

# City of Hamilton - Design Review Panel Applicant Project Summary Sheet

**Applicant Name:** 2691893 Ontario Inc. (c/o Ironpoint Capital Management Inc.)

Panel Meeting Date: December 9, 2021

**Project Address:** 442, 450, 454 and 462 Wilson Street East, Ancaster

Date of Panel Pre-Consult [if applicable]: December 9, 2020

## **Project Data**

**Application Type** [e.g. Site Plan, Re-zoning]:

Official Plan and Zoning By-law Amendments

# Proposed Use, Description of Project and Brief description of adjacent uses: [e.g. Office, Residential]:

The proposed development contemplates the comprehensive redevelopment of the Site for a seven-storey building to be operated as either a Retirement Home (i.e., Amica) or a six-storey mixed-use multiple-dwelling building. As part of the comprehensive redevelopment of the Site, 442 Wilson Street East will be retained in-situ and 450 Wilson Street East will be relocated 1 metre south of its original location as part of a front facing composed streetscape. The individuality of these buildings will be preserved by keeping them separated from the new building.

With respect to the first option, the owner is currently working with Amica to comprehensively redevelop the Site for a seven storey 211 bed Retirement Home including four (4) ground floor commercial units open to the public. Amica provides lifestyle communities for seniors with a variety of care needs. The proposed Retirement Home would provide residents with memory care, assisted living and independent living units. The units will not have full kitchens and residents will share amenity spaces throughout the building.

A total of four commercial units provides a total of 263 square metres of commercial space. Two commercial units are proposed at ground level near to the northwest corner of the proposed development, with sizes of 50 square metres and 91 square metres. 442 and 450 Wilson Street East will be reutilized as two additional commercial units with sizes of 74 square metres and 48 square metres, respectively.

Should the lands not be developed for a Retirement Home, the owners are seeking approval for a six storey mixed-use building including 161 units, of which 31 units would be less than 50m<sup>2</sup>, and 133 units would be greater than 50m<sup>2</sup>. The mixed-use concept represents a density of 283 units per hectare.

Seven (7) commercial units are proposed at ground level with a total gross floor area of 836 square metres including the two existing buildings fronting Wilson Street. Four (4) of these commercial units are to be located within the new building close to the northwest corner, with two units along Rousseaux Street and two units along Wilson Street East. Another unit is located in the new building on the second floor along Wilson Street East, but still at ground level due to the change in grade. As in the Retirement Home concept, 442 and 450 Wilson Street East will be reutilized for standalone commercial units.

## Policy and guideline documents examined in preparing proposal [please list specific guidelines examined]:

UHOP Vol. 1 General Urban Design Principles B.3.3.2

UHOP Vol. 1 General urban Design Policies B.3.3.3 to B.3.3.3,.12

UHOP Vol. 1 Desing policies of Community Nodes E.2.3.3.13 – 2.3.3.22

UHOP Vol. 1 Pedestrian Focus Streets E.4.3

UHOP Vol. 1 Design policies for Mixed Use Medium Density Designation E.4.6.16 to 4.6.30

Ancaster Wilson Street Secondary Plan

UHOP Vol. 2 Ancaster Community Node policies B.2.8.6

UHOP Vol. 2 Village Core, Mixed Use Medium Density Designation and Pedestrian Focus Streets policies B.2.8.8.4

UHOP Vol. 2 Urban Design policies for AWSSP B.2.8.12

Ancaster Wilson Street Secondary Plan Urban Design Guidelines Building Typology B policies

**Existing zoning:** 

Mixed Use Medium Density - Pedestrian Focus (C5a, 570)

## Zoning/Site Plan Details [complete relevant sections]

## Permitted height and/or permitted density:

9.0m

Permitted Setbacks	Front Yard	3.0m Max.
	Side Yard	7.5m (east)
	Rear Yard	7.5m

**Permitted Parking** [please provide ratio and total e.g. 0.5/unit – 60 spaces]

Mixed Use: 161 units

• Dwelling Units < 50 m<sup>2</sup> = 31 units

# units	Units x Pkg	Req'd	
		Spaces	
31	31 x 0.3	9.3	

• Dwelling Units > 50 m<sup>2</sup> = 10

# units	Units x Pkg	Req'd Spaces		
1-14	14 x 0.7	9.8		
15-50	36 x 0.85	30.6		
51+	80 x 1	80		
	Total	120.4		

Total Required: 121

## Proposed height and/or proposed density:

24m

	Front	4m
	Yard	max.
Duamagad Cathagles	Side Yard	6m and
Proposed Setbacks	Side faid	2.5m
	Rear	1 5 22
	Yard 1.5m	

**Proposed Parking** [please provide ratio and total e.g. 0.5/unit – 60 spaces]

Total Provided 133 spaces

#### If certain zoning provisions cannot be met, please explain why:

#### Height

The Site specific zoning limits the height of new development to 2½ storeys or 9m along Wilson Street East to maintain the old character and image of Village core. At the same time, the secondary plan directs the majority of growth and development toward the Community Node. The proposed height, massing and density are based on a number of contextual and urban design considerations including:

- the site's designation as a Mixed Use Medium Density with Pedestrian Focus and a Community Node Area with a Potential Gateway Feature within the Ancaster Wilson Street Secondary Plan
- the sites location on a minor arterial road;
- proximity to existing and planned transit services;
- separation distance from and transition to low density residential development to the east; and
- preservation and retention of heritage resources fronting Wilson Street.

While the proposed height exceeds the maximum permitted in the By-law is still considered appropriate for the following reasons:

- the topography of the site slopes significantly down as you move from south to north along the street; accordingly, the full height (6-7 storeys) is not visible from many street vantage points;
- the buildings design includes appropriate stepping and setbacks the break up the height and massing;
- the building maintains a 45 degree angular plane along all street frontages;
- no adverse shadow impacts will be created; and
- existing heritage buildings have been appropriately incorporated into the design to continue the heritage character of the street.

#### Setback from a Streetline

A modest increase in the maximum setback from the streetline is requested to provide more landscaping and community space along the street. The C5a zone permits a maximum building setback of 3 metres to ensure buildings are brought close to the street to create a continuous street wall. The proposed development seeks a maximum 4 metre setback to provide for more landscaping and amenity space along the street. The additional landscaping and community accessible open space in the form of benches and wider sidewalks will provide a more attractive and inviting streetscape for pedestrians along the steep slope of this portion of Wilson Street East.

#### **Rear Yard Setback**

The C5a Zone requires a minimum rear yard setback of 7.5 metres. In this instance, Rousseaux Street is considered the front lot line and the most southerly lot line adjacent to 436 Wilson Street East is considered the rear lot line. The Site's technical rear lot line functions as a side lot line between 442 and 436 Wilson Street East. There is no minimum side yard setback requirement in the C5a Zone to allow buildings to be constructed immediately adjacent to one another in a mixed use setting. The existing heritage building at 442 Wilson Street East is setback 1.5 metres from the southerly lot line, and the proposed new building is setback a minimum of 2.5 metres from the south (rear) lot line. 436 Wilson Street is a commercial use including front yard parking adjacent to its north lot line. Based on the *function* of the rear lot line in this case and the existing use of 436 Wilson Street East, the required reduction is considered appropriate.

#### **Side Yard Setback**

The Zoning By-law requires a minimum side yard abutting a Residential zone of 7.5 metres to ensure that appropriate separation and privacy is provided between commercial and existing residential uses. In this case, the proposed development is located immediately adjacent to a single detached dwelling at 20 Rousseaux Street. The existing dwelling at 20 Rousseaux is setback significantly from the front lot line resulting in its rear yard amenity space situated

adjacent to the most southerly quarter of the proposed building. At this location, a nominal reduction in the required building setback from 7.5 metres to 6.0 metres is provided. As well, a 1.8m high solid board fence and enhanced landscaping including both coniferous and deciduous trees is proposed to ensure continued privacy to adjacent residential dwelling. The height of the building at this location is 3 storeys; whereas the tallest part of the (6 - 7 storeys) building is furthest away from the lot line at 20 metres.

The proposed building has been setback sufficiently to ensure that the existing trees on the adjacent lot (20 Rousseaux Street) will not be adversely affected. Specifically, the building foundation has been located outside the drip line of all abutting trees located on 20 Rousseaux Street. These mitigation measures, combined with the buffer provided by the existing mature vegetation in the rear yard of 20 Rousseaux Street will provide sufficient separation between the two uses to ensure the continued privacy of the rear yard amenity space.

A minimum 3 metre setback is requested for a small portion of the building at the north end of the site, whereas 7.5 metres is required.

#### Street-facing window and door coverage

The C5a Zone required that a minimum of 60% of the area of the ground floor façade facing the street to be composed of doors and windows; we are proposing 38%. The purpose of this requirement is to ensure that the ground floor facades of buildings are animated, and to ensure that large expanses of blank walls are not provided at the ground floor level. The proposed development does not include large expanse of blank walls on the ground floor; rather there are many windows designed to be in character in size and rhythm with the heritage buildings on site and within the Ancaster streetscape. In addition, the ratio of opening meets the Ontario Building Code. In this regard, the proposed reduction is considered acceptable and appropriate.

#### Disclosure of Information

#### Consent of Owner to the Disclosure of Application Information and Supporting Documentation

Application information is collected under the authority of the *Planning Act, R.S.O.* 1990, c. P.13. In accordance with that Act, it is the policy of the City of Hamilton to provide public access to all Design Review Panel applications and supporting documentation submitted to the City.

2691893 Ontario Inc. (c/o Ironpoint	, the Owner, herby agree and acknowledge that the
Capital Management Inc.)	information
(Print Name of Owner)	•

contained in this application and any documentation, including reports, studies and drawings, provided in support of the application, by myself, my agents, consultants and solicitors, constitutes public information and will become part of the public record. As such, and in accordance with the provisions of the *Municipal Freedom of Information and Protection of Privacy Act*, R.S.O. 1990, c. M. 56, I hereby consent to the City of Hamilton making this application and its supporting documentation available to the general public, including copying and disclosing the application and its supporting documentation to any third party upon their request. November 18, 2021

Date: Signature of Owner

**NOTE 1:** Where owner or applicant is a corporation, the full name of the Corporation with name and title of signing officer must be set out.

NOTE 2: Design Review Panel meetings are public.