

Authority: Item 8, Planning Committee
Report: 14-010 (PED12078a)
CM: June 25, 2014

Bill No. 168

CITY OF HAMILTON

BY-LAW NO. 14 - 168

To Adopt:

Official Plan Amendment No. 24 to the Urban Hamilton Official Plan

Respecting:

Ancaster Wilson Street Secondary Plan

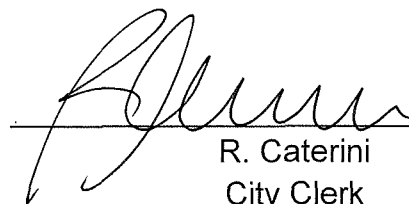
NOW THEREFORE the Council of the City of Hamilton enacts as follows:

1. Amendment No. 24 to the Urban Hamilton Official Plan consisting of Schedule "1", hereto annexed and forming part of this by-law, is hereby adopted.

PASSED this 11th day of July, 2014.



R. Bratina
Mayor



R. Caterini
City Clerk

**Amendment No. 24 to
the Urban Hamilton Official Plan**

The following text, together with:

1. Appendix "A": (Volume 2, Chapter B, Section 2.8 – Ancaster Wilson Street Secondary Plan);
2. Appendix "B": (Volume 1: Schedule E - Urban Structure);
3. Appendix "C": (Volume 1: Schedule E-1 - Urban Land Use Designations);
4. Appendix "D": (Volume 2: Appendix A - Secondary Plans Index Map);
5. Appendix "E": (Volume 2: Map B.2.8-1 - Ancaster Wilson Street Secondary Plan-Land Use);
6. Appendix "F": (Volume 2: Appendix A - Character Areas and Heritage Features);
7. Appendix "G": (Volume 2: Appendix B - Potential Connections);
8. Appendix "H": (Volume 3: Map 1 - Area Specific Policies Key Map);
9. Appendix "I": (Volume 3: Map A-1- Area Specific Policies);
10. Appendix "J": (Volume 3: Map 2- Urban Site Specific Key Map); and,

attached hereto, constitutes Official Plan Amendment No. 24 to the Urban Hamilton Official Plan.

1.0 Purpose and Effect:

The purpose and effect of this Amendment is to:

- Incorporate the Ancaster Wilson Street Secondary Plan into the Urban Hamilton Official Plan, identifying land uses, densities, development forms, cultural heritage features, and urban design standards;
- Create a Secondary Plan for the Wilson Street area, which refines land use to create a pedestrian-friendly environment, which also conserves the heritage and character of the Ancaster area;
- Establish a portion of the Secondary Plan area as a Community Node as a focus area for a mix of uses and appropriately scaled residential intensification; and,
- Amend various policies and schedules of the Urban Hamilton Official Plan to reflect the principles and policies contained in the Ancaster Wilson Street Secondary Plan.

The effect of the Amendment is to establish a policy framework, which shall guide the development and redevelopment of lands within the Ancaster Wilson Street Secondary Plan.

2.0 Location:

The lands affected by this Amendment are located in Ancaster, along Wilson Street from Montgomery Drive to Meadowbrook Drive/Hamilton Drive. The area includes frontage properties along Wilson Street, as well as some properties immediately adjacent to the Wilson Street frontage properties, within the former Town of Ancaster, as illustrated on Appendix “D” to this Amendment.

3.0 Basis:


The intent of this Amendment is to establish a detailed land use framework for the Ancaster Wilson Street Secondary Plan. The basis for permitting this Amendment is as follows:

- The proposed Ancaster Wilson Street Secondary Plan offers an opportunity for increased density, including mixed land uses, which is consistent with the intent of the Places to Grow Plan.
- The proposed policies of the Ancaster Wilson Street Secondary Plan are consistent with the general intent and objectives of the Urban Hamilton Official Plan.
- The proposed Ancaster Wilson Street Secondary Plan will provide land use and urban design direction for the development and redevelopment of lands within the Secondary Plan area.
- The proposed Ancaster Wilson Street Secondary Plan aids in the long term viability of the Village Core area, as well as conserving the heritage and character of the area.
- The proposed Ancaster Wilson Street Secondary Plan designations are compatible with the existing and planned development in the immediate area.

4.0 Actual Changes:

4.1 Text Changes – Volume 1:

4.1.1 Policy Table E.4.3.1 Pedestrian Predominant Streets is amended by deleting the words “Halsen Street” and replacing them with “Reding Road” so that the table reads as follows:

Street	From	To
Urban Hamilton Official Plan Amendment No. 24	Page 2 of 4	 Hamilton

Wilson Street	Halsen Street Reding Road	Rousseaux Street
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4.1.2 Policy E.4.6.30 is amended by deleting subsection c) 370 Wilson Street East (Ancaster).

4.2 Text Changes – Volume 2, Chapter B - Secondary Plans

4.2.1 Volume 2, Chapter B - Secondary Plans, Section B.2.0 – Ancaster Secondary Plans is amended by adding a new Section B.2.8 – Ancaster Wilson Street Secondary Plan, as shown on Appendix “A” to this amendment.

4.3 Text Changes – Volume 3 – Special Policy Areas, Area Specific Policies & Site Specific Policies

4.3.1 Volume 3, Chapter B – Ancaster Area Specific Policies is amended by deleting Area Specific Policies UA-1, UA-2, and UA-3 in their entirety.

4.3.2 Volume 3, Chapter C – Urban Site Specific Policies is amended by deleting Site Specific Policies UAN-2, UAC-2, and UAC-3 in their entirety.

4.4 Mapping Changes – Volume 1:

4.4.1 Urban Hamilton Official Plan Volume 1, Schedule E - Urban Structure is revised by modifying the extent of the Ancaster Community Node so that the Community Node boundary extends from Montgomery Drive to east of Orchard Drive and Seminole Road, as shown on the attached Appendix “B” to this Amendment.

4.4.2 Urban Hamilton Official Plan Volume 1, Schedule E-1 - Urban Land Use Designations is revised by:

- a) Redesignating a portion of the “Mixed Use – Medium Density” Designation to the “Neighborhoods” Designation;
- b) Redesignating a portion of the “Institutional” Designation to the “Open Space” Designation; and,
- c) Redesignating a portion of the “Neighborhoods” Designation to the “Mixed Use – Medium Density” Designation;

as shown on the attached Appendix “C” to this Amendment.

4.5 Mapping Changes – Volume 2 – Secondary Plans:

4.5.1 Urban Hamilton Official Plan Volume 2, Appendix A: Secondary Plans Index Map is revised by adding the Ancaster Wilson Street Secondary Plan, as shown on

the attached Appendix "D" to this Amendment.

4.5.2 The Urban Hamilton Official Plan Volume 2 is amended by adding a new map "Map B.2.8-1 - Ancaster Wilson Street Secondary Plan - Land Use Plan", as shown on the attached Appendix "E" to this Amendment.

4.5.3 The Urban Hamilton Official Plan Volume 2 is amended by adding a new map "Appendix A - Character Areas and Heritage Features", as shown on the attached Appendix "F" of this Amendment.

4.5.4 The Urban Hamilton Official Plan Volume 2 is amended by adding a new map "Appendix B – Potential Connections", as shown on the attached Appendix "G" to this Amendment.

4.6 Mapping Changes - Volume 3 – Special Policy Areas, Area Specific and Site Specific Policies

4.6.1 Urban Hamilton Official Plan Volume 3, Map 1: Area Specific Policies Key Map is revised by deleting Urban Area Specific Policy Areas UA-1, UA-2, and UA-3, as shown on the attached Appendix "H" to this Amendment.

4.6.2 Urban Hamilton Official Plan Volume 3, Map A-1: Ancaster Area Specific Policies Map is revised by deleting Area Specific Policy Areas UA-1, UA-2, and UA-3, as shown on the attached Appendix "I" to this Amendment.

4.6.3 Urban Hamilton Official Plan Volume 3, Map 2: Site Specific Policies Key Map is revised by deleting Site-Specific Policy Areas UAN-2, UAC-2, and UAC-3, as shown on the attached Appendix "J" to this Amendment.

5.0 Implementation:

An implementing Zoning By-law Amendment and future Planning Act applications will give effect to this Amendment.

This is Schedule "1" to By-law No. 14-168 passed on the 11th day of July, 2014.

The
City of Hamilton



R. Bratina
Mayor



R. Caterini
City Clerk

B.2.8 Ancaster Wilson Street Secondary Plan

2.8.1 Purpose of Secondary Plan

The Ancaster Wilson Street Secondary Plan is located along Wilson Street between Montgomery Drive and Meadowbrook Drive in Ancaster. The Secondary Plan area consists of a narrow corridor of properties oriented to, or near Wilson Street. The Secondary Plan area contains existing residential, commercial, institutional, and natural open space features.

The Ancaster Wilson Street Secondary Plan establishes land uses, development standards and provisions regarding cultural heritage, urban design, and transportation, to guide the *development* and/or *redevelopment* of lands located in the Secondary Plan area. Section B.2.8 and Maps B.2.8-1 - Ancaster Wilson Street Secondary Plan: Land Use Plan, Appendix A - Character Areas and Heritage Features and Appendix B – Potential Connections, constitute the Ancaster Wilson Street Secondary Plan. Within the Secondary Plan area, portions of Wilson Street have been identified as a Community Node, consistent with the directions of Section E.2.0 - Urban Structure and Schedule E - Urban Structure of Volume 1 of this Plan.

Urban Design Guidelines have been prepared to support the Secondary Plan. The Ancaster Wilson Street Secondary Plan Urban Design Guidelines are a collection of recommended design approaches for built form and streetscapes. *Development* and *redevelopment* shall be required to demonstrate consistency with the Urban Design Guidelines.

2.8.2 Vision

Ancaster is a picturesque and historic community located near the Niagara Escarpment. As one of the oldest communities in Ontario, Ancaster has a rich history, which manifests itself in a wealth of cultural and natural heritage features and a unique character. With a mixture of land uses, the Ancaster Wilson Street Secondary Plan will function as a complete community serving the needs of the Ancaster community. The Ancaster Wilson Street Secondary Plan will provide a variety of housing opportunities for various demographics, as well as mixed use and commercial areas, which offer employment opportunities and meet the shopping and personal service needs for area residents and visitors. Institutional, open space and parks areas will serve the needs of the community by improving quality of life and addressing recreation needs. The complete community of the Ancaster Wilson Street Secondary Plan will continue to respect the history and character that creates a unique sense of place.

2.8.3 Development Concept

The Ancaster Wilson Street Secondary Plan consists of lands along Wilson Street from Montgomery Drive to Meadowbrook Drive, extending out from Wilson Street to incorporate abutting lands. Since the Secondary Plan area encompasses historic downtown Ancaster, it is important to maintain and enhance the overall character of this area, which includes preserving older buildings, varied street fronts, and a distinct look and feel, while ensuring that future *development* or *redevelopment* is in keeping with the direction of current planning policy. The Secondary Plan area is detailed on Map B.2.8-1 - Ancaster Wilson Street Secondary Plan: Land Use Plan.

Within the Secondary Plan area, portions of Wilson Street have been identified as a Community Node. While growth and infill development shall occur in all areas of the Ancaster Wilson Street Secondary Plan, the majority of growth and development shall be directed towards the Community Node. The predominantly residential neighbourhoods outside of the Community Node are intended to remain as stable, low density residential areas.

Along Wilson Street, there are subtle differences in the function and built form. To recognize this diversity, five "Character Areas" have been identified, which are shown on Appendix A - Character Areas and Heritage Features. These Character Areas include:

- The Escarpment Area: Located from Montgomery Drive to Rousseaux Street;
- The Village Core: Located from Rousseaux Street to Dalley Drive;
- The Transition Area: Located from Dalley Drive to Fiddlers Green Road;
- The Uptown Core: Located from Fiddlers Green Road to west of Todd Street; and,
- The Gateway Residential area: Located from west of Todd Street to Meadowbrook Drive.

The type and form of *development* or *redevelopment* will vary by the Character Area. The main commercial areas are, and shall remain, the Village Core and the Uptown Core. These areas are intended to provide the retail, personal service, and general commercial needs for the Secondary Plan area and Ancaster. These two core areas will also function as focus areas for commercial employment in Ancaster. The Uptown Core shall also be the focus area for *intensification* and *redevelopment*. The Transition and

Gateway Residential areas are predominantly residential areas providing a variety of housing and living choices. Limited commercial uses, such as personal services, may be permitted. Portions of the Uptown Core, Transition Area, and Village Core shall function as the Community Node for the Secondary Plan area. Growth, *development*, and *intensification* shall be directed to the Community Node. The Escarpment Area of the Secondary Plan shall serve as a natural gateway into Ancaster, with a focus on the natural environment and landscapes.

2.8.4 Principles

Development or *redevelopment* in the Ancaster Wilson Street Secondary Plan area shall be based on the following principles:

- a) Enhance and protect heritage and cultural resources;
- b) Efficient use of buildings and infrastructure;
- c) Ensure a high quality of design;
- d) Mixture of uses in appropriate areas;
- e) Maintain strong residential focus;
- f) Protect and enhance parks and connections through trail/bike networks;
- g) Promote active transportation;
- h) Provide for commercial opportunities; and,
- i) Ensure a safe and comfortable environment for people.

2.8.5 Objectives

The following objectives provide the framework for the planning and *development* or *redevelopment* in the Ancaster Wilson Street Secondary Plan, and shall be achieved through the policies of this Secondary Plan and the Official Plan. The objectives of the Ancaster Wilson Street Secondary Plan are to:

- a) Allow for access to a variety of housing, employment, services, and recreation options in close proximity to each other;
- b) Allow for transit by providing community scale retail and service options consistent with the function of a Community Node;

- c) Build on the unique character and heritage resources of Ancaster, creating a unique urban/town environment and take advantage of opportunities to enhance these features further;
- d) Promote Ancaster’s natural, cultural, and built heritage through architectural *compatibility* and continuity of community character through the use of appropriate building materials and architectural styles;
- e) Support stable residential neighbourhoods by encouraging the maintenance of existing homes and sympathetic infill *development* or *redevelopment*, to reinforce the character of the residential areas;
- f) Encourage mixed uses in the Uptown Core and along Wilson Street, Todd Street, and Dunham Drive;
- g) Support the destination shopping role of the Ancaster Village Core and Business Improvement Area along Wilson Street, which serves the local community, as well as a wider regional market;
- h) Promote existing parks to enhance the viability and liveability of the Ancaster Wilson Street Secondary Plan area;
- i) Encourage design that promotes pedestrian walkability and physical activity, social interaction, and public gatherings;
- j) Establish gateways at strategic locations to function as entranceways to Ancaster and the Village Core area;
- k) Integrate views and vistas of historic buildings and landscapes, where possible, into the community design;
- l) Encourage adaptive reuse of buildings to maintain the historic and town character of the Secondary Plan area;
- m) Ensure the Ancaster Wilson Street Secondary Plan area remains well connected through various modes of transportation, linkages, and trails;
- n) Support public transit service by locating commercial and additional residential uses along Wilson Street and Fiddlers Green Road;
- o) Ensure that new *development* or *redevelopment* encourages a high degree of pedestrian prominence and appropriate access and movement for pedestrians; and,

- p) Encourage a comprehensive transportation network in Ancaster.

2.8.6 Ancaster Community Node

Portions of Wilson Street and the immediate surrounding area are identified as a "Community Node", as per Section E.2.0 and Schedule E- Urban Structure in Volume 1 of this Plan. As a Community Node, this location is intended to function as a focus area for housing, commercial uses, and employment, while providing a wide variety of services to the Ancaster community. The historic downtown of Ancaster, known as the Village Core, is the historic, cultural focal point, and one of two commercial centres located in the Ancaster Community Node, the other being the Uptown Core.

In addition to meeting the housing and commercial needs of the Ancaster community, the Community Node shall also remain the focus area and the historic heart of Ancaster. The historic Village Core area and the emerging Uptown Core, linked together by the Transition Area, which is evolving through the expansion of permitted uses, encompass the Community Node. The western section of the Gateway Residential is also part of the Node due to the potential for future growth.

2.8.6.1 Ancaster Community Node Policies

In addition to Section E.2.3.3 - Community Nodes of Volume 1, and the policies of this Secondary Plan, the following policies shall apply to the Ancaster Community Node shown on Appendix A - Character Areas and Heritage Features:

- a) The Ancaster Community Node shall be a focus area for growth, *development*, and *intensification* within the Ancaster Wilson Street Secondary Plan.
- b) The Ancaster Community Node shall include a range of housing forms and tenures, and a mix of employment, institutional, recreational, and commercial uses subject to the land use designation policies of this Secondary Plan and Volume 1 of this Plan.
- c) *Intensification* and infill *development* shall be balanced with the heritage and historic character of Ancaster. Further guidance for incorporating heritage features, design, and overall character through infill and *intensification* is provided in the supporting Ancaster Wilson Street Urban Design Guidelines.
- d) Within the Ancaster Community Node, larger scale *development* and *redevelopment* are encouraged to be directed towards the Uptown Core

and western portion of the Gateway Residential area, as shown on Appendix A - Character Areas and Heritage Features.

- e) Mixed Use, Commercial, and Institutional *development* and *redevelopment* is encouraged within the Village Core area, though the scale of *development* shall be consistent with the historic character of the area. The scale and design of buildings is detailed in Policy 2.8.12 of this Plan, and the supporting Urban Design Guidelines.
- f) Commercial and Mixed Use areas within the Community Node shall provide an important source of employment in the Ancaster Wilson Street Secondary Plan, and shall support the viability of the Ancaster Community Node and meet the daily needs of residents and visitors to Ancaster.
- g) The overall density for the Ancaster Community Node shall be 50 people and jobs per hectare.

2.8.7 Residential Designations

The Ancaster Wilson Street Secondary Plan has two residential areas: the Transition Area, and Gateway Residential Area, detailed in Appendix A - Character Areas and Heritage Features, consisting of a range of housing types, densities, and a mix of housing forms. 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 diverse needs of residents.

- 2.8.7.1 The residential areas are designated Low Density Residential 1, Low Density Residential 3, and Medium Density Residential 2, as identified on Map B.2.8-1 - Ancaster Wilson Street Secondary Plan: Land Use Plan.

2.8.7.2 General Residential Policies

In addition to Sections B.3.2 - Housing Policies, C.3.2 - Urban Area General Provisions, and E.3.0 - Neighbourhood Designations of Volume 1, the following policies apply to all residential land use designations identified on Map B.2.8-1 - Ancaster Wilson Street Secondary Plan: Land Use Plan:

- a) Residential *development* or *redevelopment* and infill *development* shall maintain and enhance the character of the residential areas through architectural style that is sympathetic and complementary with the existing *adjacent* residential areas, heritage buildings, and uses. Further direction regarding design shall be provided in the Urban Design policies, detailed in Policy 2.8.12 of this Plan.

- b) Common element and condominium roads should be connected to the public *active transportation* network via sidewalks.
- c) Reverse frontage lotting patterns shall not be permitted, except where *existing* on the date of approval of this Secondary Plan.
- d) Direct access to individual dwelling units from Wilson Street and Fiddlers Green Road shall be discouraged. Alternative forms of access, such as use of shared or common access points and rear lane arrangements, shall be encouraged.

2.7.8.3 Low Density Residential Designations

- a) In addition to Section E.3.4 – Low Density Residential of Volume 1, for lands designated Low Density Residential 1 on Map B.2.8-1 - Ancaster Wilson Street Secondary Plan: Land Use Plan, the following policies shall apply:
 - i) Notwithstanding Policy E.3.4.3 of Volume 1, the permitted uses shall be limited to single detached dwellings and semi-detached dwellings.
 - ii) The conversion of residential buildings, or construction of new buildings for medical, business, personal service, or professional office uses shall not be permitted in areas designated Low Density Residential 1;
 - iii) Notwithstanding Policy E.3.4.4 of Volume 1, the *net residential density* range shall be 1 - 20 units per hectare.
 - iv) Notwithstanding Policy E.3.4.5 of Volume 1, the maximum building height shall be 2.5 storeys.
- b) In addition to Section E.3.4 – Low Density Residential of Volume 1, for lands designated Low Density Residential 3 on Map B.2.8-1 - Ancaster Wilson Street Secondary Plan: Land Use Plan, the following policies shall apply:
 - i) In addition to Policy E.3.4.3 of Volume 1, all forms of townhouses and low-rise *multiple dwellings* shall be permitted.
 - ii) Notwithstanding Policy E.3.4.4 of Volume 1, the *net residential density* range shall be 20 - 60 units per hectare.

- iii) In addition to Policy E.3.4.3 of Volume 1, small scale commercial uses shall be permitted, including business and professional offices, medical office uses or clinics, day nursery, artist studios, funeral homes, and personal services.
- iv) Notwithstanding Policy 2.8.7.3 b)iii) of this Plan, prohibited uses include retail, financial establishments, restaurants, motor vehicle service stations, and gas bars.
- v) In accordance with Policy 2.8.7.3 b)iii) of this Plan, commercial uses shall be subject to the following:
 - 1. Permitted uses shall be located in stand-alone commercial or mixed use buildings;
 - 2. Residential units are encouraged on upper floors as part of any proposed *development* or *redevelopment*;
 - 3. For mixed use buildings, commercial uses shall be located on the first floor only;
 - 4. Parking shall be accommodated on site or through shared parking lots, where feasible;
 - 5. New stand-alone commercial buildings shall be subject to the following provisions:
 - a. Commercial uses shall not exceed a total gross floor area of 500 square metres; and,
 - b. Buildings shall be a minimum height of two storeys; and,
 - 6. For *existing* buildings established or created prior to the day of approval of this Plan, and which are converted to commercial uses, Policy 2.8.7.3 b)v)5) shall not apply. Commercial uses shall be limited to the *existing* building.
- vi) New *development* or *redevelopment* shall ensure the height, massing, scale, and arrangement of the buildings and structures are *compatible* with the abutting uses.

2.8.7.4 Medium Density Residential 2 Designation

In addition to Section E.3.5 – Medium Density Residential of Volume 1, for lands designated Medium Density Residential 2 on Map B.2.8-1 - Ancaster

Wilson Street Secondary Plan: Land Use Plan, the following policies shall apply:

- a) Notwithstanding Policy E.3.5.2 and E.3.5.4 of Volume 1, the permitted uses shall be limited to single detached dwellings, semi-detached dwellings, all form of townhouse dwellings, low-rise *multiple dwellings*, and live-work units.
- b) Notwithstanding Policy E.3.5.7 of Volume 1, the *net residential density* range shall be 60 - 75 units per hectare.
- c) Notwithstanding Policy E.3.5.8 of Volume 1, the maximum building height shall be three storeys.
- d) Live-work units shall be permitted subject to the following:
 - i) Live-work units shall include small-scale retail, professional offices, and *home business* uses;
 - ii) Live-work units shall have commercial uses at grade, and have entrances accessible directly from an arterial road such as Wilson Street or Fiddlers Green Road;
 - iii) Residential access and commercial parking areas shall be separate, to avoid a conflict of shared uses; and,
 - iv) Residential amenity space can be accommodated thorough the provision of balconies or decks.

2.8.8 Commercial and Mixed Use Designations

The commercial designations of the Ancaster Wilson Street Secondary Plan are mainly focused on two areas, including the Village Core and the Uptown Core. Commercially designated lands are intended to meet the daily and weekly retail needs of the Ancaster community. Residential and Institutional uses are also encouraged. Commercial areas will not only be a place to focus retail needs, but are intended to be a focus of the community where Ancaster residents can meet and engage in community and civic activities. The Village Core area shall be the focus area for smaller scale, niche retail and service uses, while the Uptown Core shall be the focus for larger format retail needs serving the Ancaster community.

- 2.8.8.1 The Commercial and Mixed Use areas are designated Local Commercial, and Mixed Use - Medium Density, as shown on Map B.2.8-1 - Ancaster Wilson Street Secondary Plan: Land Use Plan.

2.8.8.2 General Commercial and Mixed Use Policies

In addition to Sections E.3.8 - Local Commercial and E.4.0 - Commercial and Mixed Use Designation of Volume 1, the following policies shall apply to all Commercial and Mixed Use designations identified on Map B.2.8-1 - Ancaster Wilson Street Secondary Plan: Land Use Plan:

- a) Commercial areas shall be developed in a co-ordinated and comprehensive manner.
- b) Vehicular access points along Arterial and Collector roads shall be limited, and regard shall be given to the sharing of access points, adequate internal traffic circulation, accommodation for *active transportation*, and adequate off-street parking, loading, and manoeuvring facilities.
- c) Landscaping shall form an integral part of all *development* or *redevelopment*, and shall provide buffering from adjacent sensitive land uses.
- d) Mixed Use and Commercial uses fronting onto Wilson Street shall accommodate and plan for pedestrian amenities and the public realm.
- e) Design of commercial buildings that discourage or limit pedestrian movement or access should be avoided.
- f) *Housing with Supports* shall be permitted in accordance with Policy B.3.2.4.3 of Volume 1.

2.8.8.3 Local Commercial

In addition to Section E.3.8 - Local Commercial of Volume 1, for lands designated Local Commercial on Map B.2.8-1 - Ancaster Wilson Street Secondary Plan: Land Use Plan, the following policies shall apply:

- a) The maximum permitted building height shall be three storeys.
- b) Local Commercial uses shall be enhanced by the provision of appropriate amenities including, streetscaping measures, and emphasis on design for infill, as appropriate.

- c) Required on-site parking and loading areas are encouraged to locate to the rear of buildings to achieve an attractive streetscape and a pedestrian-friendly built-form environment, where feasible.

2.8.8.4 Mixed Use - Medium Density Designation

In addition to the policies of Section E.4.6 - Mixed Use - Medium Density Designation of Volume 1, for lands designated Mixed Use - Medium Density on Map B.2.8-1 - Ancaster Wilson Street Secondary Plan: Land Use Plan, the following policies shall apply:

- a) There shall be two primary commercial areas in the Ancaster Wilson Street Secondary Plan and Community Node which function as community focal points: the Village Core area and the Uptown Core area, as shown on Appendix A - Character Areas and Heritage Features. Retail uses shall be directed to these two primary Mixed Use areas.
- b) Live-work units shall be permitted in Mixed Use - Medium Density designated areas, subject to the following:
 - i) Live-work units shall include small-scale retail, professional offices, and *home business* uses;
 - ii) Live-work units shall have commercial uses at grade, and have entrances accessible directly from an arterial road such as Wilson Street or Fiddlers Green Road;
 - iii) Residential access and commercial parking areas shall be separate, to avoid a conflict of shared uses; and,
 - iv) Residential amenity space can be accommodated thorough the provision of balconies or decks.
- c) Notwithstanding Policies E.4.6.7 and E.4.6.8 of Volume 1, a minimum building height of two storeys and a maximum height of three storeys shall be permitted.

Uptown Core Area

- d) The Uptown Core area, shown on Appendix A - Character Areas and Heritage Features, shall be the predominant *intensification* area for the Community Node.

- e) The Uptown Core area shall function as the focus area for larger scale commercial retail activities.
- f) The design of buildings and lands located in the Uptown Core area, shown on Appendix A - Character Areas and Heritage Features, are detailed in Policy 2.8.12.1 j) i), and are further described in the supporting Ancaster Wilson Street Secondary Plan Urban Design Guidelines.

Village Core Area

- g) The Village Core area, shown on Appendix A - Character Areas and Heritage Features, shall primarily consist of service and retail uses, as well as residential uses. The Village Core area shall serve the daily retail, commercial, and personal service needs for the Ancaster Community.
- h) Commercial facilities to be encouraged with the Village Core area may include retail stores, service commercial uses, banks, restaurants with sit-down service, and offices. The lands to be used for commercial purposes shall be those lands that front onto Wilson Street.
- i) The design of buildings and lands located in the Village Core area, shown on Appendix A - Character Areas and Heritage Features, are detailed in Policy 2.8.12.1 j) ii), and are further described in the supporting Ancaster Wilson Street Secondary Plan Urban Design Guidelines.

2.8.8.5 Pedestrian Predominant Streets

A portion of the lands designated Mixed Use – Medium Density within the Village Core area are also identified as *Pedestrian Predominant Streets* on Map B.2.8-1 – Ancaster Wilson Street Secondary Plan: Land Use Plan. In addition to the Policy E.4.3 – Pedestrian Predominant Streets of Volume 1, the following policies shall apply:

- a) Notwithstanding Policy 2.8.8.4 c), building height shall not exceed 2.5 storeys on *Pedestrian Predominant Streets*.
- b) In addition to Sections E.4.3 Pedestrian Predominant Streets and E.4.6 - Mixed Use - Medium Density of Volume 1, a farmers market shall be permitted.

- c) Notwithstanding Policy E.4.3.4 b) of Volume 1, building setbacks may vary along Wilson Street, and parking, driveways, or lands shall be discouraged from being located between the buildings and the street.
- d) New *development* shall respect and reflect the existing heritage character of the Village Core, and shall be in accordance with Section B.3.4 - Cultural Heritage Resource Policies, in Volume 1 and Sections 2.8.12 and 2.8.13 of this Plan.
- e) Private and public parking areas are permitted on lands designated Mixed Use - Medium Density, and identified as *Pedestrian Predominant Streets*, subject to the following:
 - i) Parking areas shall be buffered from the street through the use of building placement or enhanced landscaping;
 - ii) The location of parking areas shall not negatively affect the pedestrian environment or access to buildings; and,
 - iii) Private and public parking areas are encouraged to provide for shared parking for several uses within the Village Core.

2.8.9 Parks and Open Space Designations

The parks designations include Community Park, Neighbourhood Park, and Parkette. Open space areas include natural open space areas, linkages, and trails, which can be used for *passive recreation uses*, such as walking or hiking.

2.8.9.1 Parks and Open Space Designations

In addition to Sections B.3.5.3 - Parkland Policies, C.1.1 Niagara Escarpment Plan, C.2.0 Natural Heritage System and C.3.3 - Open Space Designations of Volume 1, for lands designated Community Park, Neighbourhood Park, Parkette, General Open Space, and Natural Open Space, on Map B.2.8-1 - Ancaster Wilson Street Secondary Plan: Land Use Plan, the following policies shall apply:

- a) All existing Parks and Open Space areas in the Ancaster Wilson Street Secondary Plan shall be retained for use as parks and open space. These lands shall not be redeveloped for other uses to ensure they are preserved for active and *passive recreation uses*.
- b) The provision of additional Parks and Open Space designated areas shall be encouraged, should opportunities arise in the future.

- c) Natural Open Space designated lands, as shown on Map B.2.8-1- Ancaster Wilson Street Secondary Plan: Land Use Plan, form part of the Niagara Escarpment Plan Area. Policies of Section C.1.1 of Volume 1 shall apply to Niagara Escarpment Plan areas.
- d) The Radial Trail, identified as General Open Space on Map B.2.8-1 Ancaster Wilson Street Secondary Plan: Land Use Plan, is an important trail connection from the greater Ancaster area to the Ancaster Wilson Street Secondary Plan and Community Node. The use of improved wayfinding, where appropriate, is encouraged.
- e) The provision of any additional trails and multi-use pathways through the parks and open space areas shall ensure that the integrity of these areas is maintained.
- f) A pedestrian and bicycle trail network shall be established to link all uses within the Secondary Plan area with adjacent neighbourhoods, subject to the following:
 - i) Natural walking trails shall be promoted, as shown on Appendix B – Potential Connections, in accordance with Policy 2.8.14 of this Plan; and,
 - ii) It is intended that the network will consist of public streets, sidewalks, and public open space lands.

2.8.10 Institutional Designation

The Institutional designation in the Ancaster Wilson Street Secondary Plan shall provide for the needs of the Ancaster community. Institutional uses such as museums, schools, and Places of Worship provide for enhanced quality of life.

2.8.10.1 Institutional Designation Policies

In addition to Sections E.6.0 - Institutional Designation and B.3.5 - Community Facilities/Services Policies of Volume 1, for lands designated Institutional on Map B.2.8-1 - Ancaster Wilson Street Secondary Plan: Land Use Plan, the following policies shall apply:

- a) The maximum height shall be three storeys.

- b) Notwithstanding Policy 2.8.10.1 a), the maximum height of buildings within the Village Core as shown on Appendix A: Character Areas and Heritage Features, shall be 2.5 storeys.
- c) In addition to Policy E.6.2.6 of Volume 1, should existing institutional uses cease operation, or a new use is proposed, lands designated Institutional shall be encouraged to proceed on the basis of the following considerations:
 - i) Retention of the existing buildings and adaptive reuse, where appropriate, will be encouraged; and,
 - ii) Land use *compatibility* with adjacent residential areas will be a primary consideration.
 - iii) In the event of adaptive reuse, preference shall be given to residential uses.
- d) *Housing with supports* shall be permitted in accordance with Policy B.3.2.4.3 of Volume 1.

2.8.11 Utility Designation

2.8.11.1 Utility Policies

In addition to Section C.3.4 - Utility Designation of Volume 1, for lands designated Utility on Map B.2.8-1 - Ancaster Wilson Street Secondary Plan: Land Use, the following policies shall apply:

- a) When feasible, utilities and overhead wires should be buried underground as part of future planned road reconstruction or *redevelopment*.
- b) Consideration shall be given to the location of telecommunication and utility equipment within the public right-of-way, as well as on private property. The City encourages innovative methods of containing utility equipment on or within streetscape features such as a gateway, lamp post, or transit shelter, etc. Telecommunication utility equipment should be co-located, whenever possible, to minimize visual impact.
- c) The City encourages discussions with utility providers such as hydro electric power, communications/telecommunications, pipelines, and natural gas to ensure that sufficient infrastructure is or will be in place to serve the Secondary Plan area.

- d) Utilities will be planned for and installed in a coordinated and integrated basis in order to be more efficient, cost effective, and minimize disruption.
- e) Notwithstanding Policy C.3.4.2 of Volume 1, the following uses shall not be permitted:
 - i) Municipal works yards;
 - ii) Transportation yards;
 - iii) Heavy rail corridors and main lines; and,
 - iv) *Waste management facilities.*

2.8.12 Urban Design Policies

Urban Design Guidelines have been prepared to implement the design directions of the Ancaster Wilson Street Secondary Plan. The Guidelines further the vision and design concept for the Secondary Plan area by providing direction for *development* and *redevelopment* of buildings and public spaces to maintain consistent community form. Overall, the Ancaster Wilson Street Secondary Plan Urban Design Guidelines and policies of the Secondary Plan shall maintain the character that defines Ancaster by respecting its heritage and maintaining a high quality of design and aesthetic. The high quality of the built form is intended to contribute to the overall vitality and functionality of the Secondary Plan area.

The Ancaster Wilson Street Secondary Plan Urban Design Guidelines are based on five distinct Character Areas. While each Character Area varies in function, together, the Character Areas all contribute to creating a unique sense of place for the Ancaster Wilson Street Secondary Plan.

2.8.12.1 Urban Design Policies

In addition to Section B.3.3 - Urban Design Policies of Volume 1, the following policies shall apply to lands within the Ancaster Wilson Street Secondary Plan and Community Node areas, as identified on Map B.2.8-1 Ancaster Wilson Street Secondary Plan: Land Use and Appendix A - Character Areas and Heritage Features:

- a) *Development* and *redevelopment* shall be consistent with the Ancaster Wilson Street Secondary Plan Urban Design Guidelines, and shall be sympathetic to adjacent building styles, features, and materials when *adjacent* to a designated or listed heritage building.
- b) In accordance with Policy F.1.19.6 of Volume 1, an Urban Design Report may be required for *development* or *redevelopment*,

demonstrating how the proposal meets the policies of this Secondary Plan and the Ancaster Wilson Street Secondary Plan Urban Design Guidelines.

- c) For the purposes of maintaining community character and cohesive design, five Character Areas have been identified, as shown on Appendix A - Character Areas and Heritage Features. The five Character Areas shall include:
 - i) Escarpment Area, located from Montgomery Drive to Rousseaux Street, which is mainly a low density residential area;
 - ii) Village Core, located from Rousseaux Street to Dalley Drive, which is the traditional downtown of Ancaster consisting of retail, commercial, and mixed residential uses;
 - iii) Transition Area, located from Dalley Drive to Fiddlers Green Road, which is a predominantly residential area with a variety of housing types and some non-retail commercial uses along Wilson Street;
 - iv) Uptown Core, located from Fiddlers Green Road to west of Todd Street, which is the second mixed use commercial area in the Community Node, consisting of larger format retail uses; and,
 - v) Gateway Residential, located from Todd Street to Meadowbrook Drive, which is a predominately residential area with low and medium density housing.
- d) The Ancaster Wilson Street Secondary Plan Urban Design Guidelines further describe the design objectives, function, and design character of each Character Area.
- e) New *development* or *redevelopment* shall complement the distinct character, design, style, building materials, and characteristics, which define each Character Area.
- f) Design requirements shall only apply to commercial and mixed use areas, institutional, and multi-residential developments. The Guidelines shall not apply to single detached and semi-detached dwellings.
- g) *Development* or *redevelopment* shall not negatively affect *active transportation* within the Ancaster Wilson Street Secondary Plan.
- h) *Development* and *redevelopment* shall foster streets as interactive outdoor spaces for pedestrians.

- i) Mixed use and commercial *development* or *redevelopment* shall provide a buffer, such as landscaped areas, for adjacent sensitive land uses.

- j) Two primary commercial mixed use areas have been identified within the Ancaster Wilson Street Secondary Plan and are part of the Community Node: the Uptown Core and Village Core, as shown on Appendix A - Character Areas and Heritage Features. The following policies shall apply to the Uptown Core and Village Core:
 - i) The Uptown Core, as shown on Appendix A - Character Areas and Heritage Features, shall be consistent with the following design considerations:
 1. Prior to the consideration of any large scale *development* or *redevelopment* in the Uptown Core, a detailed concept plan shall be completed. An Urban Design Report shall be submitted, which demonstrates how the proposed *development* or *redevelopment* meets the intent of this plan and incorporates the Urban Design Guidelines;
 2. *Development* and *redevelopment* proposals shall incorporate pedestrian amenities, including but not limited to, internal sidewalks, street furniture, and, adequate signage and wayfinding. Should a comprehensive *redevelopment* of the Uptown Core occur, consideration should be given to a grid system of streets to create a clear circulation system that gives order to the development pattern and encourages walkability;
 3. The Uptown Core shall be designed as a ‘complete street’ network that invites all forms of *active transportation*, while accommodating automobiles and transit vehicles;
 4. Retail spaces and buildings shall be oriented in a ‘retail main street’ configuration, with storefronts located close to the street and principal entrances facing the sidewalk to create a pleasant pedestrian oriented shopping environment;
 5. Where feasible, all streets should be tree lined or include similar landscaped treatments;
 6. Buildings shall be massed and located close to the street edges to provide a continuous street wall and appropriate pedestrian scale at the street level;

7. Parking shall be designed to have minimal frontage onto the street and to be screened from public streets by buildings and/or landscaping;
 8. Curb cuts to accommodate vehicular entrances along Wilson Street shall be limited; and,
 9. Linear parks can be used to buffer commercial *development* or *redevelopment* from existing adjacent sensitive land uses.
- ii) The Village Core area, shown on Appendix A - Character Areas and Heritage Features, shall be consistent with the following design considerations:
1. Notwithstanding Policy E.4.3.4 b) of Volume 1, for buildings fronting onto Wilson Street, setbacks may be varied, as per the character of the Village Core area;
 2. Buildings within the Village Core should incorporate historical building features and styles in order to encourage a village atmosphere and pleasant pedestrian experience, where feasible;
 3. Additional considerations to encourage the historic characteristics of the Village Core, including heritage styled signage and building façades, as described in the Urban Design Guidelines, should be given for any *development* or *redevelopment*;
 4. The Village Core area should express a strong heritage design character that invites pedestrians and encourages interaction; and,
 5. The heritage characteristic of the Village Core area can be strengthened through the use of a public walkway linking buildings and other land uses.

2.8.12.2 Gateways

In addition to Section B.3.3.4 - Gateways of Volume 1, the following policies shall apply to Gateways in the Ancaster Wilson Street Secondary Plan:

- a) The Ancaster Wilson Street Secondary Plan Urban Design Guidelines have identified the following gateways, shown on Appendix A: Character Areas and Heritage Features, in the following general areas:

- i) Meadowbrook Drive and Wilson Street;
 - ii) Reding Road/Halson Street and Wilson Street; and,
 - iii) Rousseaux Street and Wilson Street.
- b) Gateways may take the form of a structure and/or sign or a landscaped area or laneway. Gateway type and design shall vary based on Character Area and function. Gateway design and features shall be completed, to the satisfaction of the City.

2.8.13 Cultural Heritage Policies

Heritage is a key component in the unique character that identifies the Ancaster Wilson Street Secondary Plan and Community Node. Due to its long history as one of the oldest communities in Ontario, Ancaster has a wealth of cultural heritage features which forms the context for new *development* or *redevelopment*. The intent of cultural heritage conservation is to maintain consistent style, building materials, and key features which all contribute to the community character and creating a sense of place. The integration of cultural heritage into the public and private realms can help improve walkability by making a more pleasant pedestrian environment, and thus improving the quality of public spaces. While new and modern *development* or *redevelopments* are welcomed in Ancaster, new buildings should reflect the cultural heritage of the surrounding area.

2.8.13.1 Cultural Heritage Policies

The following policies shall apply to the *cultural heritage resources* within the Ancaster Wilson Street Secondary Plan:

- a) Due to the important heritage and character considerations within the Ancaster Wilson Street Secondary Plan, in addition to Section B.3.4 - Cultural Heritage Resources Policies of Volume 1, the evaluation of new *development* or *redevelopment* applications in the Ancaster Wilson Street Secondary Plan shall emphasize the requirements of the Cultural Heritage Resources Policies of Volume 1.
- b) The retention and conservation of historical buildings, structures, or features on their original sites shall be encouraged through:
 - i) Adaptive re-use and preservation of existing buildings before new *development* or *redevelopment* is considered;

- ii) Maintaining a listing of historical designated and listed properties of interest. Historic buildings are shown on Appendix A - Character Areas and Heritage Features; and,
 - iii) Integrating *cultural heritage resources* into new *development* or *redevelopment* proposals in their original use or an appropriate adaptive reuse where possible.
- c) When *development* or *redevelopment* is proposed adjacent to existing designated or listed heritage buildings, as shown on Appendix A - Character Areas and Heritage Features, a Planning Justification Report shall detail how the proposed *development* or *redevelopment* is consistent with the character and style of the surrounding heritage buildings.
- d) The tree lined streetscape of portions of the Ancaster Wilson Street Secondary Plan shall be maintained and protected, where feasible, to enhance and preserve the character of the street and surrounding neighbourhood area.
- e) *Cultural Heritage Landscapes* shall be conserved and protected with the intent of retaining major characteristics. This shall be implemented by the review of planning applications under the Planning Act. The City shall ensure that any proposed change is consistent within the policies of the Secondary Plan. The Village Core, as shown on Appendix A - Character Areas and Heritage Features and in the supporting Urban Design Guidelines, has been identified as a *Cultural Heritage Landscape*.

2.8.13.2 Special Character Roads

In addition to Section C.4.5.3 of Volume 1, the following policies shall apply to the portions of Jerseyville Road East, Wilson Street East, and Sulphur Springs Road, identified as Special Character Roads on Appendix A - Character Areas and Heritage Features:

- a) Special Character Roads are identified on Appendix A - Character Areas and Heritage Features and include:
 - i) Jerseyville Road East from Lovers Lane to Wilson Street East;
 - ii) Sulphur Springs Road from Mansfield Drive to Wilson Street East; and,
 - iii) Wilson Street East from Rousseaux Street to Halson Street.

- b) The existing road cross-section, including existing mature vegetation fronting the street, shall be maintained, where feasible. Protection of trees may require unique approaches to grading and to the preservation of trees along the road.
- c) The existing character of these streets identified in Policy 2.8.13.2 a) shall be protected by minimizing changes to the existing road right-of-way and ensuring that *development* or *redevelopment* is *compatible* with, and sympathetic in design to the character of the existing streetscape.

2.8.14 Transportation and Linkages Policies

The Ancaster Transportation Master Plan (ATMP) forms the basis for the transportation policies and implementation for the Ancaster Wilson Street Secondary Plan. The following Secondary Plan policies are intended to support the recommendations of the Transportation Master Plan. Transportation within the Ancaster Wilson Street Secondary Plan should accommodate all users and modes of transportation.

2.8.14.1 Transportation Policies

In addition to the policies of Section C.4.0 – Integrated Transportation Network of Volume 1, the following transportation policies shall apply to the Secondary Plan Area:

- a) The transportation network in Ancaster shall proceed on the basis of the recommendations of the Ancaster Transportation Master Plan, as amended.
- b) All intersections should be designed to support safe pedestrian crossing. Major intersections should support pedestrian crossings by providing safe crossing points and connection to public walkways. Boulevard tree planting should be closely spaced in the vicinity of such intersections.
- c) Where warranted and in accordance with the Ancaster Transportation Master Plan, pedestrian crossings should be implemented to facilitate the movement of pedestrians throughout the Secondary Plan area.
- d) Access to Wilson Street for *development* or *redevelopment* shall be via shared laneways or condominium roads, where possible, to contribute to an improved streetscape and urban character, while enhancing road safety by limiting multiple individual accesses onto Wilson Street.

- e) Notwithstanding C.4.5.2 c)vii) of Volume 1, on-street parking shall be encouraged on Wilson Street, where appropriate, to provide additional parking for area residents and businesses and to serve as a natural traffic calming method and provide a buffer between moving traffic and pedestrians.
- f) *Development or redevelopment* within the Ancaster Wilson Street Secondary Plan shall have regard for the Council-adopted Transit Oriented Development Guidelines.

2.8.14.2 Active Transportation Network

In addition to Section C.4.3 - Active Transportation Network of Volume 1, the following policies shall apply to the entire Secondary Plan area:

- a) Secondary trails, cycling facilities, and pedestrian pathways are encouraged to promote connections to prominent destinations such as large open spaces and institutional areas, in accordance with the potential connections identified on Appendix B: Potential Connections.
- b) Where feasible, off-street pedestrian linkages should be expanded to increase the *active transportation* network. Completion/connection of the proposed trails and cycling routes, shown on Appendix B: Potential Connections, shall be achieved through land dedications and easements in order to connect existing pathways to future planned routes.
- c) When *development or redevelopment* occurs, pedestrian amenities shall be required in order to promote a viable streetscape and encourage active transportation and a continuous street presence. Pedestrian amenities include, but are not limited to, street furniture, wayfinding signs, and paved walkways.
- d) An Urban Design Report shall be submitted as part of any *development or redevelopment*, and shall demonstrate how pedestrian amenities can be accommodated.
- e) In addition to the recommendations of the Ancaster Transportation Master Plan, the Shifting Gears Cycling Master Plan, and the Recreation Trails Master Plan, additional linkages and connections shall be encouraged for the Ancaster Wilson Street Secondary Plan, as detailed on Appendix B: Potential Connections, and through the following additional recommendations:

- i) Shared on-road bicycle lanes along Sulphur Springs Road are encouraged;
- ii) Continuous and wider sidewalks are encouraged for Sulphur Springs Road, Jerseyville Road, and Amberly Boulevard;
- iii) Connections between the community and the Escarpment should be encouraged though a trailhead connection at Old Dundas Road; and,
- iv) Pedestrian connections are encouraged to directly connect the trailhead at Old Dundas Road to the Village Core area and to Sulphur Springs Road.
- v) For properties fronting onto Wilson Street East within the Village Core area, pedestrian connections between the trailhead at Old Dundas Road and the Village Core area and to Sulphur Springs Road shall be provided subject to the following:
 1. Pedestrian connections shall be established through *development* or *redevelopment* of a property which requires a Planning Act approval including an Official Plan amendment, Zoning By-law amendment, Plan of Subdivision, consent to sever, or Site Plan approval, and which can appropriately accommodate the connection;
 2. The City may facilitate the establishment of a pedestrian connection at the time of *development* or *redevelopment* of a property; and,
 3. Pedestrian connections between the Village Core area, the trailhead at Old Dundas Road and Sulphur Springs Road may include but are not limited to a trail, sidewalk, easement, or a combination of public road walkways and trails.

2.8.14.3 Public Transit Network

In addition to Section C.4.4 - Public Transit Network of Volume 1, the following policies shall apply to the entire Secondary Plan area:

- a) *Development* or *redevelopment* shall be directed toward Wilson Street, in accordance with Sections 2.8.6, 2.8.7, 2.8.8, and 2.8.10 of this Plan, to provide support for the provision of public transit.

- b) The City shall explore the feasibility of a transit hub within the Community Node to better connect to the greater transit system of Hamilton, in accordance with the Ancaster Transportation Master Plan.
- c) Public Transit stops should be designed to maximize transit use and access, where feasible.

2.8.15 Infrastructure Policies

Municipal services, such as sewers, water, stormwater systems, and public/private utilities, shall be provided, maintained, and upgraded, as necessary, to accommodate the needs of existing and future *development* or *redevelopment* in the Ancaster Wilson Street Secondary Plan.

2.8.15.1 In addition to Section C.5.0 - Infrastructure of Volume 1, the following policies shall apply to the entire Secondary Plan area:

- a) Innovative stormwater management technologies, including but not limited to, green roof and grey water recycling, in accordance with City By-laws and provincial regulations, shall be encouraged in building design and *development* and *redevelopment*, where feasible.
- b) Where possible, stormwater management facilities should be located adjacent to other open space areas.
- c) The City shall continuously monitor the capacity and re-assess the need to manage stormwater runoff, as necessary.
- d) Infrastructure related works within the Ancaster Wilson Street Secondary Plan shall have regard for the heritage and character of the area by maintaining heritage features and landscapes, where feasible.

2.8.16 Site-Specific Policies

The sites within the Ancaster Wilson Street Secondary Plan, which are identified as Site-Specific Policy Areas and identified on Map B.2.8-1 - Ancaster Wilson Street Secondary Plan: Land Use Plan, include:

- a) Site-Specific Policy - Area A – 437 Wilson Street East;
- b) Site-Specific Policy - Area B – Part of 449 Wilson Street East and part of 548 Old Dundas Road;
- c) Site-Specific Policy - Area C – 143 and 153 Wilson Street West;

- d) Site-Specific Policy - Area D – 129-139 Wilson Street West
- e) Site-Specific Policy - Area E – 357 Wilson Street East;
- f) Site-Specific Policy – Area F – 385 Wilson Street East;
- g) Site-Specific Policy – Area G – 370 Wilson Street East; and,
- h) Site-Specific Policy – Area H – 54 Wilson Street West.

Site-Specific Policy - Area A

2.8.16.1 For the lands identified as Site Specific Policy – Area A, on Map B.2.8-1 - Ancaster Wilson Street Secondary Plan: Land Use Plan, designated Institutional and Natural Open Space, and known municipally as 437 Wilson Street East, the following shall apply:

- a) Prior to any proposed *development* or *redevelopment* of the site other than institutional uses, the following studies shall be submitted as part of a complete Planning Act application, and shall be completed, to the satisfaction of the City to ensure *development* or *redevelopment* occurs in an appropriate and orderly manner:
 - i) *Cultural Heritage Impact Assessment*;
 - ii) Archaeological Assessment;
 - iii) Detailed Concept Plan;
 - iv) Urban Design Report;
 - v) Functional Servicing Plan;
 - vi) Hydro-Geological Assessment;
 - vii) Planning Justification Report;
 - viii) Environmental Impact Statement;
 - ix) Comprehensive Transportation Management and Traffic Impact Plan;
 - x) Tree Preservation Plan; and,

- xi) Visual Impact Assessment, if required, to the satisfaction of the City, in consultation with Niagara Escarpment Commission.
- b) Any proposed *development* or *redevelopment* shall be consistent with the intended principles and objectives of this Secondary Plan.
- c) In accordance with Policy 2.8.14.2e) v) of this Plan, a condition of any proposed *development* or *redevelopment* of the lands known as 437 Wilson Street East requiring a Planning Act approval including an Official Plan Amendment, Zoning By-law amendment, consent to sever, Plan of Subdivision or Site Plan approval, shall ensure pedestrian connections are established between the trailhead at Old Dundas Road, the Village Core area and Sulphur Springs Road.

Site-Specific Policy - Area B

2.8.16.2 For the lands identified as Site Specific Policy – Area B, on Map B.2.8-1 - Ancaster Wilson Street Secondary Plan: Land Use Plan, designated Natural Open Space, for portions of the lands known municipally as 449 Wilson Street East and 548 Old Dundas Road, the following shall apply:

- a) Notwithstanding Section 2.8.9 of this Plan, existing and new residential and commercial uses shall be permitted in accordance with the provisions of the Zoning By-law.

Site-Specific Policy - Area C

2.8.16.3 For the lands identified as Site Specific Policy – Area C, on Map B.2.8-1 – Ancaster Wilson Street Secondary Plan: Land Use Plan, designated Medium Density Residential 2, and known municipally as 143 and 153 Wilson Street West, the following shall apply:

- a) Notwithstanding Policy 2.8.7.4 b) of this Plan, the net minimum residential density shall be 16.95 units per hectare.

Site-Specific Policy - Area D

2.8.16.4 For the lands identified as Site Specific Policy – Area D, on Map B.2.8-1 – Ancaster Wilson Street Secondary Plan: Land Use Plan, designated Medium Density Residential 2, and known municipally as 125 – 139 Wilson Street West, the following shall apply:

- a) Notwithstanding Policy 2.8.7.4 c) of this Plan, the permitted residential building shall not exceed a height of four storeys above grade.

Site-Specific Policy - Area E

2.8.16.5 For the lands identified as Site Specific Policy – Area E, on Map B.2.8-1 – Ancaster Wilson Street Secondary Plan: Land Use Plan, designated Institutional, and known municipally as 357 Wilson Street East, the following shall apply:

- a) In addition to Section 2.8.10 of this Plan, a mixture of uses shall be permitted, in accordance with Policies 2.8.8.4 and 2.8.8.5, without an amendment to this Plan.

Site-Specific Policy - Area F

2.8.16.6 For the lands identified as Site Specific Policy – Area F, on Map B.2.8-1 – Ancaster Wilson Street Secondary Plan: Land Use Plan, designated Mixed Use – Medium Density, identified as *Pedestrian Predominant Streets*, and known municipally as 385 Wilson Street East, the following shall apply:

- a) Notwithstanding the policies of this Secondary Plan, development shall be in accordance with the Ontario Municipal Board Decision for PL111062, dated July 31, 2012; and,
- b) If development proposed for 385 Wilson Street East is not in accordance with the Ontario Municipal Board Decision for PL111062, dated July 31, 2012, the proposed development shall be subject to the policies of this Secondary Plan.

Site-Specific Policy - Area G

2.8.16.7 For the lands identified as Site Specific Policy – Area G, on Map B.2.8-1 – Ancaster Wilson Street Secondary Plan: Land Use Plan, designated Mixed Use – Medium Density, identified as *Pedestrian Predominant Streets*, and known municipally as 370 Wilson Street East, the following shall apply:


- a) Notwithstanding the uses permitted by Policy E.4.6.5 b) of Volume 1, a drive through facility within the building existing at the date of final approval and coming into effect of the Sections of the Official Plan (August 16, 2013) shall be permitted.

Site-Specific Policy - Area H

2.8.16.8 For the lands identified as Site Specific Policy – Area H, on Map B.2.8-1 – Ancaster Wilson Street Secondary Plan: Land Use Plan, designated Mixed Use – Medium Density, and known municipally as 54 Wilson Street West, the following design policies shall apply to the *development* of lands comprised an area of approximately 2.6 hectares with a 35.4 metre flankage along Todd Street, a 166.1 metre frontage along Wilson Street West and an irregular depth, the following shall apply:

- a) No access shall be permitted from Carrington Court to the commercial facility; and,
- b) Notwithstanding Policy B.3.3.7.3 of Volume 1, open storage of goods and materials shall not be permitted except in special cases, subject to the City’s approval and regulations.

**Appendix B
APPROVED Amendment No. 24
to the Urban Hamilton Official Plan**

 Ancaster Community Node boundary to be modified

Date: June 24, 2014	Revised By: JH/NB	Reference File No.: OPA-U-24(A)
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Lands Subject to Non-Decision 117
(43 Lloyd Street)

Lands Subject to Non-Decision 116
(495 Wentworth Street North)

Lands Subject to Non-Decision 117 (a)
(353 James Street North)


Lands Subject to Non-Decision 112
(606 Aberdeen Avenue)


Lands Subject to Non-Decision 115
(56 Governor's Road)

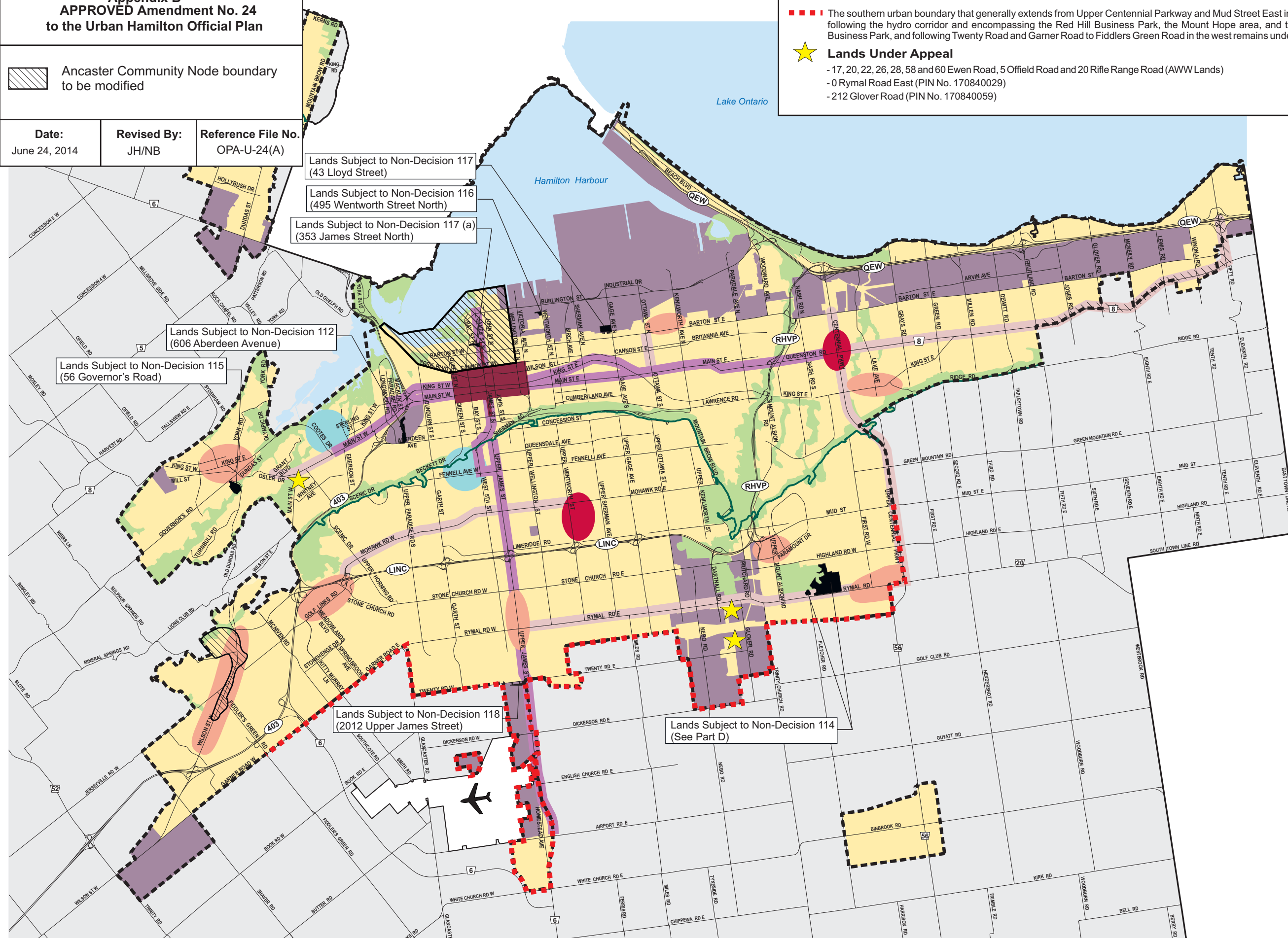
Lands Subject to Non-Decision 118
(2012 Upper James Street)

Lands Subject to Non-Decision 114
(See Part D)

APPEALS




 The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park, the Mount Hope area, and the Airport Business Park, and following Twenty Road and Garner Road to Fiddlers Green Road in the west remains under appeal.




 **Lands Under Appeal**
 - 17, 20, 22, 26, 28, 58 and 60 Ewen Road, 5 Offield Road and 20 Rifle Range Road (AWW Lands)
 - 0 Rymal Road East (PIN No. 170840029)
 - 212 Glover Road (PIN No. 170840059)









**Legend
Urban Structure Elements**

-  Neighbourhoods
-  Employment Areas
-  Major Activity Centres
-  Major Open Space

- Nodes**
-  Downtown Urban Growth Centre
 -  Sub Regional Service
 -  Community

- Corridors**
-  Primary
 -  Secondary
 -  Potential Expansion of Secondary Corridor

- Other Features**
-  Rural Area
 -  John C. Munro Hamilton International Airport
 -  Niagara Escarpment
 -  Urban Boundary
 -  Municipal Boundary
 -  Lands Subject to Non Decision 113 West Harbour Setting Sail

Council Adoption: July 9, 2009
 Ministerial Approval: March 16, 2011
 Effective Date: August 16, 2013

**Urban Hamilton Official Plan
Schedule E
Urban Structure**



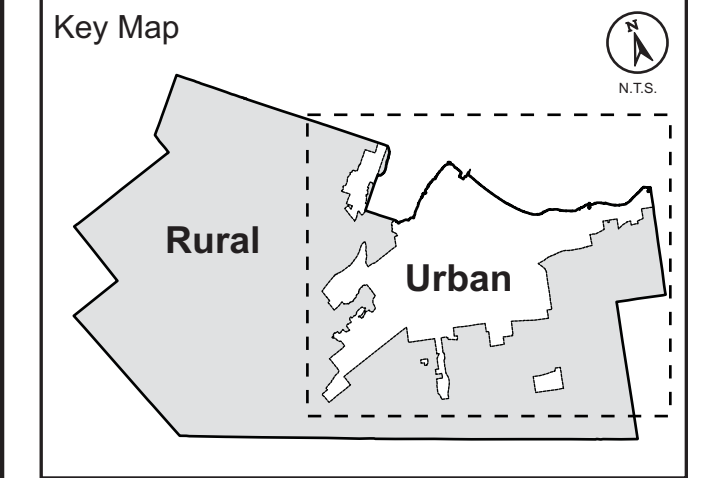
**Appendix C
APPROVED Amendment No. 24
to the Urban Hamilton Official Plan**

- Lands to be redesignated from Mixed Use - Medium Density to Neighbourhoods
- Lands to be redesignated from Institutional to Open Space
- Lands to be redesignated from Neighbourhoods to Mixed Use - Medium Density

Date: June 24, 2014	Revised By: JH/NB	Reference File No.: OPA-U-24(A)
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APPEALS

- The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park, the Mount Hope area, and the Airport Business Park, and following Twenty Road and Garner Road to Fiddlers Green Road in the west remains under appeal.
- ★ **Lands Under Appeal**
 - 17, 20, 22, 26, 28, 58 and 60 Ewen Road, 5 Offield Road and 20 Rifle Range Road (AWW Lands)
 - 272 First Road West (PIN No. 170971125)
 - 0 Rymal Road East (PIN No. 170840029)
 - 212 Glover Road (PIN No. 170840059)



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
 - Lands Subject to Non Decision 113 West Harbour Setting Sail

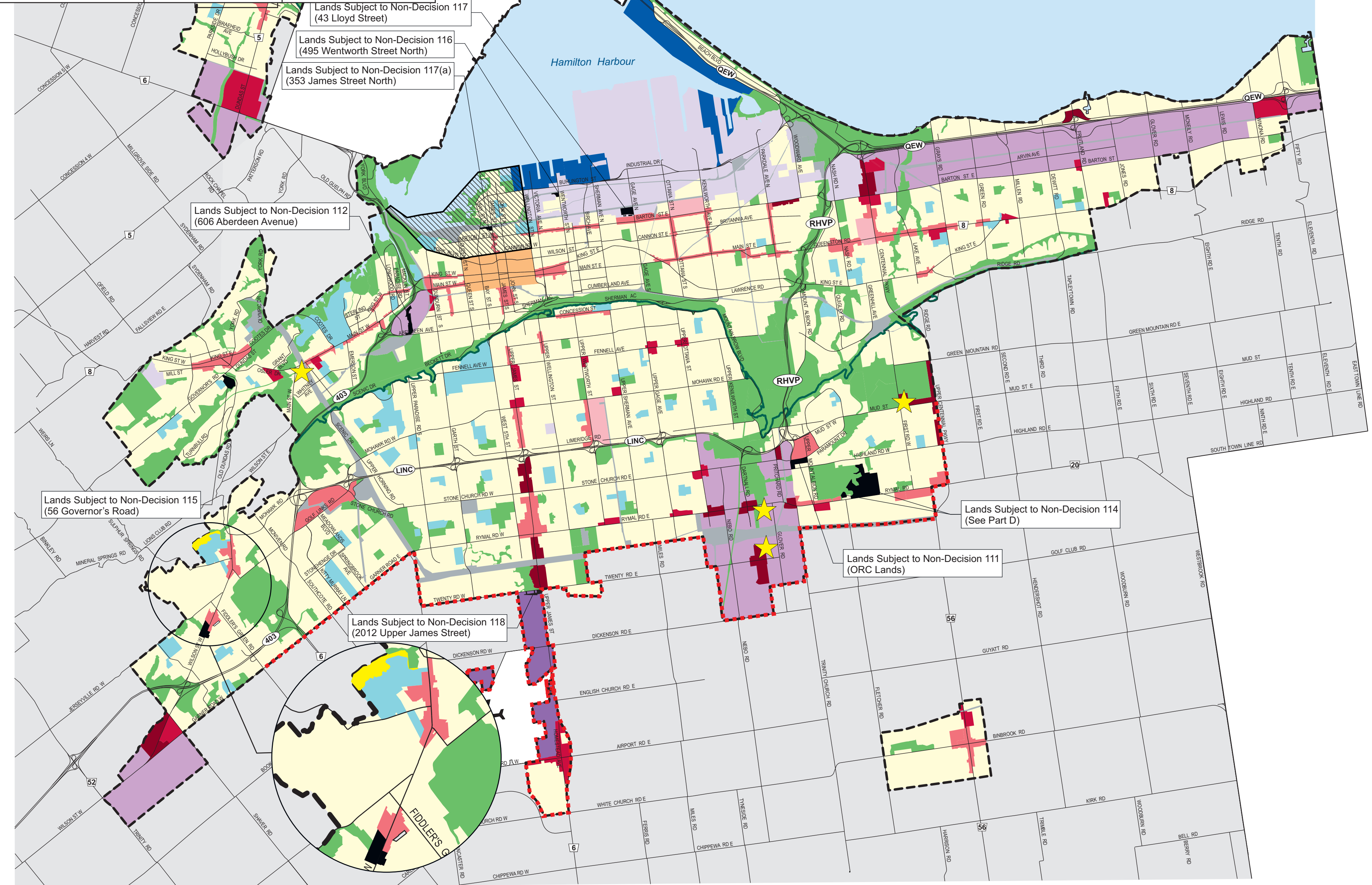
Council Adoption: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

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



Date: April 24, 2014
PLANNING & ECONOMIC DEVELOPMENT DEPARTMENT

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Appendix D
 APPROVED Amendment No. 24
 to the Urban Hamilton Official Plan

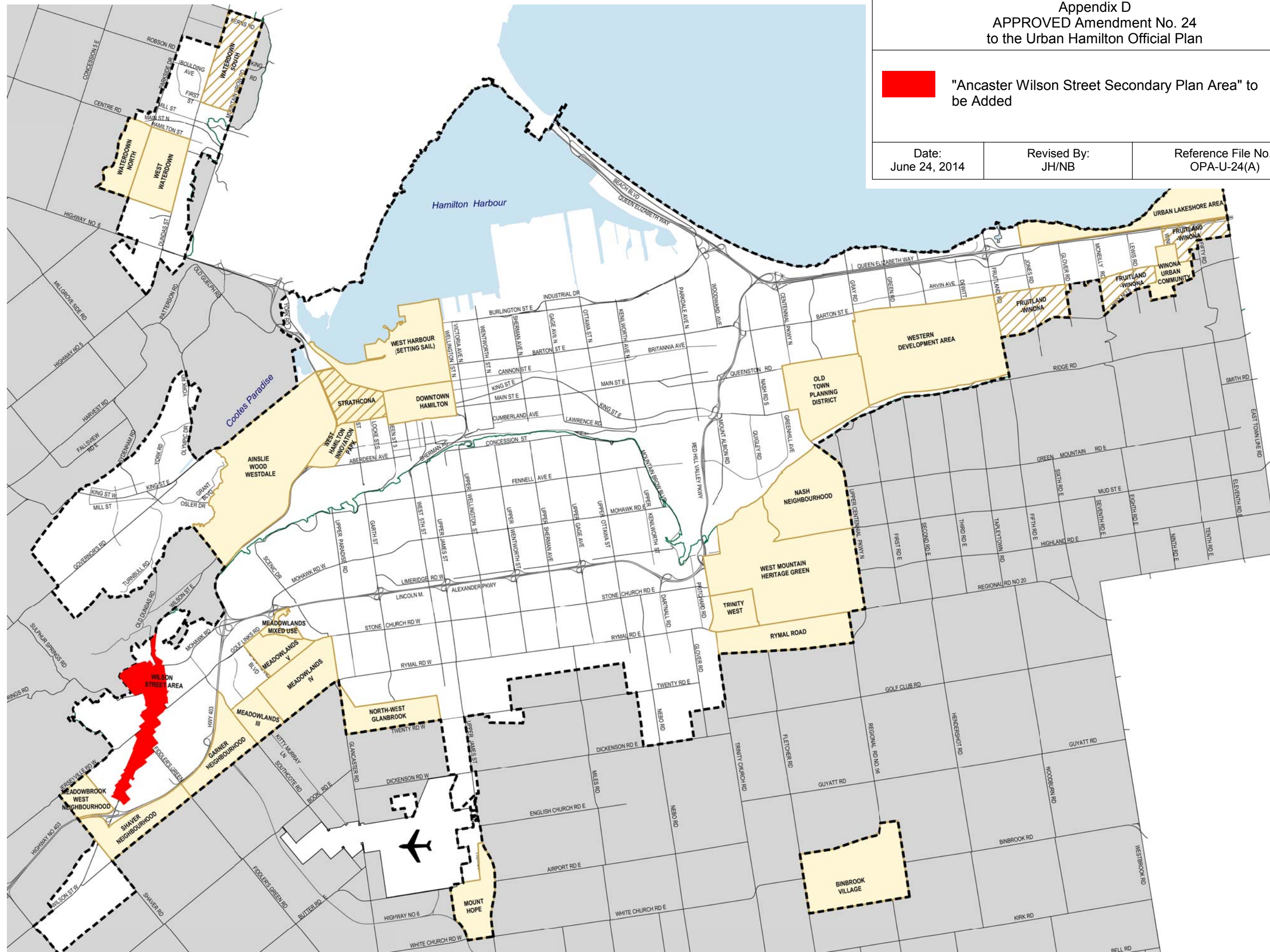


"Ancaster Wilson Street Secondary Plan Area" to be Added

Date:
 June 24, 2014

Revised By:
 JH/NB

Reference File No.:
 OPA-U-24(A)



The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park, the Mount Hope area, and the Airport Business Park, and following Twenty Road and Garner Road to Fiddlers Green Road in the west remains under appeal – see illustration on Schedules E and E-1, Volume 1

Legend

- Secondary Plan Area
- Pending Secondary Plan Areas

Other Features

- Rural Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary (LEGEND)
- Municipal Boundary

Council Adopted: July 9, 2009
 Ministerial Approval: March 16, 2011
 Effective Date: August 16, 2013

**Urban Hamilton Official Plan
 Volume 2: Appendix A
 Secondary Plans Index Map**

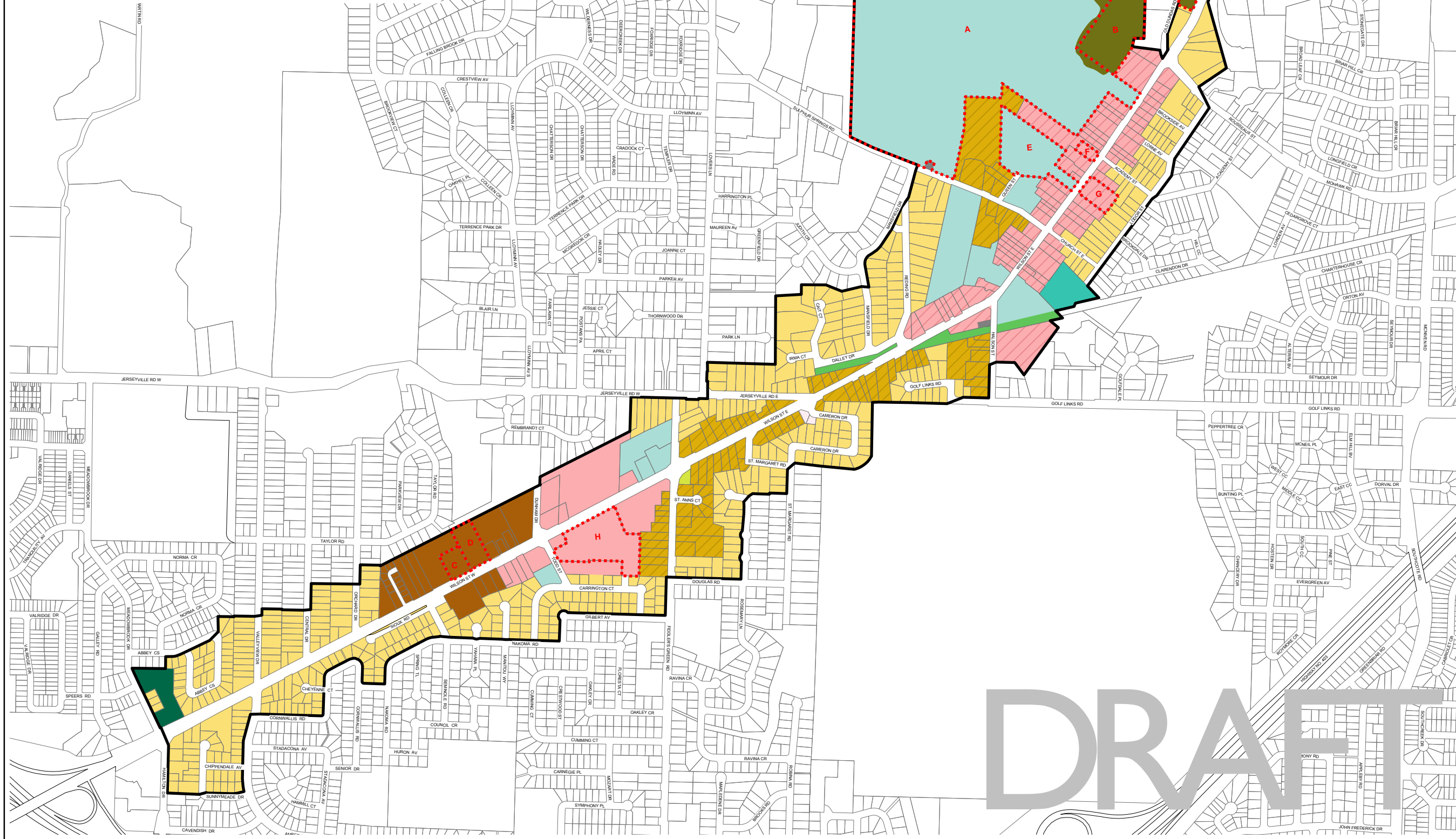
Appendix E
 APPROVED Amendment No. 24
 to the Urban Hamilton Official Plan

Ancaster Wilson Street Secondary Plan Land Use
 Plan Map B.2.8-1 to be Added to the Urban Hamilton
 Official Plan

Date:
 June 24, 2014

Revised By:
 JH/NB

Reference File No.:
 OPA-U-24(A)



Legend

Residential Designations

- Low Density Residential 1
- Low Density Residential 3
- Medium Density Residential 2

Commercial and Mixed Use Designations

- Local Commercial
- Mixed Use - Medium Density

Parks and Open Space Designations

- Parkette
- Neighbourhood Park
- Community Park
- General Open Space
- Natural Open Space

Other Designations

- Utility
- Institutional

Other Features

- Pedestrian Predominant Streets
- Site Specific Policy Area
- Secondary Plan Boundary

**Urban Hamilton Official Plan
 Ancaster Wilson Street
 Secondary Plan
 Land Use Plan
 Map B.2.8-1**

Date:
 April 2, 2012



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Hamilton

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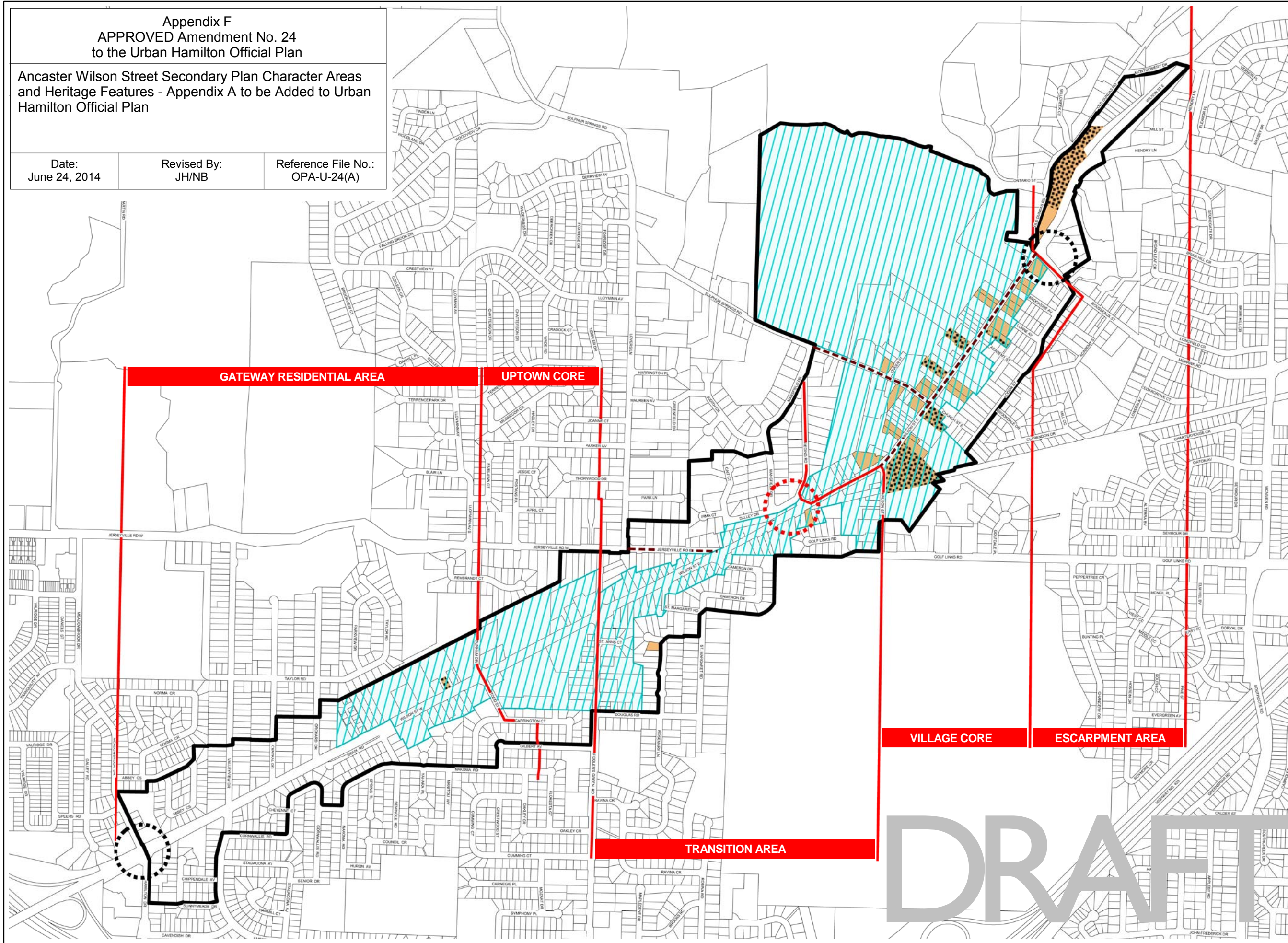
Appendix F
 APPROVED Amendment No. 24
 to the Urban Hamilton Official Plan

Ancaster Wilson Street Secondary Plan Character Areas and Heritage Features - Appendix A to be Added to Urban Hamilton Official Plan

Date:
 June 24, 2014

Revised By:
 JH/NB

Reference File No.:
 OPA-U-24(A)



- Legend**
- Listed Heritage Properties
 - Designated Heritage Properties
 - Community Node Area
 - Secondary Plan Boundary
 - Special Character Road
 - Potential Gateway Feature
 - Gateway Feature

Urban Hamilton Official Plan
 Ancaster Wilson Street
 Secondary Plan
 Character Areas and Heritage Features
 Appendix A

Date:
 January 2012

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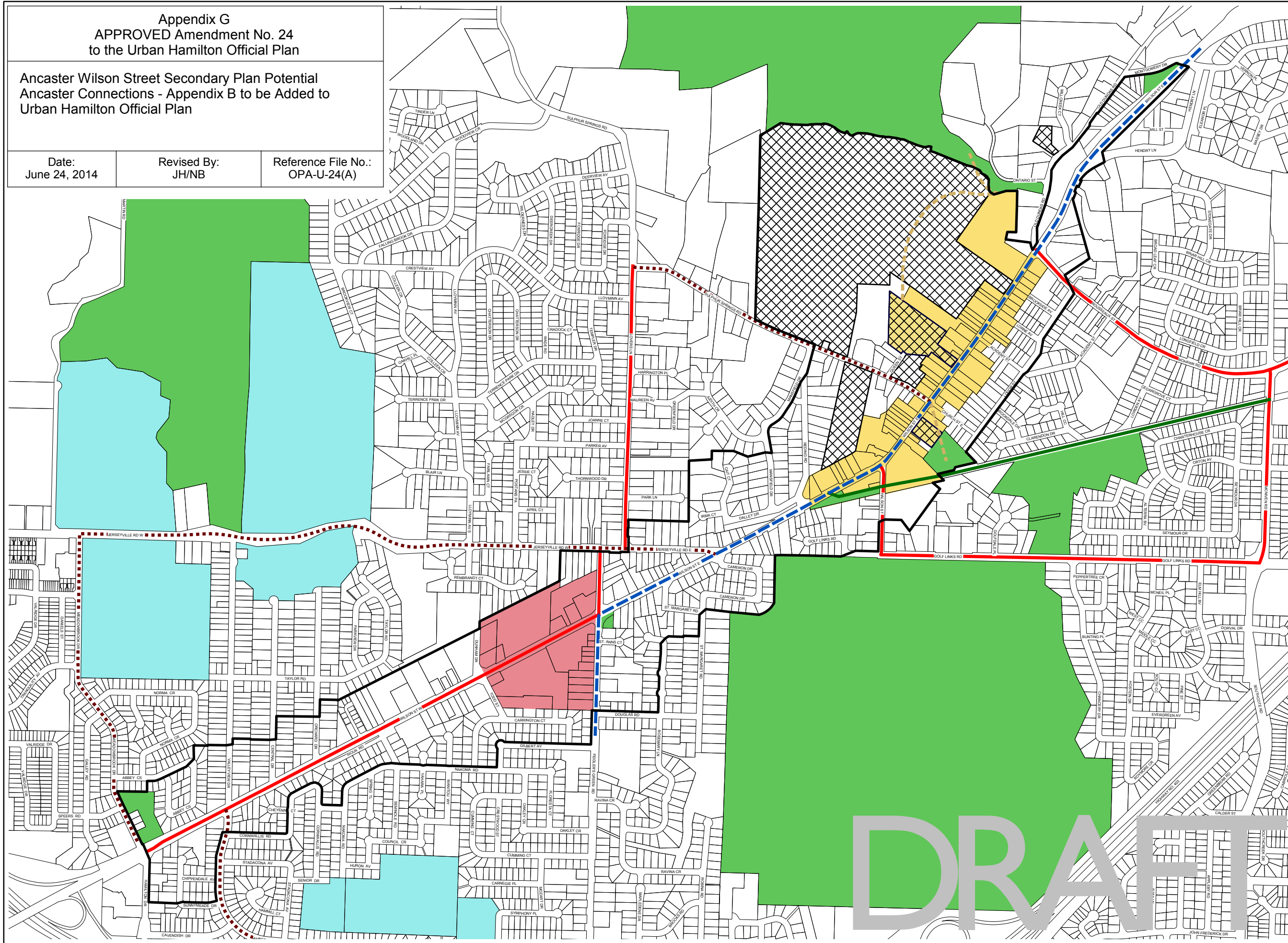
Appendix G
 APPROVED Amendment No. 24
 to the Urban Hamilton Official Plan

Ancaster Wilson Street Secondary Plan Potential
 Ancaster Connections - Appendix B to be Added to
 Urban Hamilton Official Plan

Date:
 June 24, 2014

Revised By:
 JH/NB

Reference File No.:
 OPA-U-24(A)



Legend

- Secondary Plan Boundary
- Multi Use Path
- Existing Bike Lane
- Proposed Bike Lane/Paved Shoulders/Shared Lane/On-Street Bike Route (As Per Ancaster Transportation Master Plan)
- Proposed Trail Link
- Link to Neighbourhoods
- Institution or Public Place
- School / Athletic Facility or Community Centre
- Park and Open Space
- Village Core
- Uptown Core

NOTE: Includes amenities outside of the Secondary Plan Boundary for reference. Location of potential proposed trail links are approximate. Exact routes may vary.


**Urban Hamilton Official Plan
 Ancaster Wilson Street
 Secondary Plan
 Potential Connections
 Appendix B**

Date:
 January 2012

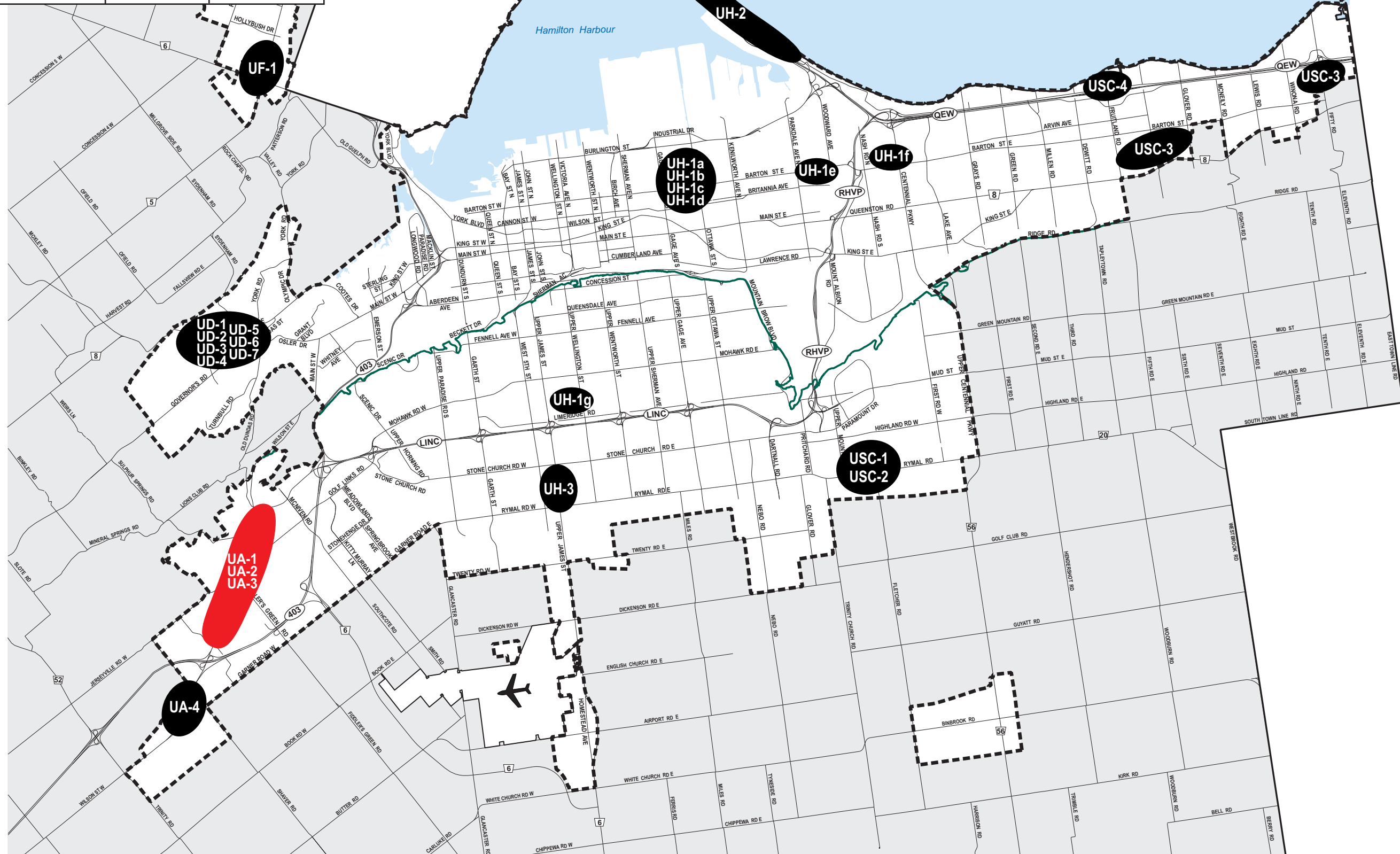


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**Appendix H
APPROVED Amendment No. 24
to the Urban Hamilton Official Plan**

 Urban Area Specific Policy Areas UA-1, UA-2 and UA-3 to be Removed

Date: June 24, 2014	Revised By: JH/NB	Reference File No.: OPA-U-24(A)
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APPEAL


The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park, the Mount Hope area, and the Airport Business Park, and following Twenty Road and Garner Road to Fiddlers Green Road in the west remains under appeal – see illustration on Schedules E and E-1, Volume 1

Legend


- Refers to Urban Area Specific Policy Area #, Volume 3, Chapter B
- Other Features**
- Rural Area
- John C. Munro Hamilton International Airport
- Niagara Escarpment
- Urban Boundary
- Municipal Boundary

Council Adoption: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

**Urban Hamilton Official Plan
Volume 3: Map 1
Area Specific Policies Key Map**

Not To Scale
Date: Sept. 12/13

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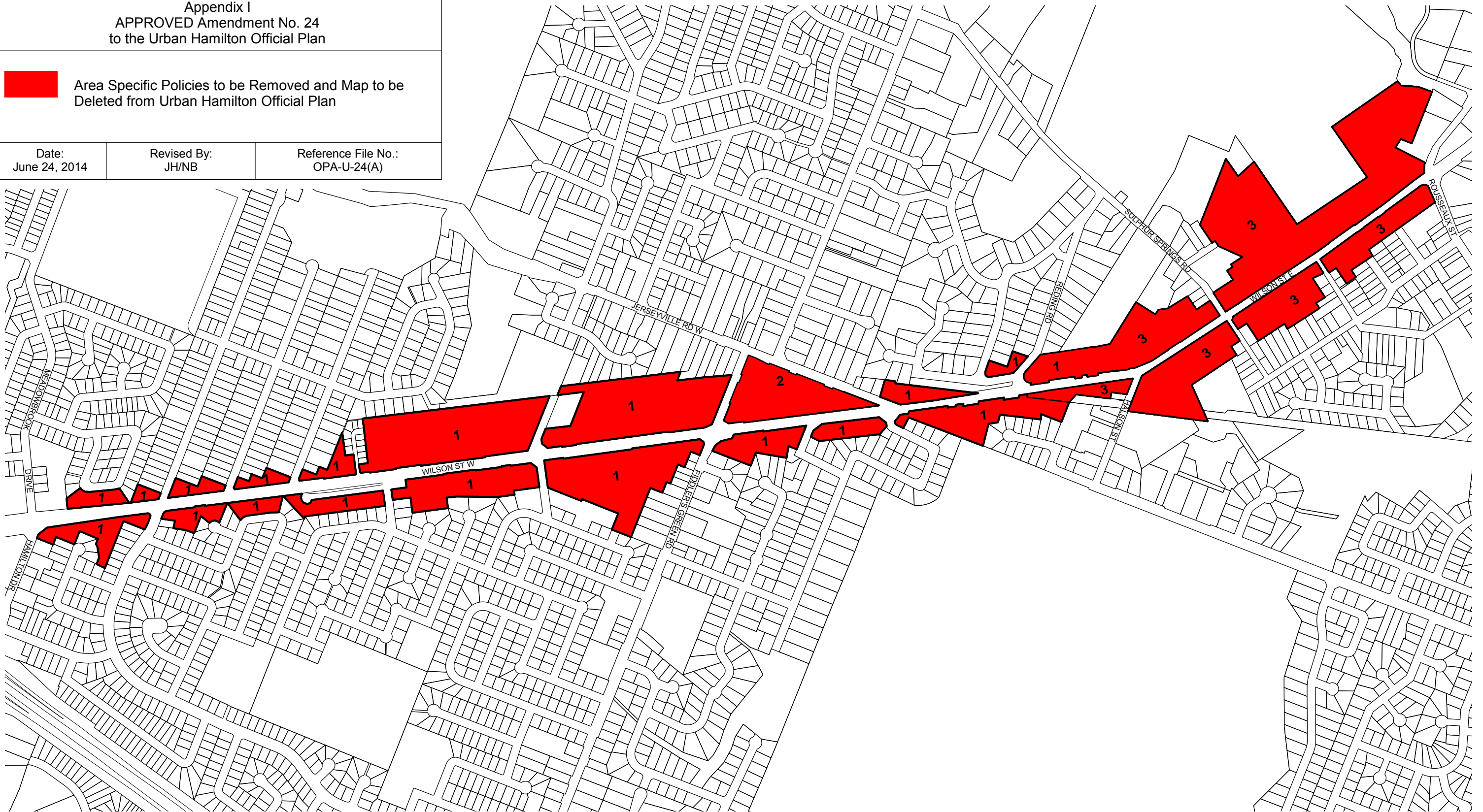
Appendix I
 APPROVED Amendment No. 24
 to the Urban Hamilton Official Plan

 Area Specific Policies to be Removed and Map to be Deleted from Urban Hamilton Official Plan

Date:
 June 24, 2014

Revised By:
 JH/NB

Reference File No.:
 OPA-U-24(A)



Legend

 UA-1  UA-2  UA-3

Council Adopted: July 9, 2009
 Ministerial Approval: March 16, 2011
 Effective Date: August 16, 2013

Urban Hamilton Official Plan
 Volume 3 : Map A-1
 Area Specific Policies

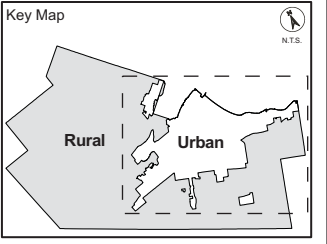
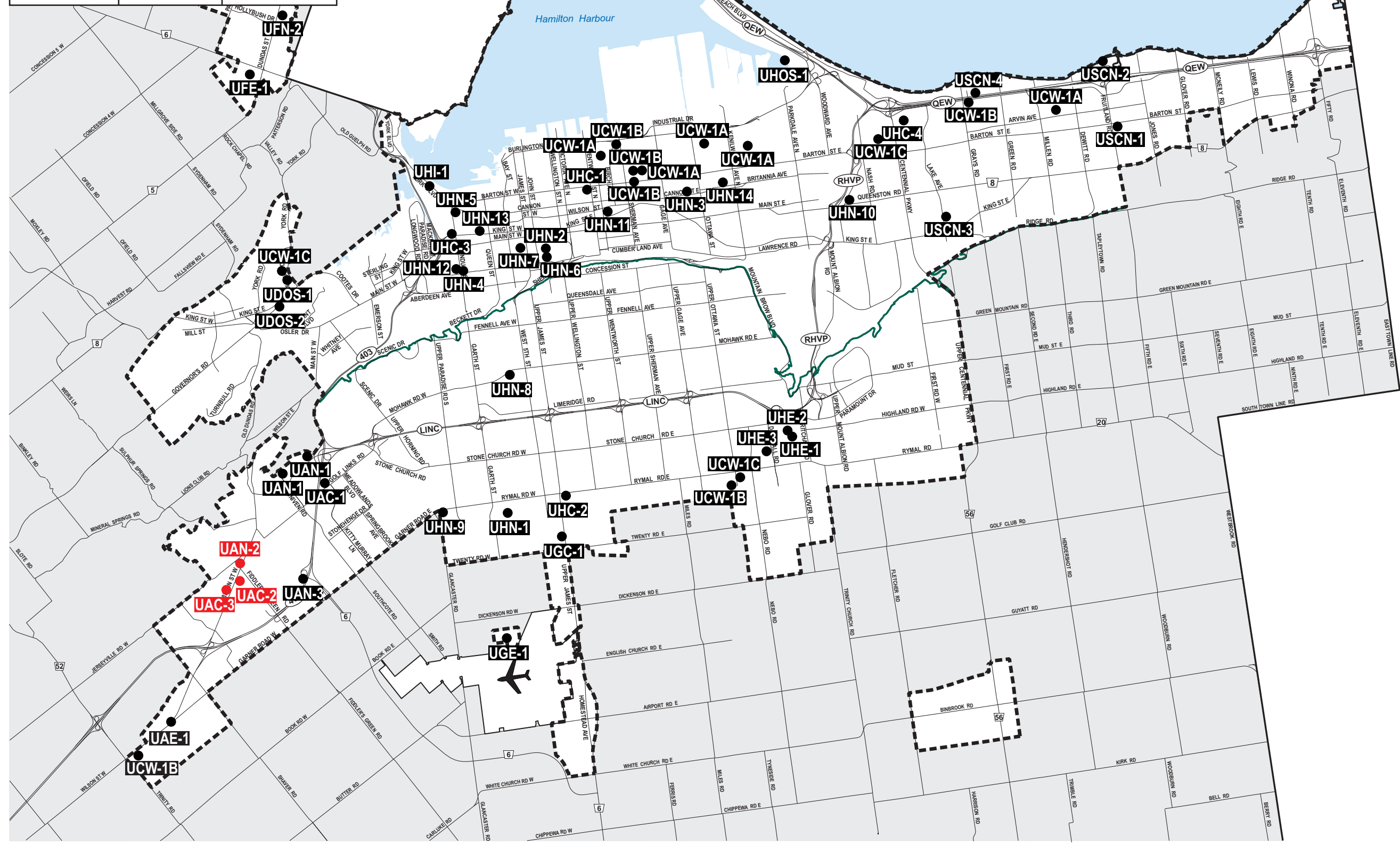


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**Appendix J
APPROVED Amendment No. 24
to the Urban Hamilton Official Plan**

● Site Specific Policy Areas UAN-2, UAC-2 and UAC-3 to be removed

Date: June 24, 2014	Revised By: JH/NB	Reference File No.: OPA-U-24(A)
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Note: For Rural Site Specific Areas, refer to Volume 3: Appendix A of the Rural Hamilton Official Plan.

APPEAL

The southern urban boundary that generally extends from Upper Centennial Parkway and Mud Street East in the east, following the hydro corridor and encompassing the Red Hill Business Park, the Mount Hope area, and the Airport Business Park, and following Twenty Road and Garner Road to Fiddlers Green Road in the west remains under appeal – see illustration on Schedules E and E-1, Volume 1

- Legend**
- Site Specific Areas (SSA)
 - U- Refers to Urban Site Specific Area #, Volume 3, Chapter B
- Other Features**
- Rural Area
 - John C. Munro Hamilton International Airport
 - Niagara Escarpment
 - Urban Boundary
 - Municipal Boundary

Council Adoption: July 9, 2009
Ministerial Approval: March 16, 2011
Effective Date: August 16, 2013

**Urban Hamilton Official Plan
Volume 3: Map 2
Urban Site Specific Key Map**

Not To Scale
Date: Sept. 12, 2013
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