

Appendix A
Strathcona Secondary PIC Comments

**STRATHCONA SECONDARY PLAN
SUBMISSIONS AND RESPONSES**

AREA	ISSUE	COMMENT / SUGGESTION	PRIORITY	SUBMITTEE	SOURCE	DATE	DEPT/STAFF TO RESPOND	RESPONSE
Transportation	Traffic speed	Reduce traffic speed - Main and King more pedestrian friendly, not 2 way. Suggest all day parking; and bollards	High		Public Forum	January 26/06	Traffic - refer to Traffic Study to be undertaken	
	Cycling lanes	Add more bicycle lanes on York Blvd. Present study is west of Dundurn only; consider also York Blvd to east of Dundurn	High		Public Forum	January 26/06	Public Works Brian Applebee is contact person regarding cycling. Study underway for area to the west.	response requested
	Pedestrian access especially to open space areas	More accessibility over train tracks for pedestrians, to north via Locke to Waterfront; west to Kay Drage Park via Tom or Hunt	Medium		Public Forum	January 26/06	Open Space Develop. Cynthia Graham will discuss with Steve Barnhart re Trails Study. More public meetings to be held	
	Public transit	Add cheaper buses that go directly downtown for shopping	Low	Not Available	Public Forum	January 26/06	HSR - check if transit issues will be included in Traffic study	
	Traffic calming by means of road width	On major streets such as York Blvd - suggest reduce no. of lanes	Medium	Not Available	Public Forum	January 26/06	Traffic - refer to Traffic Study	
	Traffic calming by means of on-street parking	Suggest 24 hour, 7 days per week parking on major streets			Email	January 26/06	Parking - refer to Traffic Study	
	Public transit	Add transit ROW on York, Main and King St. for bus only travel			Public Forum	January 26/06	HSR / Traffic - clarify whether Transit included in Traffic Study	
	Pedestrian comfort on major roads	Suggest install bollards to protect pedestrians from heavy traffic			Email	January 26/06	Traffic - refer to Traffic Study	
	Parking	Parking spill-over from nearby adjacent downtown area for Hess Village, events at Copps Coliseum, commuters			CAC meeting	January 19/06	Parking / Planning	
	Traffic study	Public Works will be undertaking a traffic study around fall 2006			TAC meeting	December 6/05	Public Works	
	Setting Sail traffic policies	Setting Sail secondary plan to be reviewed regarding traffic policies			TAC meeting	January 17/06	Traffic	
	Traffic calming process	Traffic calming on main streets would require a Class EA.			TAC meeting	January 17/06	Public Works	This requirement is understood to be part of the process - no immediate response needed
	Truck routes	Truck routes on Main and Queen may be issue at the public forum			TAC meeting	January 17/06	Traffic	Truck routes / trucks have not been raised by public as an issue to date
	Truck routes temporary in nature	Temporary truck routes related to Dundurn work - will these become permanent is a concern			TAC meeting	February 16/06	Traffic	
	Parking at Victoria Park	Commuters and others park cars at Victoria Park all day; need space Possible alternate location for such parking behind Big & Tall mens shop			TAC meeting	February 16/06	Parking	
AREA	ISSUE	COMMENT / SUGGESTION	PRIORITY	SUBMITTEE	SOURCE	DATE	DEPT/STAFF TO RESPOND	RESPONSE
Development	Rules of development	More strict and understandable rules about development such as the tearing down of historic buildings	High		Public Forum	January 26/06	Planning Dept. esp. Heritage and Urban Design to provide clarification regarding process	
	No Development	Do not allow development that will bring dramatic change to disrupt the tranquility of the area	High	Not Available	Public Forum	January 26/06	Overall principle	no response needed
	Commercial area	Keep small businesses close by within walking distance	Medium	Not Available	Public Forum	January 26/06	Planning Dept. related to land use designations; Ec. Dev. ?	
	City-owned lands	City-owned lands in the area to be identified including surplus lands		Staff	TAC meeting	December 6/05	Planning Dept. Community Plan. also Real Estate	
	Zoning issues to be addressed on an as-needed basis	Zoning staff propose to address local zoning issues on an as-needed basis. Rezoning may be required in the short term for areas under threat. Some issues to await the outcome of Strathcona review.		Zoning Reform staff	TAC meeting	December 6/05	Planning Dept., Zoning Reform	no response needed - intended process
	Zoning by-law review and Official Plan review underway	Staff noted the zoning by-law review is presently underway for commercial and institutional The official plan review provides direction on main corridors and mixed use.		Zoning Reform staff	TAC meeting	January 17/06	Planning Dept.	no response needed - intended process
	Development applications history over the past 5 years	Staff will look at development applications over the past 5 years, to identify trends and implications.			TAC meeting	January 17/06	Planning Dept. - Dev. Planning to provide information summary	
	New development to provide its own parking	Any new development is to provide its own parking. The neighborhood is fairly stable in terms of parking, although there are people parking here to use local businesses.		Parking staff	TAC meeting	January 17/06	Planning Zoning Reform and Parking staff	consider in policy review and development review
Heritage	Redevelopment	Have redevelopment closely resemble the character of existing, older neighborhoods.	Medium		Public Forum	January 26/06	Community Planning & Design to consider in policy development	
	Heritage District proposal	Support being raised for a heritage conservation district in the Napier, Ray Streets area		Citizens & staff	CAC meeting	January 19/06	Community Planning & Design with citizen support	
	Cultural heritage background information	Cultural heritage staff will provide a summary of area history, heritage buildings, and other cultural heritage and design considerations for sites.		Planning staff	TAC meeting	January 17/06	Cultural Heritage staff providing background information	
Housing	Density	Some people don't want higher densities	Medium	Ian E. Warren	Public Forum	January 26/06		

**STRATHCONA SECONDARY PLAN
SUBMISSIONS AND RESPONSES**

AREA	ISSUE	COMMENT / SUGGESTION	PRIORITY	SUBMITTEE	SOURCE	DATE	DEPT/STAFF TO RESPOND	RESPONSE
Housing	Residential care facilities	Will existing residential care facilities be recognized in the plan; potential for expansion of existing facilities		Planning Consultant PEIL	Phone Call	January 26/06	to be considered in development of policies. There are existing distance separation policies	
	Affordable housing	Area needs more affordable housing.			Phone Call	January 26/06	Planning and Housing staff. Land use plan addresses form, not cost	
	Architectural guidelines needed for new development	For Good Shepherd project future phases and other development			Email	January 27/06	Planning staff - Design group to advise, policies to be prepared	
	Student Housing	41 unit student housing project proposed at Strathcona and King St.			TAC meeting	December 6/05	Planning staff, and subject to public input through rezoning	
	Student Housing	Spreading to this area; impact, concerns re noise and property standards		staff	TAC meeting	February 16/06	Planning and other staff especially through Community Strategy	
	Hamilton Housing and Victoria Park Community Homes	Involve Hamilton Housing (Strathcona) and Victoria Park (Queen and Oxford) regarding their projects and issues.		staff	TAC meeting	December 6/05	Planning has invited; do followup	
Natural Heritage	Preserve greenspace		Medium		Public Forum	January 26/06	Planning and other staff	
	Preserve natural environment and add to it	Maintain existing trees, and add more trees	High	Not Available	Public Forum	January 26/06	Forestry to provide tree planting policies and budgets	
	Proposed parkette	Proposed parkette at north end of Locke Street		staff	TAC meeting	December 6/05	Open Space Development to check	Included in 2012 - 2013 budget; located at north end of Locke St. in road allowance
	Victoria Park Master Plan	Open Space Dev. staff have been involved in preparation of this plan. Important to consider needs of overall community served by park not just Strathcona neighborhood. Planning can provide demographics to parks to assist		staff	TAC meeting	December 6/05	Open Space Development staff to refine proposals in conjunction with input from public. Planning staff have provided demographic data	
	Dundurn Park	Views to the Bay are to be opened up in 7 key locations, near Dundurn Park and Harvey Park			TAC meeting	December 6/05	Forestry Staff have provided detail	
	Victoria Park Master Plan Trails Master Plan Dundurn Park	Information will be provided on Victoria Park Master Plan, Trails Master Plan and Dundurn Park			TAC meeting	January 17/06	Steven and Catherine	
	Dundurn Park	Dundurn Park information will be provided on landscape and maintenance plan			TAC meeting	January 17/06	Ian	
	Tom St. Park	Tom St. Park needs upgrading and cleanup; possible connection or trail to Kay Drage Park						
	Community Gardens	Request to provide these in Victoria Park or Dundurn Park; fenced in ?						
	Tree Planting & Preservation	Tree Inventory done through Environment Hamilton see web site			TAC meeting	February 16/06	Forestry to comment	
AREA	ISSUE	COMMENT / SUGGESTION	PRIORITY	SUBMITTEE	SOURCE	DATE	DEPT/STAFF TO RESPOND	RESPONSE
Environment	Litter	Add more containers for litter throughout this area	High		Public Forum	January 26/06	Public Works Waste Management to be asked for comments. Open Space Development can review through Victoria Park plan	
	General Concerns	Noise concerns	Hess Village has noisy bars, nuisances, and people go back to their cars in Neighbourhoods to drink - no police presence or RIDE checks			Phone Call	January 26/06	Police and Noise enforcement
	Noise concerns	Music & noise from church near Victoria Park various times of day			TAC meeting	February 16/06	Noise By-law	
	Sewer system	Sewer system is thought to be "aging"			CAC meeting	January 19/06	Public Works staff	
	Public Health and Community services	Public Health and Community services can provide profiles of residents regarding early childhood initiatives.			TAC meeting	December 6/05	Public Health - Barbara Powell	Public Health staff have provided information on many characteristics of population
	Odours	Sewer odour and/ or CSO odour a concern near Cathedral Park CSO		staff	TAC meeting	February 16/06	Public Works	
	Light glaring at houses	Victoria Park lights near baseball diamond to be directed from homes		staff	TAC meeting	February 16/06	Open Space Development	
	Community Centre	need for a meeting place facility where residents can meet informally and also to provide programming e.g. at Dundurn Park, elsewhere			Public Forum	January 26/06	Culture & Recreation; other depts.	
	Police Business Plans	Police Dept. preparing business plan for each area of City regarding issues including Strathcona vicinity		staff	TAC meeting	February 16/06	Police Dept. to be asked to provide	
	Policing	A POP report should be available from Police on Dundurn Park issues including whether to add gates or not			TAC meeting	January 17/06	Police Dept. asked to provide	
	Health Care Facilities	Barbara Powell of Public Health has a great deal of information available care facilities, early Years Research, death and disease, and many other items. She will discuss with Vanessa to determine information provided		Health Dept. staff	TAC meeting	January 17/06	Barbara and Vanessa	
Study Process	Traffic Issues for study and timing with public works	Traffic issues to be identified, forwarded to public works for studies to be done later.		staff	CAC meeting	January 19/06	Vanessa	

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AREA	ISSUE	COMMENT / SUGGESTION	PRIORITY	SUBMITTEE	SOURCE	DATE	DEPT/STAFF TO RESPOND	RESPONSE
Study Process	Studies of various plans about to end	Various other studies have been completed or underway within the area. Information will be provided about these studies, which include: Victoria Park Master Plan, Shifting Gears, Open Space master plan for the city, Downtown Renewal Plans, Economic Development Plans, Transit Master Plans, Official plan review		staff	CAC meeting	January 19/06	Kathy and Vanessa	
	Translation services	Staff may need to engage SISO or other agencies to facilitate greater involvement from various ethnic groups in the study area		staff	TAC meeting	December 6/05	Vanessa	
	Community engagement	Engaging communities within the area such as churches was suggested		staff	TAC meeting	December 6/05	Vanessa	
	Check how Toronto engages ethnic communities	Check how Toronto engages their ethnic communities on planning matters		staff	TAC meeting	December 6/05	Vanessa and Kathy	
	Contract staff Kim to assist with public outreach - via Councillor's office	Engage school communities and ethnic groups in the study area		Ward 1 Office			Kim Dorman for Ward 1 Office	

STRATHCONA SECONDARY PLAN					
COMMENTS/CONCERNS & SUBMISSIONS VS. PLANNING PRINCIPLES					
ISSUE	COMMENT / SUGGESTION	SOURCE	DATE	STATUS	DEPT/STAFF TO RESPOND
1. NEIGHBOURHOOD CHARACTER					
<i>a) The design and character of the Strathcona Neighbourhood will be distinguished from the downtown core.</i>					
2. CULTURAL HERITAGE					
<i>a) Conserve and protect the cultural heritage resources in the Strathcona Neighbourhood, including archaeology, cultural heritage landscapes, and built heritage, and provide for the care, management and enhancement of these resources.</i>					
i) Heritage District proposal	Support being raised for a heritage conservation district in the Napier, Ray Streets area	CAC meeting	January 19/06	underway	Community Planning & Design with citizen support
ii) Rules of development	More strict and understandable rules about development such as the tearing down of historic buildings	Public Forum	January 26/06	underway	Planning Dept, esp. Heritage and Urban Design to provide clarification regarding process
<i>b) Ensure that all new development and alterations and/or additions to existing properties within the Strathcona Neighbourhood are contextually appropriate and maintain the integrity of cultural heritage resources, including archaeology,</i>					
i) Redevelopment	Have redevelopment closely resemble the character of existing, older neighborhoods.	Public Forum	January 26/06	underway	Community Planning & Design to consider in policy development
ii) Heritage	Building design to reflect heritage	York PIC	April 3/06	underway	Community Planning & Design
<i>c) Ensure the appropriate management, conservation, mitigation and/or preservation of archaeological resources.</i>					
<i>d) Maintain and enhance existing views and vistas based on landmark heritage buildings, cultural heritage landscapes and topographic features.</i>					
i) Height of Buildings	Minimize height, don't block views of Harbour	York PIC	April 3/06	underway	Community Planning & Design
3. RESIDENTIAL					
<i>a) Recognize and enhance the diversity of the existing residential building forms, which contribute to residential character</i>					
<i>b) Maintain and provide a range of housing affordable to a variety of households.</i>					
i) Provide a variety of housing types which are affordable.	Area needs more affordable housing.	Phone Call	January 26/06	underway	Planning and Housing staff. Land use plan addresses form, not cost
ii) Note - Residential Types & densities to be identified				underway	Community Planning & Design
<i>b) Provide Street Related Mixed Use, including Commercial, office, community uses, at grade, at street front. Discourage residential at grade, reinforce the street.</i>					
i) Note - Mixed Use Types & Densities to be outlined, including jobs/persons/ha				underway	Community Planning & Design
4. OTHER LAND USE TYPES					
<i>a) Recognize and enhance Major Institutional uses to provide facilities to serve residents of Strathcona and the surrounding area, including schools, places of worship, seniors' homes and other public uses.</i>					
<i>b) Recognize that existing Institutional uses in landmark buildings help to define character of the neighbourhood; preserve</i>					
5. TRANSPORTATION					
<i>a) The recommendations of the Hamilton Transportation Master Plan, Trails Master Plan, Shifting Gears Cycling Plan, Kirkendall Transportation Study and other transportation studies will be integrated into the plan and policies for Strathcona.</i>					
i) Roadway Narrowing	Barton St. from Locke to Queen; Locke St. from York Blvd. to Barton; Locke St. from Main St. to King St.; Queen St. from Cannon to Stuart;	Transportation Master Plan - Inventory of Network Improvements	April 17/07		Public Works
ii) Parking and/or Bike Lanes on Street	Barton St. from Locke to Queen; Locke St. from York Blvd. to Barton;	Transportation Master Plan	April 17/07		Public Works
iii) Bike Lanes	Locke St. from Main St. to King St.; York Blvd from Highway 403 ramps to Dundurn	Transportation Master Plan	April 17/07		Public Works
iv) Pedestrian Improvements / Streetscaping (assumed curb extensions)	Queen St. from York Blvd to King St.	Transportation Master Plan	April 17/07		Public Works
v) Setting Sail traffic policies	Setting Sail secondary plan to be reviewed regarding traffic policies	TAC meeting	January 17/06		Traffic
<i>b) To ensure liveability and walkability in Strathcona, the priorities for travel modes will be rebalanced to ensure a high priority for pedestrians, relative to auto vehicles. This will include improvements to the pedestrian realm to link land uses, and strategies for traffic calming.</i>					

i) Pedestrian comfort/safety on major roads	Suggest install bollards to protect pedestrians from heavy traffic	Email	January 26/06		Traffic - refer to Traffic Study
ii) Aesthetics	currently bleak, open look; had charm	York PIC	April 3/06		
iii) Connection to Local Commercial areas	Keep small businesses close by within walking distance	Public Forum	January 26/06		Planning Dept. related to land use designations
iv) Trail Connections	Create access to rail trail behind Inchbury	York PIC	April 3/06		
v) Need for Traffic calming measures	Traffic calming on main streets would require a Class EA.	TAC meeting	January 17/06		Public Works
vi) Traffic calming by means of road widening	On major streets such as York Blvd - Public suggests to reduce the number of lanes.	Public Forum	January 26/06		Traffic - refer to Traffic Study
vii) York Blvd. Improvements	MEDIAN - On York Blvd. keep centre median, provide large trees, more structured landscaping. Provide bike lanes in median.	York PIC	April 3/06		
	ROADWAY WIDTH - On York Blvd. decrease number of lanes (take away 2 roadway lanes).	York PIC	April 3/06		
	TRAFFIC - On York Blvd. traffic needs to be slowed down, less traffic	York PIC	April 3/06		
	TRANSIT - Provide more HSR transit on York Blvd.	York PIC	April 3/06		
viii) Traffic speed	Reduce traffic speed - Main and King more pedestrian friendly, not 2 way.	Public Forum	January 26/06		Traffic - refer to Traffic Study to be undertaken
ix) Pedestrian access especially to open space areas	More accessibility over train tracks for pedestrians, to north via Locke to Waterfront; west to Kay Drage Park via Tom St. or Hunt St.	Public Forum	January 26/06		Open Space Develop. Cynthia Graham will discuss with Steve Barnhart re Trails Study. More public meetings to be held
x) Speed of Traffic	Better monitor traffic speed along York Blvd.	York PIC	April 3/06		
xi) Banners	add banners to represent different cultures	York PIC	April 3/06		
xii) Benches	more benches for seniors to walk and rest	York PIC	April 3/06		
xiii) Pedestrians	Make York Blvd. more pedestrian friendly. Currently very difficult to cross, unfriendly to walk (like airport run), too many cars & trucks speeding.	York PIC	April 3/06		
xiv) Safety	Make York Blvd. safer for pedestrians walking to Dundurn Castle	York PIC	April 3/06		
xv) Walkability	Improve walkability on York Blvd. by providing more cafes & point of interest to encourage walking along York Blvd.	York PIC	April 3/06		
xvi) Transportation Plan	Transportation plans are intertwined with land use options. Amount of intensification possible depends partly on road and parking capacity. Locke St. may focus on pedestrians & cycling and possibly dedicate a lane between Main & King. Need to ask public where they prefer to walk.	TAC meeting	July 27/06		Traffic
c) Alternate modes of transportation, including cycling and transit, will be enhanced and well-integrated into the land use concepts for the area.					
i) Cycling lanes	Add more bicycle lanes on York Blvd. Present study is west of Dundurn only; consider also York Blvd to east of Dundurn	Public Forum	January 26/06		Public Works Brian Applebee is contact person regarding cycling. Study underway for area to the west.
ii) Public transit	Add cheaper buses that go directly downtown for shopping	Public Forum	January 26/06		HSR - check if transit issues will be included in Traffic study
iii) Public transit	Add transit ROW on York, Main and King St. for bus only travel	Public Forum	January 26/06		HSR / Traffic - clarify whether Transit included in Traffic Study
iv) Bike Lanes	Add bike lanes & delete planting strip on York Blvd. Provide bike route on/at Inchbury, to Victoria Park, Pier 4 & Dundurn Castle	York PIC	April 3/06		
d) Truck routes will be coordinated with land use and pedestrian enhancements to provide service while minimizing impact on the area.					
i) Trucks	No truck route on York Blvd. - fewer trucks & cars	York PIC	April 3/06		Public Works
ii) Truck routes	Truck routes on Main and Queen are an issue.	TAC meeting	January 17/06		Traffic
iii) Truck routes temporary in nature	Temporary truck routes related to Dundurn work - Public concerned, will these become permanent?	TAC meeting	February 16/06		Traffic
e) Parking, including both on-street and off-street parking, will be provided and managed to serve the needs of existing and new development. Sufficient parking will be required for new development					

i) Parking	Parking spill-over from nearby adjacent downtown area for Hess Village, events at Copps Coliseum, commuters	CAC meeting	January 19/06		Parking / Planning
ii) Traffic calming by means of on-street parking	Suggest 24 hour, 7 days per week parking on major streets	Email	January 26/06		Parking - refer to Traffic Study
iii) Parking at Victoria Park	Commuters and others parked cars at Victoria Park all day; Possible alternate location for such parking behind Big & Tall men's shop	TAC meeting	February 16/06		Parking
iv) Parking	Improve parking now and for future. No street parking; will hinder bus traffic. Occasional bays with wider sidewalks	York PIC	April 3/06		Parking
f) A Traffic Management Plan (or similar study) will be carried out for Strathcona, taking into consideration all relevant issues including those which have been identified during the secondary plan review and from other sources.					
i) Coordination of improvements needs/deficiencies	An overall transportation master plan has been approved for the area - details to be provided.	TAC meeting	July 27/06	in PW work program	Traffic
ii) Traffic study	Public Works will be undertaking a traffic study around fall 2006	TAC meeting	December 6/05	in PW work program	Public Works
iii) Transportation Plan	Public Works & Traffic staff may start working on Strathcona review by Fall 2006, after other projects are completed.	CAC meeting	April 6/06	in PW work program, timing & details tba	Traffic
iv) Transportation Plan	Preliminary comments from Traffic indicate they want Planning/residents to show there is a need for transportation/traffic studies in the area.	CAC meeting	April 6/06	in PW work program	Planning & Public
6. PARKS, OPEN SPACE AND RECREATION					
a) The function of parks and open space areas in the neighbourhood will be strengthened and improved in conjunction with the Trails Master Plan and other Parks Master Plans. Existing parks, and their function and size, will be recognized.					
b) The existing 3 Community Parks in Strathcona will be recognized and enhanced, to continue serving the active and passive recreational needs of Strathcona and the wider community. These are Victoria Park, for which a Master Plan has recently been developed; Kay Drage Park, with potential connections to the west; and Cathedral Park with potential connections to Dundurn Node.					
i) Victoria Park Master Plan	Open Space Development staff have been involved in preparation of this plan. Important to consider needs of overall community served by park not just Strathcona neighborhood. Planning can provide demographics to parks to assist	TAC meeting	December 6/05		Open Space Development staff to refine proposals in conjunction with input from public Planning staff have provided demographic data
c) Neighbourhood Parks will be recognized, maintained and enhanced to serve the active and passive recreational needs of local residents					
i) Tom St. Park	Tom St. Park needs upgrading and cleanup; possible connection or trail to Kay Drage Park			some work done in 2006	Open Space Development
d) Parkettes will be recognized as serving an important role in the provision of small local recreational spaces. The need for the provision of additional parkettes to serve areas in the north and south portions of the neighbourhood will be evaluated.					
i) Proposed parkette	Proposed parkette at north end of Locke Street	TAC meeting	December 6/05		Open Space Development to check
e) The existing role of Dundurn Park, which is a Museum Park, will be recognized and enhanced.					
f) The implications of the Recreation Needs Assessment Study for the Strathcona Neighbourhood will be incorporated into the plan and policies, and used to help evaluate the need for a public community / recreation centre.					
i) Community Centre	need for a meeting place facility where residents can meet informally and also to provide programming e.g. at Dundurn Park, elsewhere	Public Forum	January 26/06		Culture & Recreation; other depts.
g) Further greening of the neighbourhood, including additional trees, will be considered, as well as related approaches for greening such as the provision of community gardens.					
i) Tree Cutting By-law	How does the tree cutting By-law affect Strathcona? Is the By-law associated with Cultural Heritage Landscape guidelines? If trees are important to the quality of the area, the By-law may be involved. A summary of tree by-law, definitions and implications are needed.	TAC meeting	July 27/06		Community Planning & Design
ii) Preserve natural environment, green space and add to it	Maintain existing trees, and add more trees	Public Forum	January 26/06		Forestry to provide tree planting policies and budgets

iii) Community Gardens	Request to provide these in Victoria Park or Dundurn Park; fenced in ?	Public Forum			Open Space Development
iv) Plantings	Provide more trees, plantings, make it greener	York PIC	April 3/06		
v) Trees	Along York Blvd. - more trees and structured landscaping (maples, oaks, flowering). Provide bigger low maintenance trees & hardy.	York PIC	April 3/06		
h) The Hamilton Cemetery on York Boulevard will be maintained in accordance with appropriate City policies and procedures for cemeteries					
7. DESIGN OF DEVELOPMENT					
a) Design and massing of new development will consider the impact of height, shadow effects, and views on existing development.					
b) Location of Higher Buildings and Intensification will be identified in the Secondary Plan					
i) Control Development	Do not allow development that will bring dramatic change to disrupt the tranquility of the area	Public Forum	January 26/06		Overall principle
viii) Height of Buildings	Minimize building heights. The neighbourhood supports "high-end" condos, but limit to 5 storeys	York PIC	April 3/06		
c) Urban Design Guidelines will be prepared					
ii) Control Development	Do not allow development that will bring dramatic change to disrupt the tranquility of the area	Public Forum	January 26/06		Overall principle
iii) Architectural guidelines needed for new development	For Good Shepherd project future phases and other development	Email	January 27/06		Planning staff - Design group to advise, policies to be prepared
iv) Billboards	No billboards wanted	York PIC	April 3/06		
v) Canopies	No Canopies	York PIC	April 3/06		
vi) Gateway	Buildings to reflect gateway image/feel	York PIC	April 3/06		
d) Views & Vistas will be identified and preserved					
vii) Dundurn Park	Views to the Bay are to be opened up in 7 key locations, near Dundurn Park and Harvey Park	TAC meeting	December 6/05		Forestry Staff have provided detail
e) Building Height for existing and new development will be identified. Gateways will also be identified, including one in the Downtown Secondary Plan.					
i) Gateway	Buildings to reflect gateway image/feel	York PIC	April 3/06		
f) Development that borders on other neighbourhood boundaries shall recognize and consider adjacent land uses and policies, including the Downtown Secondary Plan, West Harbour Secondary Plan, Ainslie Wood Westdale Secondary Plan, and Kirkendall Neighbourhood Plan. On edge streets, such as Main and Queen, both sides of the street should be considered, even though one side is outside the study area					
g) Streetscape Master Plans will be prepared for major streets to identify enhancements to the pedestrian realm and other design matters.					
vi) Trees	Along York Blvd. - more trees and structured landscaping (maples, oaks, flowering). Provide bigger low maintenance trees & hardy.	York PIC	April 3/06		
vii) Art	sculptures suggested	York PIC	April 3/06		
8. INTENSIFICATION					
a) Residential Intensification is necessary in order to maintain and enhance the quality of the neighbourhood, and to provide a robust, vital, healthy neighbourhood which is self-sustained and growing. Without it, the neighbourhood population will decline.					
b) The density targets and needs identified in the GRIDS study, as well as in the Provincial Policy Statement (PPS) will be incorporated into land use concepts.					
ii) Density	Some people don't want higher densities	Public Forum	January 26/06		Community Planning
c) Four Corridors (York, Main, King & Queen) spread intensification throughout community and help reinforce the pedestrian environment along these major roads. Redevelopment here will be achieved by encouraging infill and consolidation of properties. Definitions from GRIDS shall be used regarding these corridors, which include:					
d) Nodes - The definition of node from GRIDS will be applied to the identification of nodes within Strathcona, with 3node options identified in three land use concepts. A Node is defined as a central focus or core that centers a community and often contains a mix of commercial, residential and civic buildings, open spaces or commons.					
e) Mixed Use Development is to be encouraged along arterial roads to help strengthen commercial areas.					

iii) Mixed Use	Along York Blvd. provide more mixed use (commercial/residential), ground floor businesses; possibly residential above.	York PIC	April 3/06		
i) Business	Provide mixed use along corridors (green grocer, baker, fish shop, restaurants) and/or grocery store.	York PIC	April 3/06		
ii) Business	Encourage new businesses (i.e. day care, multicultural shops, etc.) to locate in Strathcona. Ask current business owners for their opinion as to what would attract new business.	York PIC	April 3/06		
iv) Pedestrians	Provide cafes, seating areas, patios on sidewalks along York Blvd.	York PIC	April 3/06		
9. SERVICING					
a) The recommendations of the Master Servicing Plans will be integrated into preparation of the Secondary Plan for Strathcona					
ii) Sewer system	Sewer system is thought to be "aging"	CAC meeting	January 19/06		Public Works staff
iii) Odours	Sewer odour and/ or CSO odour a concern near Cathedral Park CSO	TAC meeting	February 16/06		Public Works
COMMUNITY STRATEGY					
a) Several issues raised during the study are not land-use related. These can be addressed by means other than the secondary plan, and will be directed to appropriate departments.					
Noise concerns	Hess Village has noisy bars, nuisances, and people go back to their cars in Neighbourhoods to drink - no police presence or RIDE checks	Phone Call	January 26/06		Police and Noise enforcement issue
iv) Police Business Plans (Policy & By-law enforcement)	Police Dept. preparing business plan for each area of City regarding issues including Strathcona vicinity	TAC meeting	February 16/06		Police Dept. to be asked to provide
v) Policing (Policy and By-law enforcement)	A POP report should be available from Police on Dundurn Park issues including whether to add gates or not	TAC meeting	January 17/06		Police Dept. asked to provide
iii) Student Housing	Spreading to this area; impact, concerns re noise and property standards	TAC meeting	February 16/06		Planning and other staff especially through Community Strategy
iv) Housing	If affordable housing is being proposed, ensure that it is well maintained	York PIC	April 3/06		
iv) Park cleanliness	Park maintenance not good e.g.. Dogs	CAC meeting	February 23/06		Public Works
v) Light glaring at houses	Victoria Park lights near baseball diamond to be directed from homes	TAC meeting	February 16/06		Open Space Development
ii) Events	Create more events, programs at Dundurn Castle.	York PIC	April 3/06		
ii) Historic Sites	Can a plaque be installed at the Sisters of St. Joseph building, which was used for WWII orphans, in honour of its history & past use.	CAC meeting	February 23/06		Cultural Heritage staff
iii) Historic Sites	At Loretta site, plan to commemorate history	CAC meeting	February 23/06		Cultural Heritage staff
iv) Historic Sites	Recommended that historical significance of area buildings and people be paramount in plans, due to unique history, many generations	CAC meeting	February 23/06		Cultural Heritage Staff
viii) Park	Use land at Inchbury for passive park, historic.	York PIC	April 3/06		
vii) Inchbury	Historic park; passive with fountain; art, multishops	York PIC	April 3/06		
v) Historic Tour of Neighbourhood	Historical walking tour of Strathcona is needed; try to put into school curriculum, plaques. - put a plaque on site of Crystal Palace landmark - Murals of past history images suggested - Heritage signs and murals in proposed HCD - Public Art needed e.g.. statue of historian in park - York Blvd. gateway a good place for public art	CAC meeting	February 23/06		Cultural Heritage Staff

**STRATHCONA SECONDARY PLAN
SUBMISSIONS AND RESPONSES**

Reference No.	Option 1 - Corridors	Option 2 - Edge Nodes	Option 3 - Central Node	Height of Buildings	Streets for Pedestrian/transit Improvements	Other Comments	Follow-up/ Questions
1		Liked idea of mixed high density at nodes	Disliked ideas: blocked views, too central. Liked pedestrian connections with smaller streets		More bike lanes and narrow York Blvd. to allow for more useable space along the sides	Create more year-round public washrooms in Victoria Park	Fortino's Plaza is a pedestrian/traffic nightmare - How would this be remedied?
2			Most Preferred Option	York Blvd: 3-4 Storey (Ex. Salvation Army Building)	Florence & Pearl - Not Accessible. Dundurn (Between York & Main) - Wider Sidewalk, more accessibility and Green Space	Keep area as is with more pedestrian accessibility, transit and green space	
3					Dundurn St - It is almost impossible to cross safely - early morning and late afternoon. Solid traffic between York St. and King St.		
4			Any change will cause more traffic and less parking at Locke N and York St	4-5 Storey and Parking in the rear of Building	Locke St. N (from King to Barton) wider sidewalks on the Park side.	More cars than available parking on Locke Street N from Florence to York. (Bad corner light system)	
5		Liked Main, King South, and Locke but not York St. and would like a redeveloped node of Queen and York.		2-6 Storey limit	More bike routes along Locke. Improvements at all major intersections needed		
6	Get trucks off Main and King (suggest more along York and a new corridor for 403)	Residential increase at Dundurn/King/Main area puts more people with heavy traffic.	Dislike idea of blocked views and increased traffic by Castle	Low rise to be able to see traffic safely	Move Pearl St crosswalk across King St. to the east side of Pearl. Improvements needed at : King/Main sections/Locke	Future will see less truck transport and need for more walking distance stores. Too many truck routes - Pedestrians forced to walk within a foot of traffic. Neighbourhood gardens must be considered. Climate change concerns will effect how houses will be built (more vegetation..)	
7	Interesting, but not feasible	Liked idea of a pedestrian friendly node in the existing Dundurn Plaza and how the higher density feeds into the Main/King corridors. Feasible.					
8	Weak Option. Does not facilitate the kind of attractive re-development that would benefit the neighbourhood. Careful not to encourage return to the York St of the 1950s and 60s (Eyesore and embarrassment)	Support. Easiest to develop and neighbourhood benefits from attractive, people friendly commercial and residential growth	Focused too much on Locke St alone. Property consolidation would appear to be difficult and time-consuming. Would like to see some of Locke St. proposals incorporated into Option 2	6 storey?	Intersections of Dundurn and Main and King - Fast traffic proposes risk to pedestrian safety. Should be equipped with red-light cameras.		
9	Like- the pedestrian improvements. Dislike- developers might not like it because it may not be economically realistic. Don't restrict ideas, let creativity flow. Work things out during the planning process.	This idea seems to be the most flexible. It includes a number of uses for certain areas. The improvement of the Dundurn street area is a good idea. We must also look at the plans for downtown and be sure not to replicate them. We have too many redundant land uses as it is.	Like - Small park along Locke. The area between King and Main (i.e. a disaster) Dislike - One Node, there should be many.	10-12 stories. If there is a great development proposal and it is only economically passible with a larger building, we must go for it!	(1) Queen between Barton and King. (2) York - more so when the bike/walking bridge is built.	(1) I believe that any proposal should be looked at and taken seriously. It seems that we miss opportunities and scare off developers by inaction and constant opposition to new ideas. (2) Modern world class buildings are an asset to the city. Buildings do not have to look like or replicate older ones just to fit in! The building at the corner of Queen and York is a great example.	



Subject: Public Information Centre - Strathcona Secondary Plan Meeting Summary

Date: Thursday April 24, 2008

Time: 6:00 – 8:30 p.m.

Location: Erskine Presbyterian Church Hall
19 Pearl Street North, Hamilton

In Attendance:

Interested Citizens

▶ About 15 residents, property owners, builders, developers, consultants and others.

City Staff:

Councillor Brian McHattie

▶ Councillor, Ward 1

Brenda Khes

▶ Senior Project Manager, Community Planning and Design

Ken Coit

▶ Urban Designer, Community Planning and Design

Vanessa Grupe

▶ Senior Planner, Community Planning and Design

Danielle Stevens

▶ Planning Technician, Community Planning and Design

MATTERS DISCUSSED

ACTION BY:

- Councillor McHattie opened the public meeting with an introduction to the presentation and an explanation of the current approved Strathcona Secondary Plan. He provided a brief definition of land use and the process for preparation of a Secondary Plan.
- Vanessa Grupe reviewed the Strathcona Secondary Plan study process to date and identified the study area. She outlined the main components of the Preferred Land Use Concept including residential land use types, parks, roads, sidewalks, heritage features and densities
- Vanessa provided a summary of the 3 land use options previously presented to the public. She noted how elements from these options were selected based on input from staff and citizens to prepare the Preferred Land Use Concept.
- Ken Coit outlined Urban Design aspects of the Preferred Land Use Concept such as views and vistas, building heights, shadowing, land use compatibility and other matters to be considered.

MATTERS DISCUSSED

ACTION BY:

- Vanessa concluded the presentation by noting that the Secondary Planning process will be finalized after the Transportation Master Plan (TMP) is complete. These two studies are inter-related and the TMP findings may impact the land use concept. Vanessa encouraged attendees to complete and return their comment sheets, and opened the floor for questions and discussion.

1. Questions/Comments made by the members of the public

- An attendee asked about the timeline for the Transportation Master Plan.
- Vanessa replied that Public Works staff anticipates the study, which is just getting underway, will take about 1 year from start to completion.
- An attendee asked why the City is encouraging development i.e. new buildings to be located close to the street.
- Ken explained that having buildings relate to the street is a way of ensuring a pedestrian-scale environment. When there are large areas in the front of private buildings, these may be used for parking. Or for large public buildings such as the School Board building, the large front yard is used for landscaping and is seen as public space.
- An attendee asked regarding the new hotel that was built on Caroline, why is the entrance in the back?
- Ken answered that the building was built before current policies were in place to keep buildings street-related, which may explain the entrance.
- An attendee asked if the proposed plan conforms to provincial policies.
- Vanessa replied that yes the plan proposed by the City meets the intent of the provincial policies which encourage intensification within the built boundary. There are density targets for some areas such as Downtown and suburban expansion areas. For other areas such as Strathcona, 40% of annual growth is to be within the built-up area by 2015 and thereafter.
- An attendee asked if the numbers that are being proposed in keeping with the Setting Sail Secondary Plan and other secondary plans in the area.
- Vanessa replied that the residential density ranges used for Strathcona are the same as for the Setting Sail Secondary Plan.
- An attendee asked whether developers could propose buildings which are 12 storeys in height, instead of the 8 storeys proposed, as an example.
- Vanessa answered that developers can apply for an amendment to allow a different height than what the City proposes. However, once the Secondary Plan is adopted as an Official Plan Amendment, it would become binding and the City would need a good reason to revise it.
- An attendee asked why cycling routes along Dundurn St. N. are not identified on the concept as a pedestrian improvement area. Could the improvement area be extended north of Main Street on Dundurn?
- Vanessa said staff would consider this requested extension of the pedestrian improvement area. Most of these match the bike route system.
- Councillor McHattie added that the Transportation Master Plan will also be addressing the matter of pedestrian improvements. Creating an appropriate Land Use Plan will guide the Transportation Master Plan.

**Vanessa/
Danielle**

MATTERS DISCUSSED

ACTION BY:

- An attendee noted there is a bus stop on Main Street between Dundurn and Locke. There is no traffic control to allow people to readily cross Main Street at this location. People are therefore forced to walk a half block to either intersection, or get off a stop earlier or later.
- Vanessa replied that there could be operational reasons for this lack of a transit stop here. This comment can be passed along to the TMP.
- Another attendee noted that Main Street is a truck route. Although some citizens would like to get trucks off of Main Street, this is not reasonable.
- Vanessa noted the City is considering allowing some local commercial uses on the lands adjacent to Victoria Park. Such uses would further promote walkability in the area.
- An attendee asked whether such commercial uses would be legal.
- Vanessa noted such local commercial could be permitted through amendments to Official Plan policies and the Zoning By-law.
- Councillor McHattie noted that an example of such a use would be a café in the former fire hall, serving local residents who could walk there.
- An attendee asked about a bar on King St. at Locke, as to whether they may have lost their liquor license.
- Councillor McHattie said he wasn't sure about the license status, but he hasn't seen signs of an active business at this location recently.
- An attendee asked whether the secondary plan would affect or reduce the amount of available parking in Strathcona neighbourhood.
- Vanessa replied that public input has identified a shortage of parking as a concern. New developments will be required to provide sufficient parking on-site. Policies will provide clarification about required parking.
- Ken said new parking would mainly be underground or in the building on the first few floors, rather than surface parking
- An attendee noted costly underground parking might be a deterrent.
- Vanessa said all of the factors relating to current trends in driving, including fuel prices, would affect people's travel decisions.
- An attendee wanted to know if the proposed Good Shepherd building on King St. met all policies.
- Ken replied that the proposed building was higher then expected. Since a future road widening is proposed by Public Works, staff is trying to work with a zero lot line.
- Councillor McHattie added that the building is set far back now even with the road widening.
- Vanessa noted that the Good Shepherd site is being designated as a Special Policy area in the Land Use Plan for Strathcona, to ensure that the intent of the OMB decision is carried out
- Another attendee pointed out that due to the large set back it's a great opportunity to provide public space.

**Vanessa/
Danielle**

MATTERS DISCUSSED

ACTION BY:

- An attendee asked what power or authority is associated with a Secondary Plan.
- Vanessa explained that a Secondary Plan is an Official Plan amendment. Once approved, the Secondary Plan will be adopted as part of the City's Official Plan, which is binding. Any revisions after that point will require an extensive amendment process.
- Ken added that this binding status of the Secondary Plan makes it an effective tool for achieving desirable urban design. Almost all developments require some type of applications, such as Site Plans, Zoning By-law Amendments, Official Plan Amendments, etc. When urban design requirements are only contained in the form of suggested guidelines, they are more difficult for City staff to achieve.
- Brenda concluded by thanking attendees and encouraging them to attend future public meetings on the Transportation Master Plan in order to provide comments on transportation matters. Planning staff will also pass along the comments from this public meeting to the TMP study process.
- Meeting adjourned at about 8:25 pm.

Meeting summary prepared by Danielle Stevens, City of Hamilton

**All Attendees/
Vanessa/
Danielle**

DRAFT