



City of Hamilton – Design Review Panel

Staff Project Summary Sheet

Project Data

Project address – 442, 450, 454 and 462 Wilson Street East

Applicant/Agent – GSP Group Inc. (c/o Brenda Khes)

Brief description of the project – The applicant is proposing a seven storey retirement home or a six storey mixed use building both concepts include commercial space at grade, incorporate the use of existing buildings at 442 and 450 Wilson Street East and include and one level of underground parking.

Brief description of existing and planned context – The proposed development would retain the existing buildings at 442 and 450 Wilson Street East, 454 Wilson Street East is proposed to be demolished and 462 Wilson Street East is currently vacant (former Brandon House site).

Surrounding Land Uses include:

North – Single Detached Dwellings.

East – Single Detached Dwellings.

South – One and a half to two storey commercial buildings

West – two storey commercial buildings, Single Detached Dwellings and an Institutional Property.

Urban Hamilton Official Plan Designation (check all that apply):

Neighbourhoods	District Commercial	Strathcona Secondary Plan
Open Space	Arterial Commercial	Mixed Use – Medium Density
Institutional	Industrial Land	Area Specific Policy B
Utility	Business Park	Commercial and Commercial
Downtown Mixed Use Area	Airport Business Park	Apartment in the Kirkendall
Mixed Use – High Density	Shipping & Navigation	North Neighbourhood Plan
Mixed Use – Medium Density		

Applicable UHOP and/or Secondary Plan Policies:

Volume 1 – UHOP

Schedule E – “Community Node”

Schedule E-1 – “Mixed Use – Medium Density”

- E.2.3.3 (function and scale of the Community Nodes element of the Urban Structure)
- E.2.3.3.12 (specific density in the range of 50 persons and jobs for Ancaster Community Node)
- E.4.6.1 – E.4.6.2 and E.4.6.4 (function of the Mixed Use – Medium Density designation)
- E.4.6.5 (permitted uses)
- E.4.6.7 & 4.6.8 (height)
- E.4.6.9, E.4.6.10 & E.4.6.15 (mix of uses and scale of development)
- B.2.4.1.4 (residential intensification)

Ancaster Wilson Street Secondary Plan

2.8.3 (Development Concept) (Village Core)

2.8.4 (Principles)

2.8.5 (Objectives)

- 2.8.6 (Ancaster Community Node)
- 2.8.6.1 (Ancaster Community Node Policies)
- 2.8.8 (Commercial and Mixed Use Designations)
- 2.8.8.2 (General Commercial and Mixed Use Policies)
- 2.8.8.4 (Mixed Use – Medium Density Designation)
- 2.8.8.4 c) (Maximum height of three storeys)
- 2.8.8.4 g), h), i) (Village Core Area)
- 2.8.8.5 (Pedestrian Focus Streets)

Applicable UHOP and/or Secondary Plan Urban Design Guidelines and Policies:

Volume 1 – UHOP

- E.4.6.16, E.4.6.17, E.4.6.18, 4.6.22 & B.3.3.3.5 (pedestrian experience)
- E.4.6.24, B.3.3.2.6 & B.3.3.3.2 (compatibility with surrounding areas)
- B.3.3.2.3 (community character and identity)
- B.3.3.2.6 (compatibility)
- B.3.3.2.8 (environmental sustainability)
- B.3.3.5 (views and vistas)
- B.3.4 (Cultural Heritage Resources)
- B.3.4.1.3 (contextually appropriate new development)
- B.3.4.1.3 (rehabilitation, renovation and restoration of built heritage)
- B.3.4.2 (General Cultural Heritage Policies)
- B.3.4.2 (Listing of Properties in the Heritage Register)
- B.3.4.2.12 (Cultural Heritage Impact Assessment)
- B.3.4.5 (Built Heritage Resource Policies)
- B.3.6.3.1 & B.3.6.3.4 (noise)

Ancaster Wilson Street Secondary Plan

- 2.8.12.1 a) (Ancaster historical Character)
- b) (UDB required)
- c)ii) (Character Areas, Village Core Area)
- d) (design objectives, in AWWSP Urban Design Guidelines)
- e) (complementary design)
- f) (design req's applied to mixed use and multi res)
- g) (not negatively affect active transportation)
- h) (development to foster interactive outdoor spaces)
- i) (buffering from adjacent sensitive land uses)
- j) ii) 1, 2, 3, 4, and 5 (Village Core Design Considerations)

- 2.8.13.1 a) b) c) d) and e) (Cultural Heritage Policies)
- 2.8.13.2 a) iii), b), and c) (Special Character Roads)
- 2.8.12.2 a) iii) (Gateway)

Ancaster Wilson Street Secondary Plan Urban Design Guidelines

- 1.3 (Goals and Objectives)
- 2.1 (Character Areas)
- 3.1 (Design Guidelines by District)
- 3.1.4 (Village Core Design Guidelines)

Applicable Site Plan Guidelines:

- 2.2 (built form, public realm, and streetscape)
- 4.4 (massing and building design)
- 4.6 (design of buildings on infill sites)
- 6.4 (Multiple Unit – Residential)

Zoning By-Law:

City of Hamilton No. 05-200

Applicable Zoning:

The subject site is Zoned Mixed Use Medium Density Pedestrian Focus (C5a, 570) Zone. The proposed retirement home would be an added use to the current zone and exception 570 only permits a maximum height of 9 metres on the subject lands.

The following regulations, among others apply:

- a) Building Setback from a street line
 - i) Maximum 3m for first storey, but except where a visibility triangle is required for a driveway setback
- b) Rear Yard – 7.5m
- c) Minimum Interior Side Yard – 7.5 metres abutting a Residential or Institutional Zone or a lot containing a residential use.
- d) Building Height – 9 metres
- f) Maximum Gross Floor Area for Commercial Recreation
2,500 m²
- f) ix) Built form for New Development
A minimum of 60% of the area of the ground floor façade facing the street shall be composed of doors and windows.
- h) Minimum Amenity Area for Dwelling Units and Multiple Dwellings On a lot containing 10 dwelling units or more, the following Minimum Amenity Area requirements be provided:
an area of 4m² for each dwelling unit less than or equal to 50m²,
an area of 6m² for each dwelling unit greater than 50m²

1. Review of Formal Consultation Document (file number, proposal and applicable studies identified):

- The applicant had a Formal Consultation meeting on September 2, 2020 (File No. FC-20-064) to discuss a proposed six storey retirement home with 160-180 units, and one level of underground parking.
- Applicable studies requested included: Planning Justification Report, Archaeological Assessment, Cultural Heritage Impact Assessment, Urban Design Brief, Visual Impact Assessment, Noise Impact Study and standard civil engineering studies.
- Applicants were advised to go to DRP once the submission of a formal UHOPA and ZBLA were received.

2. Positive design elements:

- The retention of the heritage buildings.
- Use of quality materials and salvaged materials.
- Utilization of space between public commercial activity

3. Staff design concerns:

- The heights proposed at seven and six storeys, surpasses what is intended for this area significantly in terms of existing and future planned development.
- The proposed development does not fit under the angular plane from the adjacent residential property on the east side.
- Provisions for pedestrians and cyclists should feature more prominently along both street frontages to support the existing trail network and planned cycling infrastructure for Wilson Street.

4. Key questions for Panel (refer to Design Review Panel Questions):

- Does the proposal help achieve the design objectives, function, and design character of the Village Core Character Area area? (Ancaster Secondary Plan 2.8.12.1 d) e))
- Does the proposal complement and animate existing surroundings through building design and placement as well as through placement of pedestrian amenities (B.3.3.2.6 a).
- Does the proposal complement the existing massing patterns, rhythm, character, colour and surrounding context? a harmonious and compatible approach to infilling by minimizing the impacts of shadowing and maximizing light to adjacent properties and the public realm? (B.3.3.2.6 d))