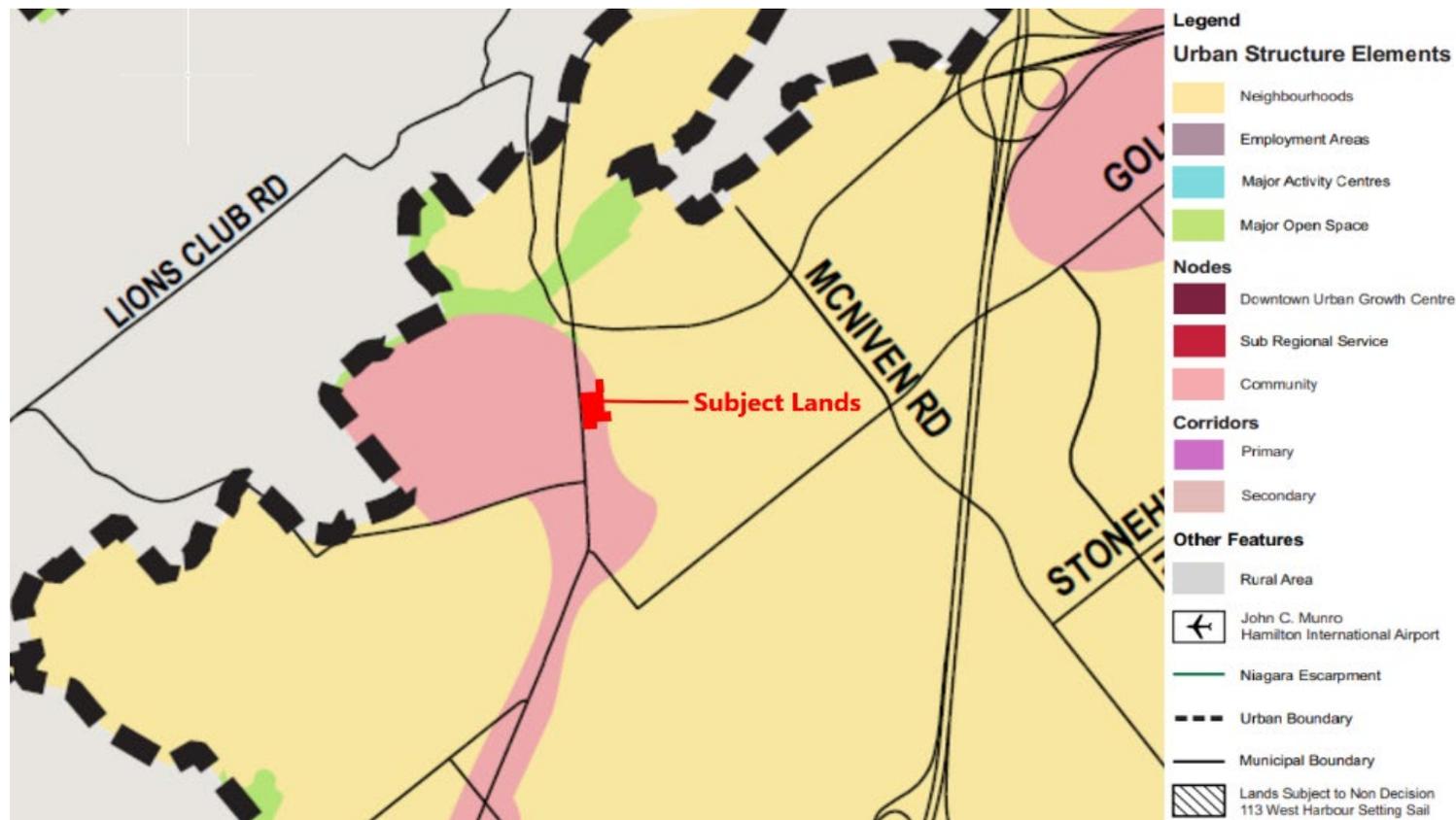
Policy Framework

- Provincial Planning Statement
 - High-level guiding policy direction related to land use planning
- Urban Hamilton Official Plan
 - Land use policy at the local level
- Ancaster Wilson Street Secondary Plan
 - Area-specific policy for the Ancaster Village Core
- City of Hamilton Zoning By-law
 - Specific regulations tied to individual properties (i.e. setbacks)



Official Plan – Urban Structure

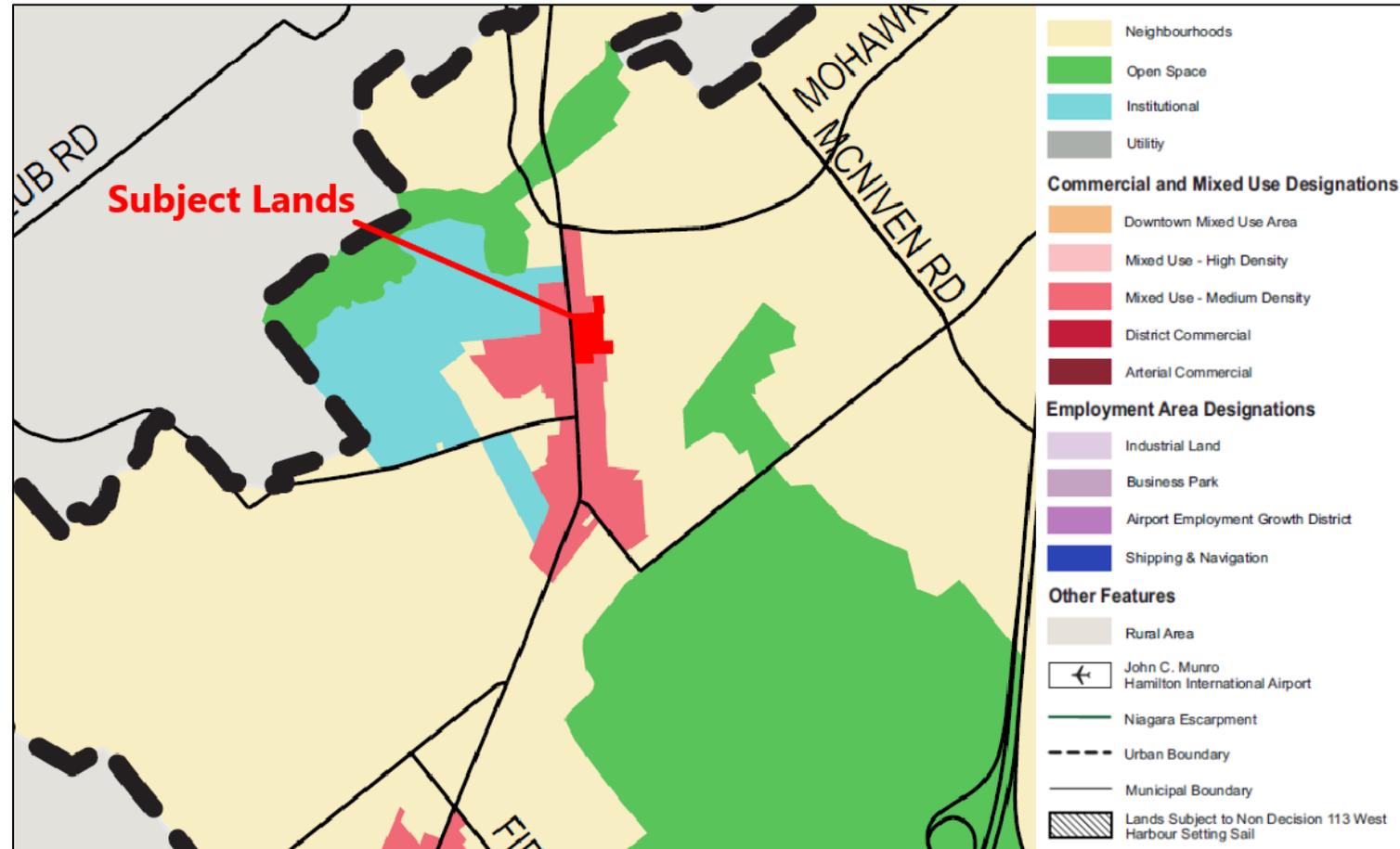
- Designated as ‘*Community Node*’ on Schedule E – Urban Structure of UHOP.
- Ancaster Village Core is 1 of 8 Community Nodes identified throughout the City.
- Community Nodes are intended to evolve with higher residential densities and mixed use developments to support the existing area and transit





Official Plan – Land Use Designations

- Designated as *'Mixed Use – Medium Density'* and *'Neighbourhoods'* on Schedule E-1 – Urban Land Use of UHOP.
- Permits multiple dwellings and mixed use buildings
- Permits up to 12-storeys in height, subject to meeting criteria





Official Plan Amendment

- Under Secondary Plan, designated '*Mixed Use – Medium Density*' and '*Low Density Residential 1*'
- **Official Plan Amendment** required to redesignate the property from '*Mixed Use – Medium Density*' and '*Low Density Residential 1*' to a site specific '*Mixed Use – Medium Density*' land use designation in the Urban Hamilton Official Plan and Ancaster Wilson Street Secondary Plan.





Required Planning Applications

- Formal Consultation – Complete
- Official Plan Amendment – Current
- Zoning By-law Amendment – Complete
- Site Plan – Future
- Draft Plan of Condominium – Future



Supporting Studies/Plans

- Draft Official Plan Amendment
- Urban Design Brief
- Survey Plan
- Concept Plan
- Planning Justification Report
- Public Consultation Strategy
- Tree Protection Plan
- Preliminary Landscape Plan
- Sun Shadow Study
- Noise Study
- Phase I Environmental Site Assessment
- Grading & Servicing Plan
- Preliminary Storm Drainage Area Plan
- Water Servicing Report
- Stormwater Management Report
- Functional Servicing Report
- Transportation Impact Study
- Transportation Demand Management Options Report
- Stage 1 & 2 Archaeological Assessment
- Cultural Heritage Impact Assessment Addendum
- Geotechnical Study
- Visual Impact Assessment



Site Plan Matters

-  • Site Remediation
-  • Construction Management Plan
-  • Landscape Plan
-  • Building Elevations & Materials
-  • Detailed Engineering and Site Grading
-  • Site Lighting
-  • Traffic Calming
-  • Infrastructure Upgrades



Status of Heritage House

- Conditional Heritage Permit to relocate the Marr House to the rear of the property was issued by City of Hamilton on November 2, 2021
- Structure is to be restored and moved to the rear of the property, to be utilized as part of the amenity facilities for the proposed development.
- A number of conditions of approval required to be addressed by the applicant prior to the relocation have been cleared by City staff.





About the Builder



101 Locke Street South Condominiums



Royal Connaught Condominiums



Public Participation

- Wilson at Academy Microsite:
<https://urbansolutions.info/Wilson-at-academy/>
- Included on Microsite:
 - Downloadable links to supporting material and studies
 - Up-to-date Project Chronology Timeline
 - Contact information of City Planner assigned to project

Wilson at Academy



UrbanSolutions Planning & Land Development Consultants Inc. is the authorized planning consultant acting on behalf of Wilson St. Ancaster Inc., the owner of 392-412 Wilson Street East & 15 Lorne Avenue, Ancaster. The proposed development entails one (1) 8-storey mixed use building containing 118 residential units and 1,475 m² of commercial space at grade. In addition, the proposed development is accommodated by 190 bicycle parking spaces and 263 parking spaces which are provided through 42 commercial surface parking spaces and 221 underground parking spaces. To facilitate this proposal, an application was submitted to the City of Hamilton in December of 2024, to amend the Urban Hamilton Official Plan.

The purpose of this website is to provide interested parties with access to the proposed development application details, supporting studies and access to participate in the planning.

RESOURCES

Prior to submitting planning applications to the City of Hamilton, the development concept participated in the City's Formal Consultation process. Through this process, it was determined that a Survey, Concept Plan, Draft Official Plan, Planning Justification Report, Urban Design Brief, Archaeological Assessment, Cultural Heritage Impact Assessment, Tree Protection Plan, Preliminary Landscape Plan, Phase I Environmental Site Assessment, Soils/Geotechnical Study, Functional Servicing Report, Noise Impact Study,

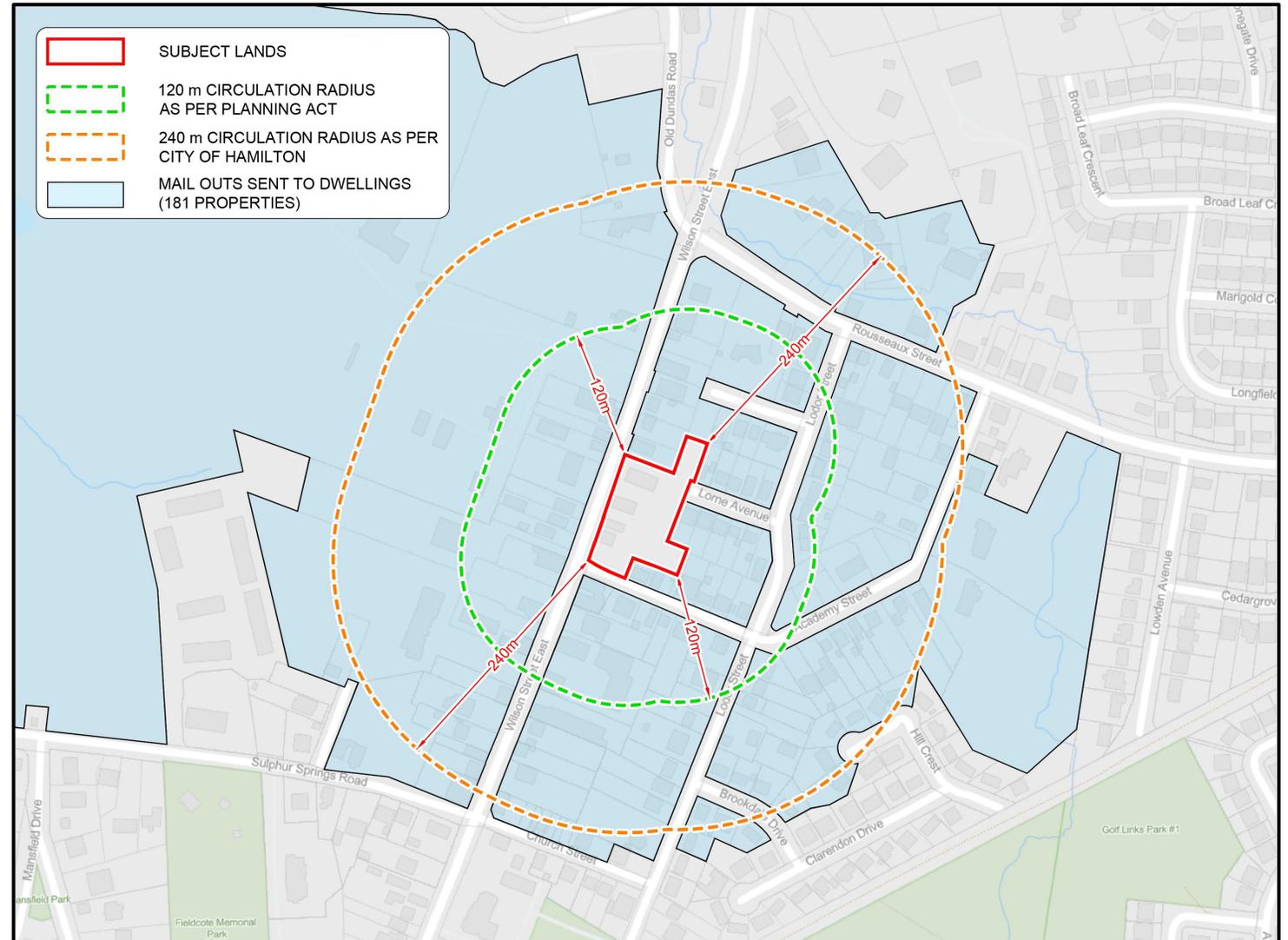
Resource Downloads

- Cover Letter
- Application Form
- Archaeological Assessment
- Architectural Package
- Cultural Heritage Impact Assessment Addendum
- Environmental Site Assessment
- Functional Servicing Report
- Geotechnical Investigation
- Grading & Servicing Plan
- Landscape Plan
- Noise Study
- Planning Justification Report
- Public Consultation Strategy
- Right of Way Impact Assessment
- Sun Shadow Study
- Survey Plan
- Transportation Impact Study
- Tree Protection Plan
- Urban Design Brief
- Visual Impact Assessment Submission CL
- Visual Impact Assessment
- Concept Comparison Cover Letter (2nd Submission)
- Architectural Plans (2nd submission)
- Notice of Neighbourhood Information Meeting (2026-01-07)



Public Participation

- Province of Ontario requires residents within **120m radius** of development to be notified
- City of Hamilton requires a **240m radius** be utilized
- Notices circulated to 181 properties in the area, stretching **beyond a 240m radius**





Next Steps

Planning Act Application Process

- Addressing department, agency and public comments
- Staff Recommendation Report
- Statutory Public Meeting

Information

<https://urbansolutions.info/wilson-at-academy/>

Participation

Email comments to Jennifer.Catarino@hamilton.ca



Questions & Answers

