

Authority: Item 7, Economic Development and
Planning Committee
Report: 10-012 (PED07236(d))
CM: June 9, 2010

Bill No. 165

CITY OF HAMILTON

BY-LAW NO. 10-165

To Adopt:

**Official Plan Amendment/Modification No. 2 to the
Urban Hamilton Official Plan**

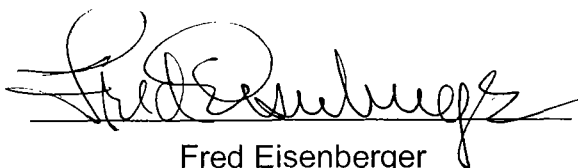
Respecting:

**Trinity West Secondary Plan
(former City of Stoney Creek)**

NOW THEREFORE the Council of the City of Hamilton enacts as
follows:

1. Modification/Amendment No. 1 to the Urban Hamilton
Official Plan consisting of Schedule "1", hereto annexed
and forming part of this by-law, is hereby adopted.

PASSED this 23rd day of June, 2010.



Fred Eisenberger

Mayor



Rose Caterini

City Clerk

Amendment/Modification No. 2 to the Urban Hamilton Official Plan

The following text, together with:

- Schedule "A" (Schedule "E-1" - Urban Land Use Designations);
- Schedule "B" (Map B.7.6-1 - West Mountain Area (Heritage Green) Secondary Plan);
- Schedule "C" (Map B.7.7-1 - Trinity West - Land Use Plan);
- Schedule "D" - (Map B.7.7-2 - Trinity West - Natural Heritage System);
- Schedule "E" - (Map B.7.7-3 - Road Classification Plan);

attached hereto, constitute Official Plan Amendment No. 2 (SC) to the Urban Hamilton Official Plan.

Purpose and Effect:

The purpose of the Amendment is to:

- Incorporate the Trinity West Secondary Plan into the Urban Hamilton Official Plan, identifying land uses, densities, development forms, cultural heritage features, development standards, and provide for the protection of existing natural features for the Trinity West Area;
- Amend the existing policies for the West Mountain Area (Heritage Green) in response to the incorporation of the Trinity West Secondary Plan; and,
- Amend various policies and schedules of the Urban Hamilton Official Plan to reflect the principles and policies contained in the Trinity West Secondary Plan.

The effect of the Amendment is to establish a policy framework which shall guide the development and redevelopment of lands within the Trinity West planning area.

Location:

The lands affected by this Amendment are located in the area situated south of Highland Road, north of Rymal Road, east of the proposed Trinity Church Arterial Corridor, and west of the midpoint of the Trinity Neighbourhood, within the former City of Stoney Creek, as illustrated on Schedule "C" to this amendment.

Basis:

The intent of this Amendment is to establish a detailed land use framework for the Trinity West Planning Area. The basis for permitting this amendment is as follows:

- The proposed Secondary Plan implements the Places to Grow Plan.
- The proposed policy framework for Trinity West is in conformity with the general intent and objectives of the Urban Hamilton Official Plan.

Actual Changes:

Map Changes:

(a) Urban Hamilton Official Plan Schedule "E-1" - Urban Land Use Designations

This Schedule is revised by:

Deleting the Neighbourhoods Designation and replacing with Mixed-Use - Medium Designation and Open Space Designation, as shown on the attached Schedule "A" to this amendment; and,

Deleting the Open Space Designation and replacing with Mixed-Use - Medium Designation, as shown on the attached Schedule "A" to this amendment.

(b) Urban Hamilton Official Plan Map B.7.6 - 1 - West Mountain Area (Heritage Green) Secondary Plan

This Schedule is revised by removing the Trinity lands from the West Mountain Area (Heritage Green) Secondary Plan, as shown on the attached Schedule "B" to this amendment.

(c) The Urban Hamilton Official Plan is revised by adding "**Map B.7.7 - 1 - Trinity West - Land Use Plan**" to the Official Plan, as shown on the attached Schedule "C" to this amendment.

(d) The Urban Hamilton Official Plan is revised by adding "**Map B.7.7 - 2 - Trinity West - Natural Heritage System**" to the Official Plan, as shown on the attached Schedule "D" to this amendment.

(e) The Urban Hamilton Official Plan is revised by adding "**Map B.7.7 - 3 - Trinity West - Road Classification Plan**" to the Official Plan, as shown on the attached Schedule "E" to this amendment.

Text Changes:

(f) Section B.7 - Stoney Creek Secondary Plans is amended by adding Section 7.7 as follows:

7.7 Trinity West Secondary Plan

The Trinity West Secondary Plan area comprises 189 hectares of land and is located in the area situated south of Highland Road, north of Rymal Road, east of the proposed Trinity Church Arterial Corridor, and west of the midpoint of the Trinity Neighbourhood. The Trinity West Secondary Plan establishes land uses and development standards to guide the development and/or redevelopment of lands located in the Trinity West Secondary Plan area. Section B.7.7 and Map B.7.7 - 1 - Trinity West - Land Use Plan, Map B.7.7 - 2 - Trinity West - Natural Heritage System, and Map B.7.7 - 3 - Trinity West - Road Classification Plan, constitute the Trinity West Secondary Plan.

7.7.1 Planning and Development Principles

Development of the Trinity West Area shall be based on the following principles:

- a) Provision of safe, continuous, and accessible public access throughout the neighbourhood and between adjacent neighbourhoods;
- b) Provision of a mixture of land uses, including a full range and mix of housing types. All built forms shall be designed at a human scale;
- c) Inclusion of mixed use and live/work development to help enhance walkability and compact urban form;
- d) Provision of a variety of streetscapes appropriate to adjacent land uses;
- e) Integration of new parks and open spaces with existing natural open spaces to provide new passive and active recreational opportunities, and to establish linkages creating an interconnected system of parks and open space;
- f) Creation of a balanced multi-modal transportation system which facilitates public transit, cycling, and walking modes, in addition to automobiles, and provides accessibility to all users;
- g) Development of community structure based on a modified grid pattern of streets to maximize connectivity and permeability while respecting the natural topography of the land;
- h) Conservation and enhancement of significant natural heritage features within and adjacent to Trinity West, including the Eramosa Karst and other Environmentally Significant Areas;
- i) Preservation and enhancement of cultural heritage features, such as the Rymal Road Community Church at 1969 Rymal Road East, and adjacent Hannon Free Methodist Cemetery, for present and future generations.

7.7.2 Objectives

a) General Land Use

- i) Ensure the development of Trinity West as a compact mixed-use, transit-supportive and active transportation friendly neighbourhood.
- ii) Develop Trinity West as part of a complete community, where people can live, work, shop, and play.
- iii) Recognize and incorporate the Eramosa Karst natural open space as a major defining characteristic of the Trinity West area.
- iv) Provide a framework for the development of Trinity West as a *designated greenfield area*, with at least 50 persons and jobs per hectare.
- v) Facilitate the development of a residential and mixed-use community to accommodate approximately 2,800 people and 1,400 dwelling units.

b) Residential

- i) Ensure opportunities for a full range and mix of housing types and densities are provided.
- ii) Ensure compatibility of adjacent residential areas by providing for a gradual transition of densities, which are lower adjacent to existing homes and open space, and higher along major arterial roads.
- iii) Create varied and distinguishable residential areas which provide a strong, identifiable sense of place for residents.

c) Mixed-Use

- i) Establish a mixed-use area along Rymal Road, functioning as a Secondary Corridor within the City's overall urban structure, linking Nodes and Employment areas.
- ii) Encourage the development of mixed-use development, with residential dwellings and smaller scale commercial uses located in close proximity or in the same building.
- iii) Provide mixed-use areas with a range of commercial uses which serve as gathering places for the community, creating a sense of place.
- iv) Design mixed-use areas which can evolve over time into compact mixed-use, people places where people can live, work, and shop.

- v) Create and retain a vibrant mixed-use area which accommodates a range of uses and is accessible by automobile, transit, and active transportation, at a density which supports transit.

d) Parks, Open Space, and Natural Heritage Features

- i) Provide a system of linked natural heritage features and parks, including the Eramosa Karst Conservation Area, the neighbourhood park and the East Mountain Trail Loop.
- ii) Provide an integrated open space and park system with a clear functional relationship to the overall community, accessible to all citizens.
- iii) Conserve the natural beauty, character, and hydrological function of the Eramosa Karst Conservation Area.
- iv) Provide a Neighbourhood Park for active and passive recreational use, sized in accordance with City parkland standards.
- v) Ensure linkages between Natural Open Space and the Neighbourhood Park, by means of walkways, multi-use paths, and the East Mountain Trail Loop.
- vi) Ensure that natural heritage features, including the Area of Natural and Scientific Interest, Core Area, Linkages (springs, sinkholes and other karst features) within and near the area are protected and enhanced.
- vii) Restrict development of lands with inherent natural hazards, such as areas prone to flooding, by reserving these lands as natural open space.
- viii) Encourage the preservation of hedgerows, where possible, within new development areas.

e) Transportation

- i) Develop compact, mixed-use, transit-supportive, and active transportation friendly neighbourhoods.
- ii) Develop a land use pattern and street pattern to support vehicular traffic, transit, cycling, and pedestrian movement through the neighbourhood.
- iii) Minimize through vehicular traffic within low density residential development areas, especially adjacent to existing residences.
- iv) Provide for residential and mixed-use development at densities to support extensions to the City transit system, by such means as the location of

higher densities adjacent to major arterial roads.

- v) Provide a barrier free transportation network to address the needs of persons with disabilities, seniors, children, and those with reduced mobility, by the appropriate design of transit facilities, sidewalks, crossings, and parking spaces.
 - vi) Define functional classification and future ultimate right-of-way for existing and proposed roads in the area.
 - vii) Provide pedestrian friendly streets by means such as visually appealing streetscapes, barrier free pathways, adequate lighting, applying design policies, and design guidelines.
 - viii) Provide cycling and trail facilities in accordance with City master plans, including the Cycling Master Plan and Trails Master Plan recommendations and priorities.
- f) Cultural Heritage
- i) Identify and conserve historically or architecturally significant buildings.
 - ii) Ensure that all new development, site alterations, building alterations and additions are contextually appropriate and maintain the integrity of all on-site or adjacent cultural heritage resources.
 - iii) Protect, conserve, or mitigate sites of archaeological value and areas of archaeological potential as provided for under all applicable legislation.
 - iv) Retain a representative sample of landscape features such as former hedgerows and orchards in the plan for the area, as a record of the past cultural heritage.
- g) Infrastructure
- i) Ensure that all new development occurs on the basis of full urban water and wastewater services.
 - ii) Provide the necessary infrastructure and services to facilitate the timely and orderly development of the community.
 - iii) Provide municipal services and utilities in a manner that minimizes the impacts on the natural environment.
 - iv) Ensure that private property owners pay for their proportional share of the costs of providing necessary infrastructure.

- v) Establish adequate utility networks to serve the anticipated development, and that they can be phased in a way that is cost-effective and efficient.
- vi) Ensure public and private utilities are clustered or grouped, where possible, to minimize visual impact.
- vii) Design and implement a stormwater management system that is integrated with the open space system and which mitigates impacts on the natural environment.

h) Urban Design

- i) Enhance the sense of community pride and identification by creating and maintaining a unique sense of place.
- ii) Provide and create quality spaces in all public and private development.
- iii) Create pedestrian-oriented places that are safe, accessible, connected, and easy to navigate for people of all abilities.
- iv) Ensure that new development is compatible with and enhances the character of the existing environment and locale.
- v) Design the community with a unique and cohesive character, including a focal point to which all elements of the design of area are connected.
- vi) Ensure that development adjacent to the Eramosa Karst Conservation Area minimizes impacts on natural heritage features and preserves views.

i) Implementation

- i) Provide studies, services, public facilities, and infrastructure required to support development of the area in an orderly and timely manner.
- ii) Ensure an integrated program of planning approvals, and other resource commitments, to implement the provisions of this Secondary Plan.
- iii) Ensure the costs of services and facilities required to support development of the area are financed in accordance with the ability of the municipality and property owners to pay, and the provisions of the Development Charges By-law.

j) Finance

- i) Ensure the costs of services and facilities required to permit and support

the development of the community are financed in accordance with:

- The ability of the municipality and the landowners to pay;
- The provisions of the Development Charges Act; and.
- The Development Charges By-law adopted by the City.

7.7.3 Residential Designations

The residential policies shall define the location and scale of each type of residential use, and shall help ensure that a variety of residential types are provided to meet the needs of all area residents.

7.7.3.1 The residential areas are designated Low Density Residential 1, Low Density Residential 2, Medium Density Residential 2, and Medium Density Residential 3, as identified on Map B.7.7 -1 - Trinity West - Land Use Plan.

7.7.3.2 Trinity West shall be designed with a unique and cohesive character. Buildings, streetscapes, street patterns, landscaping, open spaces, and infrastructure shall be designed to contribute to this character. Accordingly, all site plans and draft plans of subdivisions shall be subject to an urban design brief and/or urban design guidelines to ensure conformity with the Urban Design goals and objectives of this plan and all other relevant City of Hamilton policies and guidelines.

7.7.3.3 General Residential Policies

In addition to Section E.3.0 Neighbourhoods Designation of Volume 1, the following policy applies:

- a) Where karst features occur within these areas, such as springs and sinkholes, Section 7.7.9 - Environment Policies shall also apply.
- b) Where Linkages and Core Areas occur within these areas, as shown on Map B.7.7.2 - Trinity West - Natural Heritage System, the policies in Section 2.0 - Natural Heritage System of Volume 1 and Section 7.7.9, of this plan shall also apply.

7.7.3.4 Low Density Residential 1 Designation

In addition to Section E.3.4 - Low Density Residential Policies of Volume 1, for lands designated Low Density Residential 1 on Map B.7.7-1 - Trinity West - Land Use Plan, the following policies shall apply:

- a) Notwithstanding Policy E.3.4.3, permitted uses shall include only single detached dwellings.
- b) The maximum net residential density of development shall not exceed 20 units per hectare (uph).
- c) Notwithstanding Policy E.3.4.5, the maximum building height shall be two storeys.

7.7.3.5 Low Density Residential 2 Designation

In addition to Section E.3.4 - Low Density Residential Policies of Volume 1, for lands designated Low Density Residential 2 on Map B.7.7-1 - Trinity West - Land Use Plan, the following policy shall apply:

- a) The net residential density of development shall be greater than 20 units per hectare, and shall not exceed 40 units per hectare (uph).

7.7.3.6 Medium Density Residential 2 Designation

In addition to Section E.3.5 - Medium Density Residential Policies of Volume 1, for lands designated Medium Density Residential 2 on Map B.7.7-1 - Trinity West - Land Use Plan, the following policies shall apply:

- a) Notwithstanding Policies E.3.5.2 and E.3.5.3, uses permitted include multiple dwellings as well as street town houses.
- b) The net residential density of development shall be greater than 60 units per hectare, and shall not exceed 75 units per hectare (uph).
- c) Notwithstanding Policy E.3.5.9 a), the Trinity Church Arterial Corridor shall function as a controlled access arterial. Direct access to the Medium Density Residential 2 land uses shall not be permitted from the Trinity Church Arterial Corridor. Access to the Medium Density designated lands shall be provided by the adjacent collector and internal roads.

7.7.3.7 Medium Density Residential 3 Designation

In addition to Section E.3.5 - Medium Density Residential Policies of Volume 1, for lands designated Medium Density Residential 3 on Map B.7.7-1 - Trinity West - Land Use Plan, the following policies shall apply:

- a) The net residential density of development shall be greater than 75 units per hectare, and shall not exceed 100 units per hectare (uph).

- b) Notwithstanding Policy E.3.5.9 a), the Trinity Church Arterial Corridor shall function as a controlled access arterial. Direct access to the Medium Density Residential 3 land uses shall not be permitted from the Trinity Church Arterial Corridor. Access to the Medium Density designated lands shall be provided by the adjacent collector and internal roads.

7.7.4 Commercial and Mixed Use Designations

The Commercial and Mixed-Use areas for the Trinity West Secondary Plan Area are designated Mixed-Use - Medium Density on Map B.7.7-1 - Trinity West - Land Use Plan.

7.7.4.1 Mixed-Use - Medium Density

In addition to Section E.4.6 - Mixed-Use - Medium Density of Volume 1, the following policies shall apply to the lands designated Mixed-Use - Medium Density on Map B.7.7-1 - Trinity West - Land Use Plan:

- a) In addition to Policy E.4.6.6 - Prohibited Uses, the following uses shall be prohibited on lands designated Mixed-Use - Medium Density on Map B.7.7-1 - Trinity West - Land Use Plan:
 - i) Hospitals; and,
 - ii) Hotels.
- b) Notwithstanding Policies E.4.6.7 and E.4.6.8, the following policies shall apply:
 - i) Within the Mixed-Use - Medium Density 1 and 2 designations adjacent to the Natural Open Space, which is the Eramosa Karst Conservation Area, on Map B.7.7-1 - Trinity West - Land Use, the maximum building height shall be three storeys.
 - ii) Within the Mixed-Use Medium Density Designation adjacent to Low Density Residential, the maximum building height shall be four storeys.
- c) Notwithstanding Policy E.4.6.11, the amount of retail and service commercial space within each area designated Mixed-Use - Medium Density in Trinity West, may be less than 25,000 square meters of floor area.

- d) Direct access to individual properties or units from Rymal Road shall be discouraged; shared or combined common access points and rear lane arrangements shall be provided, where possible, through land consolidation and/or rights-of-way.
- e) The Trinity Church Arterial Corridor shall function as a controlled access arterial with limited access points. Access to the land uses adjacent to the Trinity Church Arterial Corridor shall be from internal local and collector roads.
- f) Where Core Areas and Area Specific Policy - USC - 1 areas occur within the Mixed-Use - Medium designation, as shown on Map B.7.7.2 - Trinity West - Natural Heritage System, the policies in Section 2.0 - Natural Heritage System of Volume 1 and USC - 1 of Volume 3 shall also apply.
- g) Any buildings containing both residential and commercial uses shall be subject to the following:
 - i) Amenity areas shall be provided exclusively for the residential component, and shall be separated from public areas associated with the commercial component; and,
 - ii) Customer parking areas for the commercial component shall be separated from residential uses, and shall not interfere with the safe and efficient use of residential parking areas.

7.7.5 Parks and Open Space Designations

In addition to Section B.3.5.3 - Parkland Policies of Volume 1, the following policies shall apply to lands designated General Open Space and Natural Open Space on Map B.7.7-1 - Trinity West - Land Use Plan:

- a) For lands designated General Open Space on Map B.7.7-1 - Trinity West - Land Use Plan, the following policies shall apply:
 - i) Notwithstanding Policy B.3.5.3.5 a), permitted uses shall be restricted to multi-use trails for active and passive recreational purposes.
 - ii) The small area near the south end of Upper Mount Albion Road designated General Open Space shall provide a pedestrian link from Upper Mount Albion Road, which shall be closed to vehicular traffic just north of Rymal Road.

- b) For lands designated Natural Open Space on Map B.7.7-1 - Trinity West - Land Use Plan, the following policies shall apply:
 - i) The Natural Open Space area east of Upper Mount Albion Road is the Eramosa Karst Conservation Area, which shall be maintained as natural open space, and be managed by the Hamilton Conservation Authority, in accordance with the Eramosa Karst Master Plan.
 - ii) In accordance with Policy 7.7.5 b) i), no buildings shall be permitted except for the visitor centre, kiosk, parking area, and similar amenities to be provided for interpretive purposes in accordance with the approved Eramosa Karst Master Plan.
 - iii) The Natural Open Space area west of Upper Mount Albion Road is a wetland area with high constraints, which shall be retained as undeveloped open space to serve a hydro-geological function, with no development permitted.
 - iii) Where Linkages and Core Areas occur within the Natural Open Space designation, as shown on Map B.7.7.2 - Trinity West - Natural Heritage System, the policies in Section 2.0 - Natural Heritage System of Volume 1 and Section 7.7.9 of this plan shall also apply.

7.7.6 Utility Designation and Utility Policies

- a) Notwithstanding Section C.3.4 - Utility Designation of Volume 1, the permitted use for lands designated Utility on Map B.7.7-1 - Trinity West - Land Use, shall be a Storm Water Management facility, and the following policies shall apply:
 - i) The Storm Water Management facility shall be located, sized, and designed in accordance with the Davis Creek Subwatershed study and other detailed studies, as required, to determine appropriate design;
 - ii) Additional uses or other uses shall not be permitted on these lands unless it can be demonstrated that sufficient area is provided for the storm water management facility;
 - iii) The only other uses permitted in any remnant portions of the site, in addition to an adequate storm water management facility, may include related open space such as trails and other general open space;

- iv) The size of stormwater management facility is approximate and can be changed without amendment to this plan. Where a stormwater management facility is reduced in size, the adjacent or nearest urban land use designation shall apply to the area where the stormwater management facility was formerly located on Map B.7.7-1 - Trinity West - Land Use.
- b) Public and private utilities services (excluding Storm Water Management ponds) shall be:
 - i) Installed within public road allowances, other City owned land, or within appropriate easements;
 - ii) Encouraged, wherever possible, to coordinate and locate within a common trench to avoid unnecessary over-digging and disruption of municipal rights of way;
 - iii) Clustered or grouped, where possible, to minimize visual impact; and,
 - iv) Encouraged to consider innovative methods of containing utility services on or within streetscape features such as gateways, lamp posts, transit shelters, etc.
- c) The City shall ensure that adequate utilities, communication / telecommunications facilities are, or shall be, established to serve the anticipated development, and these facilities can be phased in a manner that is cost-effective and efficient.
- d) Large utility infrastructure shall be located and designed to minimize visual impact and ensure compatibility with surrounding land use.

7.7.7 Urban Design Policies

In addition to Section B.3.3 - Urban Design Policies of Volume 1, the following policies shall apply:

- a) Outside storage and loading areas shall provide sufficient manoeuvring area for delivery and refuse trucks to enter the site in a forward manner, turn around, and re-enter the municipal roadway in a forward manner.
- b) Outside storage and loading areas shall provide sufficient manoeuvring area for delivery and refuse trucks to enter the site in

a forward manner, turn around, and re-enter the municipal roadway in a forward manner.

7.7.7.1 Parks and Open Space

- a) Open space connections shall be provided for pedestrian and cyclist access from public streets to trails within the Eramosa Karst Conservation Area.
- b) The design of the recreational trails shall be barrier-free and adhere to the City of Hamilton Parks and Open Space standards.
- c) Signage and safety requirements set out in the City of Hamilton Engineering and Parks and Open Space Standards shall be applied where sidewalks and pedestrian trails cross arterial and collector roads.
- d) Where possible, public open space (i.e. streets and trails) shall encourage connections with adjacent natural areas.

7.7.7.2 Streetscape and Built Form

- a) The presence of garages on the public street shall be minimized by:
 - i) Setting them back from the front façade or locating them flush with the front façade of the building;
 - ii) Locating them at the rear or side of the building by a private lane or driveway;
 - iii) Minimizing the width of the garage by creating deeper garages to accommodate storage; and,
 - iv) Incorporating varied roof lines; architectural details and porches to emphasize the pedestrian entrance to the building, while minimizing the presence of the garage.
- b) Architectural variation shall be encouraged through the incorporation of varied roof lines, materials, and colours in each building and from building to building.
- c) Variation in the number of storeys, porch designs, architectural style, and building type from building to building shall be encouraged.
- d) Continuous rows of building facades shall be discouraged.

- e) Buildings on corner sites shall be encouraged to have facades with architectural details and windows facing both streets.
- f) The layout of streets, configuration of lots, and the sighting of buildings shall ensure that:
 - i) There is no reverse lotting adjacent to streets unless otherwise approved by the City;
 - ii) There is generally unobstructed road frontage adjacent to public open spaces;
 - iii) Streets and open spaces have an appropriate degree of continuity and enclosure, and opportunities are provided for the creation of views both within the community and to adjacent to natural heritage areas;
 - iv) Service and parking facilities are integrated into the design of buildings to minimize disruption to the safety and attractiveness of the adjacent public realm.
 - v) Pedestrian ease of access and enjoyment of public street and other outdoor spaces is encouraged; and,
 - vi) The safety and security for all persons in public places including streets, parks, and amenity areas are promoted through the design and sighting of buildings, entrances, walkways, amenity and parking areas to provide visibility and opportunities for informal surveillance.

7.7.7.3 Commercial and Mixed Use Areas

- a) Buildings shall be located close to the street at grade, with main entrances on a street, with barrier free access at street level.
- b) Principal entrances shall face the public street or an exterior space directly adjacent and visible from the public street.
- c) Loading, service, and garbage areas shall be located to minimize their visual impact on the public street.
- d) Loading, service, and garbage areas shall be screened with enhanced landscaping and fencing constructed and designed to be in keeping with the design of the building.
- e) Where possible, combined accesses shall be provided.

- f) All facades facing a public street shall have window openings directly onto the street.
- g) In order to maintain unimpeded views of the building façade and to enhance a pedestrian oriented environment, parking on corner sites shall be encouraged to locate in the rear yard, away from the street.

7.7.7.4 Entrance Features

- a) In order to promote and enhance community identity, two entrance features shall be provided in the following locations:
 - i) The intersection of Rymal Road East and Local Road B; and,
 - ii) The roundabout location at the Trinity Church Arterial Corridor and Collector Road A.
- b) In accordance with Policy 7.7.7.4 a), these entrances shall be designed to express the distinct character of the neighbourhood and signal entrance into a safe, pedestrian friendly, accessible area that is home to the Eramosa Karst Conservation Area. These entrances shall:
 - i) Be designed whereby buildings address the corner, through the use of glazing, building entrance features, signage, and/or other architectural features;
 - ii) Incorporate enhanced hard and soft landscaping within both the public and private realm, including but not limited to: enhanced paving materials, decorative fencing, pedestrian amenities, signature tree species, etc;
 - iii) Provide wayfinding elements to guide visitors to the Eramosa Karst Conservation Area;
 - iv) Include enhanced pedestrian crossing through the use of enhanced paving materials, pedestrian scaled lighting, and incorporation of bicycle lanes; and,
 - v) Incorporate public Art, where feasible.

7.7.7.5 Views and Vistas

- a) New developments within the Trinity West Area shall be designed to enhance views to the Eramosa Karst Conservation Area.

7.7.8 Transportation Policies

In addition to Section C.4.0 - Integrated Transportation Network, the following policies shall apply:

Active Transportation Network

- a) Walkability shall be promoted in the design of the Trinity West area, with pedestrian facilities and connections to be provided between all major destinations.
- b) Multi-use Trail connections shall be provided in and through Trinity West to serve pedestrians and cyclists accessing major destinations, and to link with the City-Wide and regional trail system. These trails shall be located as defined by master plan studies, including the Hamilton Recreational Trails Master Plan.
- c) The East Mountain Trail Loop shall be a multi-use trail with a right-of-way up to 15 metres, for the use of pedestrians, cyclists, and others, and shall connect through Trinity West. It shall link destinations such as the neighbourhood park, Eramosa Karst Conservation Area, residential and mixed-use areas.
- d) Cycling and trail routes shall be provided in accordance with the City Cycling Master Plan and Trails Master Plan, and shall be constructed on a prioritized basis considering travel demand, and available funding, with priorities to be re-evaluated regularly.
- e) Notwithstanding Policy C.4.5.2 c) vi) - Functional Road Classification, bicycle lanes shall not be provided on Rymal Road and the Trinity Church Arterial Corridor.

Public Transit Network

- f) Rymal Road, within Trinity West and beyond, shall be designated as a long-term Potential Rapid Transit Line corridor. The potential for such transit facilities in this corridor, and their specific form and design, shall be reviewed in future as demand warrants.

Daylighting Triangles

- g) Additional lands for daylighting triangles may be necessary to accommodate the multi-lane roundabouts proposed at the Trinity Church Arterial Corridor at Highland Road, Collector Road A, and at Rymal Road East.

Access Management

- h) The Trinity Church Arterial Corridor shall function as a controlled access arterial with limited access points. Access to the land uses adjacent to the Trinity Church Arterial Corridor shall not be permitted from the Trinity Church Arterial Corridor, rather, from internal local and collector roads.
- i) Upper Mount Albion Road shall be closed to through vehicular traffic immediately north of Rymal Road. A pedestrian access shall be provided between Upper Mount Albion and Rymal Road.
- j) In addition to the local roads identified on Map B.7.7-1 - Trinity West - Land Use, further local roads shall be permitted and are anticipated to provide access to development within Trinity West.
- k) The access from the Trinity Church Arterial Corridor located between Rymal Road and Collector Road A, as shown as Local Road A on Map B.7.7-1 - Trinity West - Land Use, shall be a right turn in/right turn out access only until a detailed design of the Trinity Church Arterial Corridor is available.
- l) Access to the Eramosa Karst Conservation Area shall be provided along the proposed Collector Road A at Upper Mount Albion Road, as shown on Map B.7.7-1 - Trinity West - Land Use.

Traffic Management

- m) At the development stage, traffic calming devices, such as roundabouts, curb extensions at intersections, raised crosswalks or raised intersections, shall only be installed, where warranted, and in accordance with current City traffic standards.
- n) The City may require transportation impact studies to assess the impact of proposed *developments* on current travel patterns and/or future transportation requirements. If it is determined these studies are needed, they shall be submitted as part of applications for Official Plan Amendments, subdivision approvals, major rezoning and major site plan approvals.

- o) Roundabouts shall be the preferred method for intersection traffic control over all-way stop and traffic signals. Design of roundabouts shall consider pedestrian and cycling safety and access. Neighbourhood roundabouts shall be considered at the following intersections:
 - i) The intersection of Local Road A and Local Road B, as shown on Map B.7.7-1 - Trinity West - Land Use;
 - ii) The intersection of Collector Road A and Local Road B, as shown on Map B.7.7-1 - Trinity West - Land Use.
- p) Upper Mount Albion Road shall be closed to through vehicular traffic immediately north of Rymal Road. A pedestrian access shall be provided between Upper Mount Albion and Rymal Road.

7.7.9 Environment Policies

The Natural Heritage System in Trinity West is shown on Map B.7.7.2 - Trinity West - Natural Heritage System.

7.7.9.1 In addition to Section C.2.0 - Natural Heritage System of Volume 1, the following policies shall apply:

- a) For Stream sections within Trinity West, as identified on Map B.7.7.2 - Trinity West - Natural Heritage System, if the stream has not been classified as part of an Environmental Impact Statement (EIS), subwatershed study, or other study, a scoped EIS shall be required to determine the type of fish habitat present.

Subsurface Conduit Area Overlay

- b) The area identified as Subsurface Conduit Overlay on Map B.7.7 - 2 - Trinity West - Natural Heritage System, contains subsurface flow conduits originating from the Eramosa Karst ANSI to a spring within the Trinity West Neighbourhood. The subsurface water flow function shall be maintained to sustain the drainage function of the conduit.
- c) Prior to approval of development applications within the area subject to the Subsurface Conduit Overlay, the specific location and depth of this conduit and an appropriate buffer width shall be determined through further detailed study. Once defined, development including building structures and deep buried services shall only be permitted on land over the conduit and within the recommended buffer if accompanied by a detailed study, prepared

by a professional geoscientist with demonstrated expertise in karst environments, which demonstrates that the function of the conduit can be maintained.

- d) In accordance with Policy 7.7.9.1 c), the study should include comprehensive tracer testing during several peak flow periods to be able to map out the main hydraulic conduit and its sub-conduits in sufficient detail such that the full extent of the hydraulic system and factors that contribute to its long-term functioning are well understood. Road crossings and shallow utilities may be permitted subject to the recommendations of the detailed study. Specific permitted uses may include amenity space, parks, recreation and open space uses, and those which are compatible with the planned residential neighbourhood and which shall maintain the conduit function. These uses shall be set out in the implementing Zoning By-law.

Buried Eramosa Escarpment

- e) The area identified as "Buried Eramosa Escarpment" on Map B.7.7-2 - Trinity West - Natural Heritage System, is an area of shallow soil depth over karstic bedrock. Development of buildings and structures which require extensive intrusions into bedrock, such as apartment buildings, shall be supported by a site-specific geotechnical study. The geotechnical study shall be prepared in support of Site Plan applications, and any specific design measures resulting from the study shall be implemented.

Springs

- f) The location of Springs is identified on Map B.7.7-2 - Trinity West - Natural Heritage System. The function and geomorphology of these springs shall be maintained. Prior to approval of development applications, a geotechnical study shall be required to determine appropriate buffer widths and permitted uses.

Sinkholes

- g) The location of Sinkholes is identified on Map B.7.7-2 - Trinity West - Natural Heritage System. Prior to approval of development applications, a geotechnical study shall be required to determine whether or not the sinkholes should be protected and, if so, what protection measures are to be used.

Subwatershed Studies

- h) The eastern portion of Trinity West is subject to the Davis Creek Subwatershed Study, and the western portion of Trinity West is subject to the Hannon Creek Subwatershed Study. Development shall conform to the recommendations of these studies.

7.7.10 Infrastructure Policies

In addition to the policies in Section C.5.0 - Infrastructure of Volume 1, the following policies shall apply:

- a) Expansions of existing residential development along Upper Mount Albion Road and Rymal Road shall be permitted only on the basis of full municipal services.
- b) Prior to any expansions or change in use proposals that do not require a permit or application to the City of Hamilton for properties on existing private sewage disposal systems, the owner/proponent shall submit a report to the City of Hamilton, Public Health Services and Building Services, prepared by a qualified engineer, to demonstrate the adequacy of the existing septic system to treat sewage effluent without adversely affecting ground water and to confirm the ability of the lot size and soils to safely absorb sewage effluent generated on site.
- c) The location and design of water and waste management systems shall take into consideration the karst features in Trinity West, and shall be designed to minimize impacts on these features.

7.7.11 Health and Public Safety Policies

In addition to Policy B.3.6.3.11, the following policy shall apply:

- a) The use of noise barriers shall be prohibited adjacent to Rymal Road.

7.7.12 Implementation

7.7.12.1 Staging of development within the Trinity West Secondary Plan area shall be based on the availability and timing of roadway capacity, and municipal servicing and extensions thereto, such as water, wastewater and storm water services and facilities.

7.7.12.2 Staging of development shall proceed in a logical manner from where existing water, wastewater and storm services are located, and where extensions thereto are provided.

7.7.12.3 Staging of development within the Trinity West neighbourhood shall be based on the availability and timing of adequate utility infrastructure, such as communications/telecommunications networks, to be established to serve the anticipated development through discussions with public and/or private utility providers.

7.7.13 Area Specific Policy - USC - 1 (Eramosa Karst)

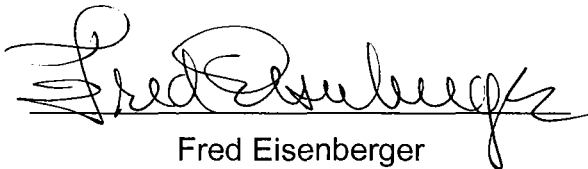
In addition to the Policies in Section 7.7.4 - Trinity West Secondary Plan, for lands located north of Rymal, East of Upper Mount Albion, designated Mixed-Use - Medium Density, the policies of USC - 1 of Volume 3 shall also apply.

Implementation:

An implementing Zoning By-Law Amendment, plan of subdivision and site plan will give effect to this Amendment.

This is Schedule "1" to By-law No. 10-165 passed on the 23rd day of June, 2010.

**The
City of Hamilton**






Fred Eisenberger
Mayor



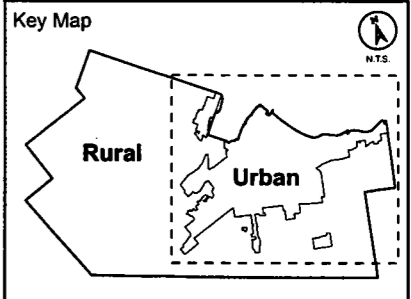
Rose Caterini
City Clerk

Schedule A
Amendment/Modification U-2(SC)
to the Urban Hamilton Official Plan

	Lands to be redesignated from "Neighbourhoods" to "Mixed Use Medium"
	Lands to be redesignated from "Open Space" to "Mixed Use Medium"
	Lands to be redesignated from "Neighbourhoods" to "Open Space"

Date: June 2010	Revised By: AM/KM/LMM	Reference File No.: U-2(SC)
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Key Map



Note: For Rural Land Use Designations, refer to Schedule D of the Rural Hamilton Official Plan.

Legend

- Neighbourhoods
- Open Space
- Institutional
- Utility

Commercial and Mixed Use Designations

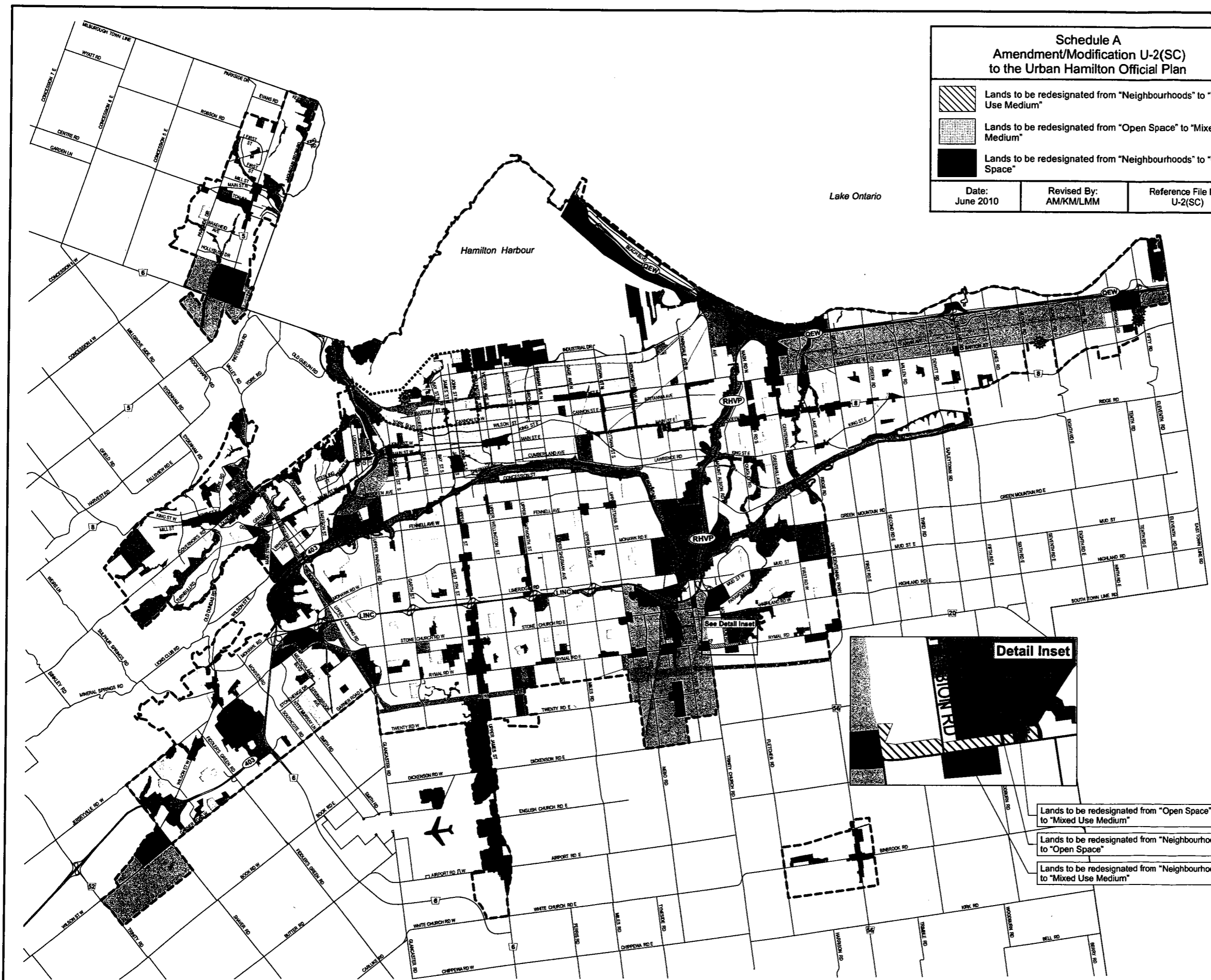
- Downtown Mixed Use Area
- Mixed Use - High Density
- Mixed Use - Medium Density
- District Commercial
- Arterial Commercial

Employment Area Designations

- Industrial Land
- Business Park
- Airport Business Park
- Shipping & Navigation

Other Features

- Rural Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary
- Subject to Future OMB Hearing
- Subject to Future OMB Hearing



Lands to be redesignated from "Open Space" to "Mixed Use Medium"

Lands to be redesignated from "Neighbourhoods" to "Open Space"

Lands to be redesignated from "Neighbourhoods" to "Mixed Use Medium"

Urban Hamilton Official Plan
Schedule E-1
Urban Land Use Designations

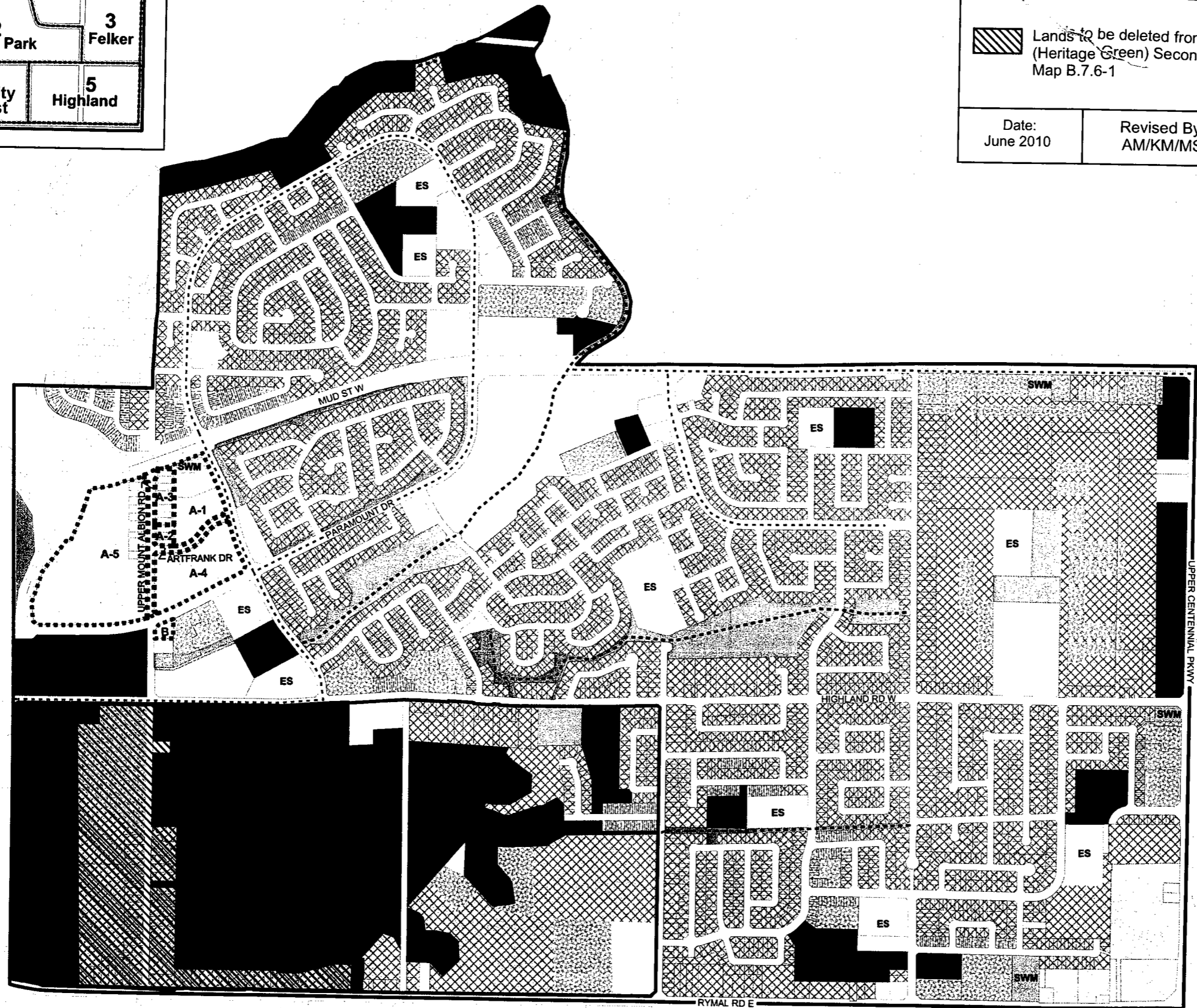
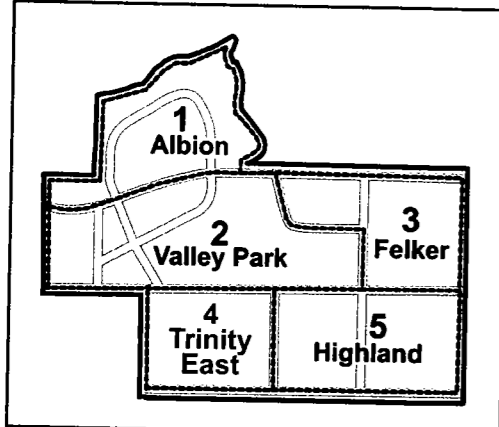
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Date: July 9, 2009



HAMILTON

PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT






















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Schedule B
Amendment/Modification U-2(SC)
to the Urban Hamilton Official Plan


 Lands to be deleted from the West Mountain Area (Heritage Green) Secondary Plan - Land Use Plan - Map B.7.6-1

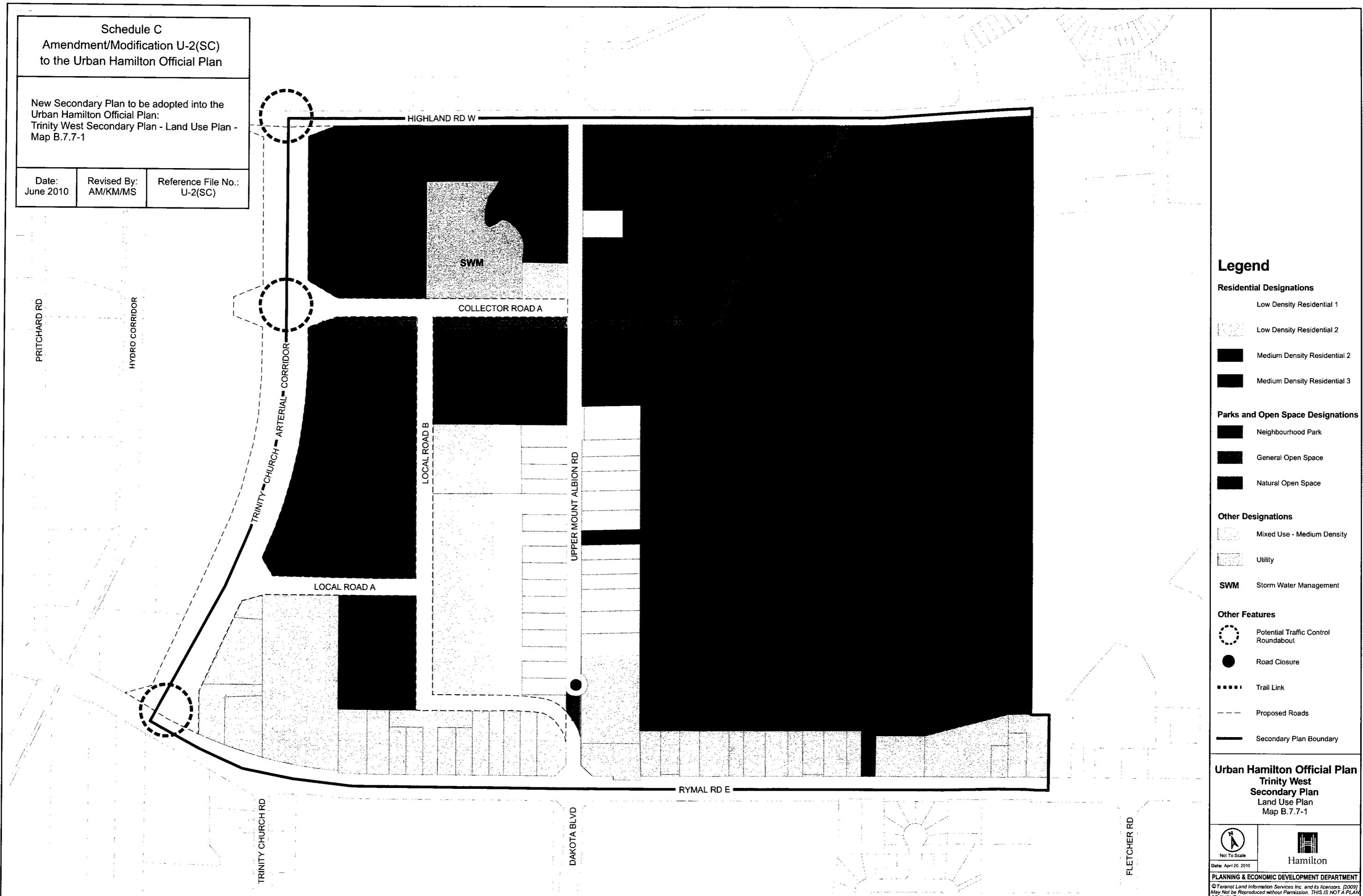
Date: June 2010	Revised By: AM/KM/MS	Reference File No.: U-2(SC)
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- Legend**
- Residential Designations**
-  Low Density Residential 2b
 -  Low Density Residential 3c
 -  Medium Density Residential 3
- Commercial and Mixed Use Designations**
-  Local Commercial
 -  Mixed Use - Medium Density
 -  Arterial Commercial
- Parks and Open Space Designations**
-  Neighbourhood Park
 -  Community Park
 -  City Wide Park
 -  General Open Space
 -  Natural Open Space
- Other Designations**
-  Institutional
 -  ES Elementary School
 -  Employment Area - Business Park
 -  Utility
 -  SWM Storm Water Management
- Other Features**
-  Area or Site Specific Policy
 -  On Street Bikeway
 -  Off Street Bikeway / Walkway
 -  Secondary Plan Boundary
 -  Land Use Designations within this boundary (except Natural Open Space) to be updated by future Trinity East and West Secondary Plans.

Urban Hamilton Official Plan
West Mountain Area
(Heritage Green)
Secondary Plan
Land Use Plan
Map B.7.6-1

Not To Scale
Date: July 9, 2009





Schedule C
Amendment/Modification U-2(SC)
to the Urban Hamilton Official Plan

New Secondary Plan to be adopted into the Urban Hamilton Official Plan:
 Trinity West Secondary Plan - Land Use Plan - Map B.7.7-1

Date: June 2010	Revised By: AM/KM/MS	Reference File No.: U-2(SC)
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- Legend**
- Residential Designations**
- Low Density Residential 1
 - Low Density Residential 2
 - Medium Density Residential 2
 - Medium Density Residential 3
- Parks and Open Space Designations**
- Neighbourhood Park
 - General Open Space
 - Natural Open Space
- Other Designations**
- Mixed Use - Medium Density
 - Utility
 - SWM Storm Water Management
- Other Features**
- Potential Traffic Control Roundabout
 - Road Closure
 - Trail Link
 - Proposed Roads
 - Secondary Plan Boundary

Urban Hamilton Official Plan
Trinity West
Secondary Plan
 Land Use Plan
 Map B.7.7-1

Not To Scale

Date: April 20, 2010

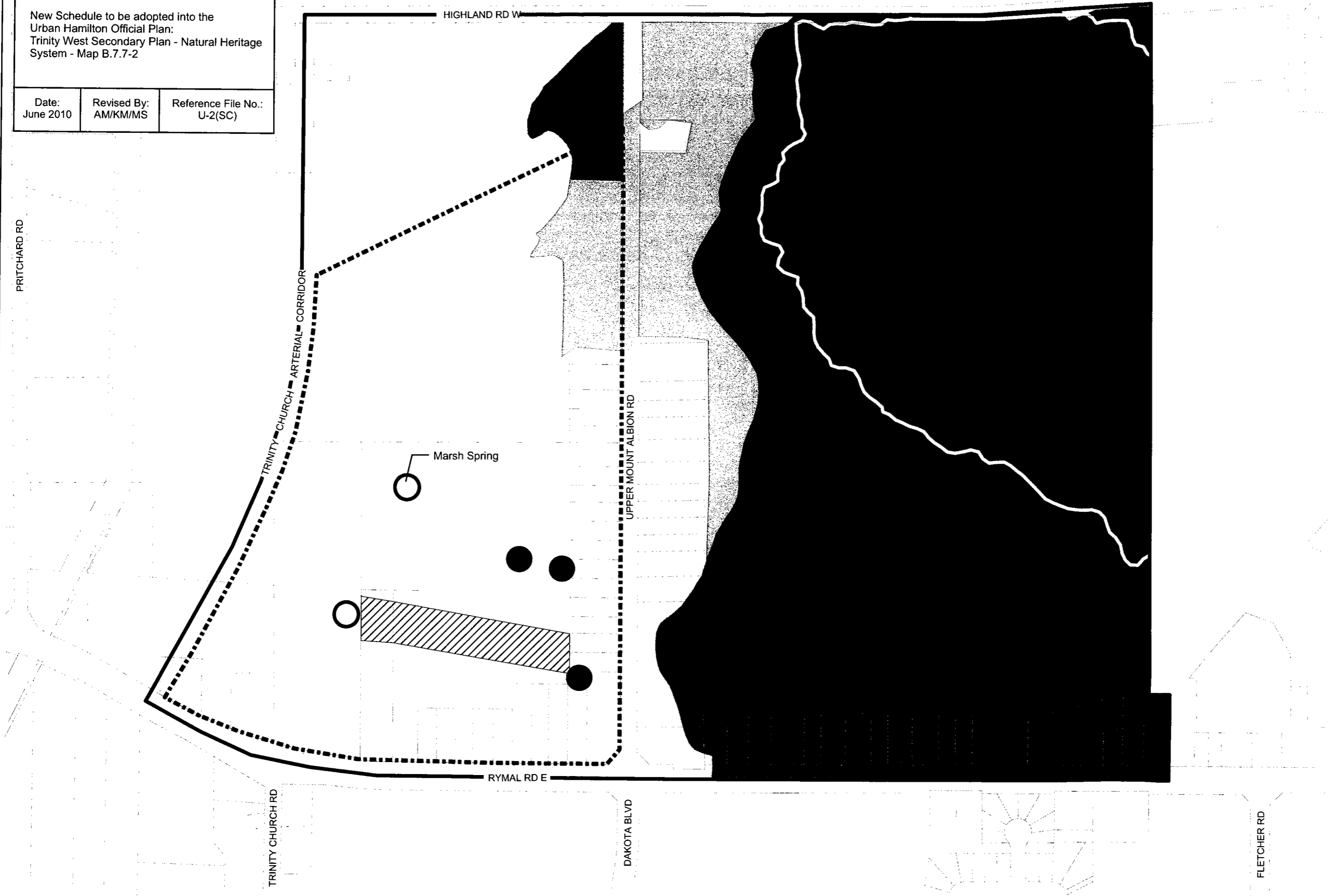
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Schedule D
Amendment/Modification U-2(SC)
to the Urban Hamilton Official Plan

New Schedule to be adopted into the
Urban Hamilton Official Plan:
Trinity West Secondary Plan - Natural Heritage
System - Map B.7.7-2

Date: June 2010	Revised By: AM/KM/MS	Reference File No.: U-2(SC)
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Legend

- Core Areas
- Linkages
- Area Specific Policy - USC 1 (Eramosa Kast)
- Subsurface Conduit Area
- Approximate Area of Buried Eramosa Escarpment
- Streams
- Sink Holes
- Springs
- Secondary Plan Boundary

Urban Hamilton Official Plan
Trinity West Secondary Plan
Natural Heritage System
Map B.7.7-2

Not To Scale
Date: April 20, 2010

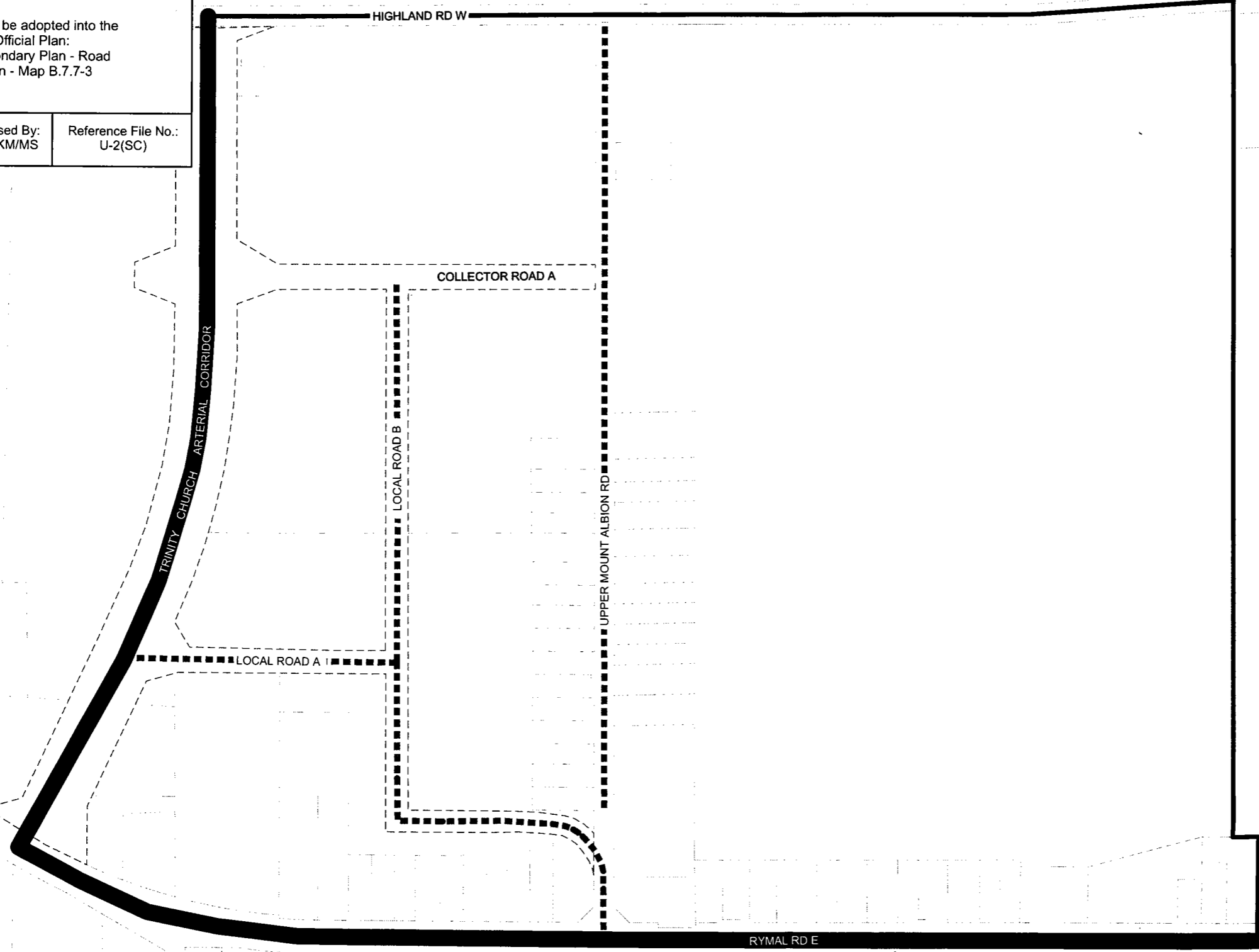


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Schedule E
Amendment/Modification U-2(SC)
to the Urban Hamilton Official Plan

New Schedule to be adopted into the
Urban Hamilton Official Plan:
Trinity West Secondary Plan - Road
Classification Plan - Map B.7.7-3

Date: June 2010	Revised By: AM/KM/MS	Reference File No.: U-2(SC)
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Legend

- Major Arterial Roads
- Collector Roads
- Local Roads
- Proposed Roads
- Secondary Plan Boundary

Urban Hamilton Official Plan
Trinity West Secondary Plan
Road Classification Plan
Map B.7.7-3



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