



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 50m², and 133 units would be greater than 50m². 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 stand-alone 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

Proposed height and/or proposed density:

24m

Proposed Setbacks	Front Yard	4m max.
	Side Yard	6m and 2.5m
	Rear Yard	1.5m

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

Mixed Use: 161 units

- Dwelling Units < 50 m² = 31 units

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

- Dwelling Units > 50 m² = 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 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

