

Bill No. 208

CITY OF HAMILTON

BY-LAW NO. 05-208

To Adopt:

Official Plan Amendment No. 201 to the former City of Hamilton Official Plan;

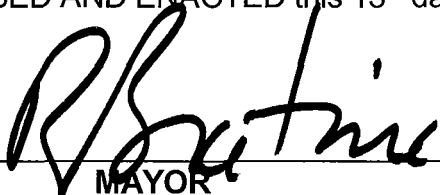
Respecting:

Ainslie Wood Westdale Secondary Plan

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

1. Amendment No. 201 to the Official Plan of the City of Hamilton Planning Area consisting of Schedule 1, hereto annexed and forming part of this by-law, is hereby adopted.
2. It is hereby authorized and directed that such approval of the Official Plan Amendment referred to in sections 1 and 2 above, as may be requisite, be obtained and for the doing of all things for the purpose thereof.

PASSED AND ENACTED this 13th day of July, 2005.


MAYOR


CLERK

**Amendment to the
former City of Hamilton Official Plan**

The following text, together with:

- Schedule “A” (Schedule “B” - Special Policy Areas, City of Hamilton Official Plan, City of Hamilton Official Plan);
- Schedule “B” (Schedule “G” - Planning Units, City of Hamilton Official Plan);
- Schedule “C” (Schedule “N-1” – General Land Use, Ainslie Wood Westdale Secondary Plan);
- Schedule “D” (Schedule “N-2” – Cultural Heritage Landscapes, Ainslie Wood Westdale Secondary Plan);

attached hereto, constitute Official Plan Amendment No. 201 to the City of Hamilton Official Plan.

Purpose

The purpose of the amendment is to:

- Incorporate the Ainslie Wood Westdale Secondary Plan into the former City of Hamilton Official Plan to identify the land uses, densities, development forms, cultural heritage features, development standards, and provide for protection of existing natural features.
- Amend various policies and the land use Schedule to reflect the principles and policies contained in the Secondary Plan.

The effect of the Amendment is that the Ainslie Wood Westdale Secondary Plan will be included within the Official Plan for the former City of Hamilton and it will establish the policy framework to guide the development and redevelopment of lands within the Ainslie Wood Westdale planning area.

Location

The lands affected by this Amendment are located in the area that extends west of Highway 403, from the Escarpment to Cootes Paradise, and westerly to the former City of Hamilton limits/Dundas town limits. These lands include:

- Ainslie Wood – located south of Main Street, east of the Hydro corridor, west of Kingsmount Street / Clifford Street;
- Ainslie Wood East – south of Main Street, west of Highway 403, and east of Kingsmount Street / Clifford Street;
- Ainslie Wood North – north of Main Street, west of Cootes Drive to the former Hamilton City limits along Ancaster Creek;
- Ainslie Wood West – south of Main Street and Osler Drive, west of the Hydro corridor to the former City of Hamilton limits and the Escarpment
- Cootes Paradise “B” – east of McMaster University, west of Parkside Drive / Parkview Drive, and north of Oak Knoll Drive;
- Westdale North – east of Parkside Drive / Parkview Drive, west of Highway 403, and north of King Street; and
- Westdale South – east of McMaster University, west of Highway 403; north of Highway 403 / Main Street, and south of King Street / Marion Avenue. / Oak Knoll Drive; and
- McMaster University, including McMaster Hospital, located in the Cootes Paradise “A” neighbourhood.

The lands affected by this Amendment are illustrated on a map identifying the Planning Area, Ainslie Wood Westdale Secondary Plan, as shown on Schedule “B” to this Amendment.

Basis

The intent of this Amendment is to establish a detailed land use framework for the neighbourhoods within the Ainslie Wood Westdale Planning Area and to incorporate these lands into the former City of Hamilton Official Plan. The basis for permitting this amendment is as follows:

- The Secondary Plan is consistent with the Hamilton-Wentworth Official Plan and the Provincial Policy Statement as it accommodates a range of densities and mix of uses to meet residents’ long-term needs, it identifies opportunities for intensification and redevelopment, and provides for a full range and equitable distribution of publicly-accessible built and natural settings for recreation.
- The proposed Secondary Plan does not detract from the general intent and objectives of the Greenbelt Plan as the lands that are subject to the Amendment are within the urban area.

- The proposed policy framework for lands in Ainslie Wood Westdale is in conformity with the general intent and objectives of the former City of Hamilton Official Plan.
- The Secondary Plan is an effective tool for consolidating and addressing land use related issues in the neighbourhood plans and providing policy guidance for the neighbourhoods in the area.

Actual Changes:

(1) City of Hamilton Official Plan Schedule B – Special Policy Areas

- (i) Schedule “B” – Special Policy Areas is revised by adding all the lands occupied by McMaster University identified in the Secondary Plan as “Special Policy Area 1” and designating them as Special Policy Area 91, as shown on Schedule “A” to this amendment.
- (ii) Schedule “B” – Special Policy Areas is revised by adding lands owned by Henkel Corporation at 162 Ward Avenue, at the west end of Ward and Royal Avenues identified University identified in the Secondary Plan as “Special Area 2” (Henkel site) and designating them as “Special Policy Area 92” as shown on the attached Schedule “A” to this amendment.

(2) City of Hamilton Official Plan Schedule “G”– Planning Units

Schedule “G”– Planning Units is revised by incorporating all the lands located west of Highway 403, from the Escarpment to Cootes Paradise, and westerly to the former City of Hamilton limits / Dundas town limits as part of the new Ainslie Wood Westdale planning area, as shown on the attached Schedule “B” to this amendment.

- (3) The City of Hamilton Official Plan is amended by adding Schedule “N-1”, General Land Use, to the Official Plan as shown on the attached Schedule “C” to this amendment.
- (4) The City of Hamilton Official Plan is amended by adding Schedule “N-2”, Cultural Heritage Landscapes, to the Official Plan as shown on the attached Schedule “D” to this amendment.
- (5) Subsection “A.6” is to be revised by adding a new Subsection A.6.4 as follows:
“A.6.4 - Ainslie Wood Westdale Secondary Plan”.

INTRODUCTION

Purpose of Secondary Plan

The purpose of the Ainslie Wood Westdale Secondary Plan is to provide a framework for future land use for all areas within this community. The Secondary Plan consists of a land use plan and related policies to guide development and redevelopment. The plan will provide a guide plan for the next 20 years, and will be subject to amendments and review as may be required during this time frame.

Other non-land matters are addressed in the Community Strategy, which is outlined in a separate report. The Community Strategy is a guide plan for recommended actions by the City and other stakeholders, on matters such as student housing, by-laws and their enforcement, parking and communications.

Vision

The desired future state of the Ainslie Wood Westdale area, within the 20 year time frame of this plan, is a balanced stable community in which the diverse needs of all stakeholders are met. McMaster University and the surrounding community support each other by the provision of services and amenities. Residents are housed in high-quality neighbourhoods providing amenities suitable for various types of households. Tenants, including students and others, are offered a wide range of suitable housing choices and services. Development is well-designed and sustainable, considers future generations and respects the natural environment.

Goals

The Ainslie Wood Westdale community will provide a variety of residential densities, commercial, mixed use, open space and other areas to meet the diverse needs of its many citizens which include homeowners, students, business people, shoppers and others. The predominantly low density residential appearance of the Ainslie Wood Westdale neighbourhoods will be preserved and restored, with higher densities directed away from the single-detached areas, and towards appropriate locations such as along major roads.

Objectives

The main objectives of the Ainslie Wood Westdale Secondary Plan are to:

1. Provide a diversity of suitable housing choice for families, students, seniors and others.
2. Maintain low density, single detached residential areas, in terms of both appearance and use.

3. Ensure new infill housing and renovations are compatible with existing development.
4. Encourage development forms which are compact, to help provide opportunities to relieve pressures for urban expansion, such as higher densities and mixed use along major roads.
5. Provide employment choices within the area which are compatible with residential uses, allowing residents the option to live and work in close proximity.
6. Reduce conflicts between adjacent land uses by buffering and distance separation.
7. Retain all existing open space areas and natural areas, including significant features such as Cootes Paradise.
8. Provide commercial areas, especially along the King Street historic community core and along portions of other major roads.
9. Eliminate industrial uses, over the long term, except for light industrial uses and other types which are compatible with the area's predominantly residential character.
10. Conserve built heritage features, including buildings and areas of historical and architectural significance.
11. Enhance the design and identity of the Ainslie Wood / Westdale area by the addition of design features to accentuate streetscapes and gateways.
12. Recognize McMaster University and the McMaster University Medical Centre as major community stakeholders, which help to the define community identity, and contributes educational and employment opportunities.
13. Ensure that the transportation system provides for the needs of all citizens, encourages a compact urban form and enables the use of alternative travel modes.
14. Ensure that municipal infrastructure, such as water, sewers, storm water management facilities and public / private utilities are provided to adequately service the residents, businesses and institutions of this area.

POLICIES

6.4.1 RESIDENTIAL

The Ainslie Wood Westdale community will remain primarily a residential area, which will include a wide range of housing types. The community includes the Westdale historic

residential neighbourhood around the Westdale oval, and various residential areas with housing of different forms and densities. The residential policies will define the location and scale of each type of residential use, and will help ensure that a variety of residential types are provided to meet the needs of all area residents.

The residential areas are designated Low Density, Medium Density and High Density Residential as indicated on Schedule N-1. The policies which follow are applicable to each of these land use designations.

The residential policies are intended to help achieve the following objectives:

1. Provide a wide variety of housing forms for many types of households, including households of various sizes and age groups;
2. Encourage the maintenance of the appearance of low density housing, especially single detached homes, where possible;
3. Encourage new infill housing and renovations to be compatible with surrounding residential development;
4. Create opportunities for and direct higher densities, and mixed use commercial / residential development, to locate along major roads; and,
5. Ensure the protection of areas identified on the basis of cultural heritage characteristics.

Policies

6.4.1.1 General Residential Policies

- (i) A range of residential designations is provided, to help encourage a variety of housing types, forms and sizes. Rental housing is a very important element in providing a range of housing types.
- (ii) Higher residential densities are directed to major roads, namely arterial and collector roads, to new or redeveloped residential or mixed commercial / residential developments. Population densities should be reflective of average densities for similar higher density residential uses across the City.
- (iii) Changes to the existing housing stock, such as new infill construction and renovations, are to be comparable to existing housing styles on the same block and street. New construction is encouraged to reflect similar housing styles, massing, height, setbacks, and other elements of style as the adjacent homes, on the same block and street. The City will attempt to discourage the building-out of rooflines to convert dormers into a full storey. The City will limit overbuilding on properties, to maintain compatibility within the neighbourhood.
- (iv) Where there is no consistent style of homes on a street or block to determine the style for infill housing, such infill or renovations will be encouraged to be compatible

with the various housing styles on that street or block, reflecting one style or a suitable combination, rather than being of a height or style not found in the area.

- (v) Additional locations suitable for new medium and high density housing units, including units suitable for student housing, are identified, at various locations and densities, to help reduce the over-intensification of such housing in some residential areas. Housing forms which will be encouraged for future rental housing and student units include mixed use commercial / residential on major roads, low rise apartments, medium rise apartments, and rental rooms in owner-occupied houses.
- (vi) Property standards measures are recognized as important in the preservation of appropriate residential character.¹
- (vii) The heritage character associated with the Ainslie Wood Westdale residential areas will be preserved and enhanced by a number of means, as outlined in the Heritage and Urban Design policies, Section 6.4.11 of this Secondary Plan, including:
 - a) retention of buildings and areas which have been designated or listed as having historical or architectural significance; and,
 - b) recognition of Cultural Heritage Landscapes. The three Cultural Heritage Landscapes identified as illustrated on the Schedule N-2 are:
 - The planned suburb of Westdale, commercial core and residential;
 - The Veteran's Housing Area, a post-war housing area south of Main; and,
 - The Burke Survey, an early 20th century survey.
- (viii) Other complementary uses to be permitted in the Residential designations, in addition to those specified for each density type, will include home occupations, accessory uses, home day care, small residential care facilities, and small scale neighbourhood commercial and small community-based places of worship.

6.4.1.2 Low Density Residential

- (i) Low Density Residential areas permit single detached dwellings, semi-detached dwellings, duplexes, and street townhouses. These uses will include dwellings with accessory apartments. Single detached housing will be the primary form of housing in most of these areas, especially in the interior of neighbourhoods. Existing, legal 3, 4, and 5-plexes will be recognized as permitted uses.
- (ii) The residential densities associated with the Low Density Residential uses will generally be from 10 – 29 units per gross hectare. The area of Large Lots noted in Section 6.4.2 (iv) will have a lower density.

¹ Property Standards matters are addressed in the separate [Ainslie Wood Westdale Community Strategy](#).

- (iii) Where single detached housing presently exists in the interior of the neighbourhood, the maintenance of such low density housing will be preferable to new higher density housing forms.
- (iv) An area of Large Lots is recognized within the Low Density Residential category, located immediately east of McMaster University. Any future housing created through redevelopment in this area will retain this density, to help preserve this area's character. The boundaries of this area are:
 - a) For lands north of Sterling Street, this area is bounded by Mayfair Crescent, Sterling Street, Dalewood Crescent, and Oak Knoll Drive, also Mayfair Place and Oakwood Place.
 - b) For lands south of Sterling Street, this area is bounded by Forsyth Street, King Street, Whitton Road and Sterling Street, also including Forsyth Place.

6.4.1.3 Medium Density Residential

- (i) Medium Density Residential areas permit triplexes and multiple dwellings with 4 units or more, and townhouse developments up to 5 storeys in height. Additional height over 5 storeys may be considered, but will not produce any adverse shadow or wind impacts on adjacent low density residential areas. New low density uses will not be permitted in these areas.
- (ii) The residential densities associated with the Medium Density Residential uses will generally be 30 – 49 units per gross hectare.
- (iii) These Medium Density Residential areas are located along major roads, specifically sections of Main Street Wes and King Street West shown on Schedule N-1. Such uses may also be considered on other redevelopment sites where compatibility with adjacent uses can be ensured, in terms of such matters as building height and massing. Such sites will require an amendment to Schedule N-1 of this Plan.

6.4.1.4 High Density Residential

- (i) High Density Residential areas permit multiple dwellings to a maximum height of 10 storeys, except in the case of existing buildings which may be higher. Additional height is permitted for new buildings, provided it will not produce any adverse wind impact, or adverse shadow impacts on public space and/or private outdoor amenity spaces.
- (ii) The residential densities associated with the High Density Residential uses will generally be about 50 –125 units per gross hectare.

- (iii) These High Density Residential areas are located along major roads, specifically sections of Main Street WEST shown on Schedule N-1. Such uses may also be considered on other redevelopment sites where compatibility with adjacent uses can be ensured, in terms of such matters as building height, massing, and preservation of views. Such sites will require an amendment to Schedule N-1 of this Plan.

6.4.2 PARKS AND OPEN SPACE

Parks and Open Space areas are designated in many locations throughout Ainslie Wood Westdale, as shown on Schedule N-1. There are two classifications of these areas in the Ainslie Wood Westdale community, namely Parks and Open Space.

Parks provide green space areas, which are generally landscaped, for the enjoyment of local residents and other citizens, mainly for active pursuits including sports and recreation. These lands would also allow for passive use such as walking or sitting. This designation will include parks of a variety of sizes and functions, serving needs of the immediate neighbourhoods and wider portions of the community.

Open Space areas include natural areas such as Cootes Paradise, the Dundas Valley, and the Niagara Escarpment lands. These will include natural areas such as lands of environmental significance to be preserved and protected, and lands where passive recreational enjoyment such as walking or hiking can be permitted.

The objectives for Parks and Open Space uses are as follows:

1. Ensure that Parks and Open Space areas are retained and enhanced.
2. Preserve and protect Environmentally Significant Areas.
3. Restrict development from occurring on Hazard Lands.
4. Provide additional accessibility by means of multi-use trails on these lands.

Policies:

- (i) All existing Parks and Open Space areas in the Ainslie Wood Westdale area will be retained for use as parks and open space. These lands will not be redeveloped for other uses, to help ensure they are preserved for active and passive recreational uses, as well as for the enjoyment of views and vistas.
- (ii) Cootes Paradise, which is a Natural Area and an Environmentally Significant Area owned by the Royal Botanical Gardens, is encouraged to be protected from development to ensure that this natural area can be enjoyed by residents of the City of Hamilton and others. The Master Plan prepared by the Royal Botanical Gardens will provide further details and direction concerning the land use plan for these lands, in a manner which complements this Secondary Plan and is compatible with City policies.

- (iii) Walking trails will continue to be provided and enhanced throughout Cootes Paradise and the Royal Botanical Gardens lands. These trails will be designed to promote the enjoyment of these natural areas, and to preserve their integrity.
- (iv) The provision of any additional trails and multi-use pathways through the parks and natural areas will ensure that the integrity of these areas is maintained, especially the natural areas and Environmentally Significant Areas.
- (v) The existing C.P. (formerly TH&B) Rail corridor, which runs east-west through this area, as part of the Hamilton – Brantford Rail Trail will continue to be extended along the rail trail corridor to the east, as portions of the former rail line become available. The Transportation policies of this Secondary Plan provide further details. This trail will be designated as Open Space, since it is used for passive recreational uses.
- (vi) The provision of additional Parks and Open Space areas will be encouraged, should opportunities arise in future. Such additional parks will be especially encouraged in the area west of the Hydro corridor, within the western portion of the Ainslie Wood Westdale community. Consideration of such additional park land will be subject to the availability of City funds, and the overall need for parkland as identified in City policies such as the City of Hamilton Official Plan.

A. 6.4.3 MAJOR INSTITUTIONAL

Major Institutional areas are identified in the Ainslie Wood Westdale Secondary Plan to provide for the needs of citizens of the community and beyond. These areas permit such uses as governmental, educational, health, religious, residential and other major institutional uses. Specific examples of uses to be permitted will include schools, universities, colleges, hospitals and places of worship. These uses will be provided in a manner which ensures that the needs of local citizens are met, and in a manner which is compatible with adjacent land uses.

The objectives for Major Institutional uses in the area are to:

1. provide facilities for public use such as health, religious and government; and,
2. address the potential re-use of institutional buildings such as schools.

Policies

- (i) Existing Major Institutional uses within the Ainslie Wood Westdale area include McMaster University, McMaster University Medical Centre (Hamilton Health Sciences Corporation), other schools providing for various age groups, and several places of worship as indicated on Schedule N-1.

- (ii) McMaster University is located immediately adjacent to, and surrounded by, the Secondary Plan area. The University and adjacent Hospital will be recognized as playing a key role in defining the identity of the Ainslie Wood Westdale community.
- (iii) If school closures should occur in this area, and if public or separate school sites are made available for redevelopment, reuse of these Major Institutional lands will be encouraged to proceed on the basis of the following considerations:
 - a) Retention of the existing buildings, and adaptive reuse, where appropriate, will be preferable to the loss of existing buildings.
 - b) Preference will be given to the retention and provision of parks, open space, and recreational uses on school sites for use of the general public, where possible and where funds are available.
 - c) Land use compatibility with residential character will be a primary consideration, especially when such sites are located in the interior of residential areas.
 - d) In the event of adaptive reuse, preference will be given to uses which serve community needs, such as community centres, educational uses, day cares, adult day cares, seniors' centres, seniors' apartments, seniors care facilities, and places of worship.
 - e) Conversion of school buildings and / or sites to residential uses will also be considered appropriate.
 - f) Consideration will be given to impacts on local traffic and access, availability of parking, noise, environmental impacts, and other issues relevant to these sites.
- iv. The possible redevelopment of other Major Institutional uses, such as places of worship, and health facilities for other uses, will be subject to policy 6.4.3 (iii) above, with special attention to the compatibility of uses with residential character, and provision of sufficient parking.
- v. Development or redevelopment of Major Institutional sites for residential uses will be permitted, without the requirement for an amendment to this secondary plan or to the Official Plan.

6.4.4 COMMERCIAL

Commercial areas are designated in the Ainslie Wood Westdale community, to help provide for the shopping needs of local residents, as well as to provide specialty shopping areas for visitors. Commercial areas, in which commercial is the primary use, are indicated

on Schedule N-1. Mixed Use areas, which allow commercial and other uses, are outlined in Section A.6.4.5.

The objectives for Commercial areas are to:

1. provide commercial areas to serve the needs of local residents and visitors;
2. require the provision of appropriate amenities for commercial areas, including parking, signage, and streetscaping on public lands;
3. enhance appearance and encourage good maintenance of commercial buildings and areas.

Policies

- (i) Commercial areas permit an extensive range of commercial uses, including local / convenience shopping, retail stores, personal services, specialty shops, restaurants, gas stations, and other types of commercial. Forms of development will include individual establishments as well as plazas of various sizes.
- (ii) Areas designated Commercial will be located primarily along major roads, namely along portions of Main Street WEST as indicated on Schedule N-1.
- (iii) Building heights of up to three storeys are permitted for the Commercial areas.
- (iv) Commercial areas will front only onto the major streets, and will have access only onto these major streets. Minor adjustments to designations will be permitted without amendment to this plan.
- (v) Limited residential uses and institutional uses will be permitted in conjunction with commercial in the Commercial areas, in the form of mixed use buildings. The retention of commercial uses on the ground floor is required.
- (vi) Commercial uses will be enhanced by the provision of appropriate amenities, including parking, access, streetscaping measures, emphasis on design for infill and renovations, and others as may be appropriate.
- (vii) The appearance and maintenance of commercial areas will be considered important. Site plan control, design guidelines, and other tools will be used to ensure appropriate design of all new and redeveloped commercial properties.
- (viii) Financial incentive programs to enhance the appearance of commercial areas will be provided within the framework of existing planning legislation for areas designated as Business Improvement Areas (BIAs). The establishment of new BIA areas, or new funding programs, may be considered where these would be appropriate, and in keeping with relevant legislation.

6.4.5 MIXED USE

Mixed Use areas are designated in the Ainslie Wood Westdale community which include commercial, residential, institutional and other uses located in combination or individually. These areas are indicated on Schedule N-1.

The objectives for Mixed Use areas are to:

1. encourage mixed use, with residential apartments on upper floors of commercial buildings located along major roads, namely arterial and collector roads, with higher densities to support use of infrastructure;
2. provide commercial areas in combination with other uses to serve the needs of local residents and visitors;
3. support the destination shopping role of the Westdale core area along King Street, which serves the local community as well as a wider regional market;
4. require the retention of commercial uses on the main floor in the Westdale commercial area; and,
5. require the provision of appropriate amenities for commercial areas, including parking, signage, and streetscaping on public lands;
6. enhance appearance and encourage good maintenance of commercial buildings and areas.

Policies

- (i) Mixed Use areas permit residential, commercial, or institutional, either as a stand alone development or in a mixed use building.
- (ii) These Mixed Use areas will be located, as identified on Schedule N-1, along portions of arterial and collector roads, namely Main Street West, King Street West, and in other areas.
- (iii) Building heights for Mixed Use Areas are permitted to be up to 3 storeys in height. Building heights of 4 to 6 storeys may be considered in specific areas, such as opposite McMaster, as noted in policy 6.4.5 (ix)
- (iv) Other building forms may include low rise apartment buildings which are entirely residential, other residential uses subject to the Medium Density Residential policies, and low rise commercial buildings, subject to policy 6.4.5 (iii)
- (v) Building forms in Mixed Use areas will be in keeping with the predominant character of the surrounding area with respect to materials, roofline and setbacks.
- (vi) The residential densities associated with the Mixed Use areas will generally be about 30 – 49 units per gross hectare.

- (vii) Depth of the Mixed Use areas will only front onto the major streets, and will generally have access only onto these major streets. Minor adjustments to designations will be permitted without amendment to this Plan.
- (viii) Provision of sufficient parking to accommodate both residential and commercial uses will be required for the Mixed Use areas. Shared use parking should be considered where appropriate.
- (ix) Future uses for lands designated Mixed Use on the south side of Main Street WEST, opposite McMaster, will be encouraged to reflect the following characteristics:
 - (a) Uses such as mixed use commercial/residential, including rental residential units, and educational facilities including classrooms, offices, and amenities; and,
 - (b) Building heights of up to 3 storeys. Increased building heights of up to 4 – 6 storeys may be considered, if it can be demonstrated that this will not produce any adverse shadow impacts on public spaces and/or private outdoor amenity spaces. This may include consideration of comprehensive development of the entire block, including Main Street frontage and the existing residential lands to the rear, and terracing of buildings; and,
 - (c) Provision of satisfactory access and parking; and,
 - (d) Measures to ensure the safety of pedestrian traffic crossing Main Street West in this area; and,
 - (e) Street beautification by the City of Hamilton.
- (x) The Westdale commercial area located on King Street WEST between approximately the eastern leg of Cline Avenue North and Newton Avenue is designated as a Mixed Use area and reinforced as the traditional heart of the area and a community focus for Ainslie Wood Westdale. A mixture of commercial and residential uses will be encouraged here to provide a balance. The needs of the Westdale commercial area may be addressed by means such as:
 - (a) Commercial designations and zoning which supports mixed use buildings, namely ground-floor retail such as shops, office, convenience commercial, and apartments on upper floors. Uses not permitted will include gas bar, other automotive and large scale retail;
 - (b) Enhancements to streetscapes and other urban design measures;

- (c) Mixed use developments within the BIA area between Newton and Cline, which are adjacent to low density residential areas, will be no more than 2 storeys in height; and,
 - (d) Consideration by the City of strategies to provide additional parking for this area, including implementation of changes through the zoning by-law.
- (xi) Financial incentive programs as approved under Section 28 of the Planning Act (as may be revised) will continue to be provided for the Westdale commercial core area along King Street West. The addition of any new financial incentive programs will be undertaken only with the proper approval of such programs under the Planning Act or other applicable legislation. Funding programs will be investigated to enhance and upgrade the appearance of the commercial areas along arterial roads in Ainslie Wood and also for residential intensification projects. These may include programs similar to the façade restoration program, or other programs, to encourage property owners to upgrade and / or restore storefronts.
- (xii) City investment in the infrastructure of commercial areas, such as improvements to lighting and amenities in various areas including the Westdale commercial core area on King Street West, may be proposed through various studies. These will be used to help promote additional private investment and upkeep in these areas. Such improvements and associated costs will require approval by Council, through the budget processes, once specific studies are prepared.
- (xiii) Outdoor patios are recognized as a land use which generates concerns within the community, although there are different concerns related to the residential areas and the business community:
 - (a) These patios will be encouraged to locate at an acceptable distance from low density residential areas, to help address concerns such as music and other noise;
 - (b) These uses should be encouraged to locate within the Westdale commercial core area along King Street West provided that they are located directly in front of the establishment and along the King Street frontage;
 - (c) Other preferred locations for these uses will be in transitional areas, such as former industrial sites, or along other arterial roads where they do not back directly on residential areas; and,
 - (d) Visual buffering and distance separation to adjacent uses will be required by means of the site plan process.

6.4.6 INDUSTRIAL

Industrial uses are recognized as an important land use in the Ainslie Wood Westdale area in the past, and to a lesser extent in the present. Heavy industrial uses will be discouraged and phased out in the long term, due to the primarily residential nature of this community. Light industrial and prestige industrial uses will continue to exist in the area for the foreseeable future, including research type uses with potential to accommodate uses related to the University's activities. Light Industrial lands are designated on Schedule N-1.

The planning objectives associated with these industrial areas are:

1. ensure the compatibility of existing industrial uses with the overall community;
2. facilitate the transition of heavy industrial sites to other uses such as light industry when these sites redevelop; and,
3. recognize the potential of industrial sites to serve McMaster's needs, such as for research functions, with the land uses characteristics of light industrial.

Policies

- (i) Lands presently used for industrial purposes such as heavy manufacturing will be encouraged to convert in the long term to less intensive uses such as light manufacturing, when the existing uses cease. This transition will be a gradual process, carried out in consultation with existing industrial property owners and the community. The existing industrial uses will be encouraged to relocate to appropriate industrial areas in Hamilton.
- (ii) Building heights for Industrial areas will be permitted to be up to 5 storeys in height.
- (iii) Any review of the Zoning By-law provisions for industrial sites in this area will restrict the permitted uses, to permit only light industrial, and exclude heavy industrial and other uses which are incompatible adjacent to residential areas.
- (iv) Small scale institutional uses will be considered a permitted use in Industrial areas.
- (v) In locations where existing light industrial uses do not generate extensive adverse impacts, such as noise, air pollution and traffic, and where they are located adjacent to compatible land uses such as industry, utility corridors, or major highways, these existing light industrial uses will be encouraged. Examples include portions of the Rifle Range / Ewen Road area, and the Glen /Tope area near Highway 403.

- (vi) In instances where existing industrial uses are located directly adjacent to residential uses, the voluntary introduction of buffering measures will be encouraged, such as landscaping and / or noise and visual barriers. For any new light industrial uses, buffering measures will be required through the site plan process.
- (vii) Where industrial owners wish to remain on their existing sites in the Ainslie Wood Westdale area, communication between the industrial owners and local residents is encouraged, so that any adverse impacts and other concerns can be resolved.²
- (viii) The reuse of industrial lands will consider the prior industrial uses on these sites, and will ensure that any remaining environmental contamination is remediated to the satisfaction of the Ministry of the Environment and the City of Hamilton, prior to the lands being redeveloped for any other use.
- (ix) The establishment and extension of programs and funding for the rehabilitation and reuse of industrial lands will be encouraged to include lands in the Ainslie Wood Westdale area. An example would include any possible expansion of the brownfields funding program, to facilitate the rehabilitation of these lands.
- (x) McMaster University will be encouraged to consider the use of vacant or transitional industrial lands in the Ainslie Wood Westdale area for educational uses, research facilities and other uses. Such redevelopment would be subject to any requirements for rezoning and / or submission of a site plan indicating landscaping, adequate parking and access to help ensure compatibility with surrounding uses.

6.4.7 UTILITIES

The high transmission hydro corridors in the Ainslie Wood Westdale area are designated as Utilities. These areas are reserved for the types of uses which are permitted on and compatible with the hydro towers and the associated open space lands. Compatibility between these Utilities areas and the surrounding land use areas will be ensured. Utilities areas are designated on Schedule N-1.

The objectives for the Utilities lands are to:

1. preserve the integrity of the open space areas associated with these areas; and,
2. ensure compatibility between Utilities areas and other areas.

Policies

- (i) The hydro corridors which are located in the Utilities designation within Ainslie Wood Westdale are recognized as long-term uses during the timeframe of this plan. The hydro towers and lines within these corridors, which run north-south from the

² Communication measures are addressed in the separate [Ainslie Wood Westdale Community Strategy](#).

Escarpment to Ancaster Creek, and east-west near the base of the Escarpment, are anticipated to remain as features which dictate the use of these lands.

- (ii) Land uses within the Utilities area include some passive recreational and open space uses. Utility corridors will be considered a good location for secondary uses such as trails for pedestrians and cyclists, parking areas, community open space and possibly community gardens. Facilities for active recreational uses will not be encouraged on these lands.
- (iii) These lands may be used for other utilities functions, such as storm water management facilities and underground sewer storage / treatment facilities. Such uses will be designed in a manner so as to minimize any adverse impacts on surrounding uses such as residential areas.
- (iv) The regulations of Ontario Hydro, Hamilton Hydro and any other affected utilities agencies, as well as City policies and regulations regarding these lands, will be adhered to in the design of all facilities and development on these lands.
- (v) Public and private utility facilities shall be permitted in all land use designations except the Open Space Environmentally Significant Areas and Hazard Lands designations where exceptions will only be permitted in limited circumstances where deemed necessary by the City and subject to detailed engineering designs to be approved by the City.
- (vi) The City supports where feasible the provision of electronic communication technology involving high capacity fibre optics to enhance telecommunication services within the Secondary Plan area.
- (vii) All interested telecommunications providers and other utilities wishing to be located within a development area should be located within an initial common trench, whenever possible, to avoid unnecessary over digging and disruption on municipal rights of way.

6.4.8 OPEN WATER

Several sections of the Ainslie Wood Westdale area are contained within the Open Water designation, as indicated on Schedule N-2. These will include portions of Cootes Paradise, located at the northern edge of the neighbourhood, where the shoreline cuts into the neighbourhood boundary.

The objective of the related policies is to preserve the natural environment associated with the Open Water areas.

Policy

- (i) The portions of Cootes Paradise designated Open Water in the Ainslie Wood Westdale area are:
 - (a) considered as part of the Cootes Paradise Environmentally Sensitive Area;
 - (b) used primarily for non-motorized boating purposes;
 - (c) to be preserved for aesthetic, ecological and scientific activities; and,
 - (d) will remain covered by water and will not be filled, reclaimed or otherwise altered.

6.4.9 SPECIAL POLICY AREAS

Special Policy Areas are designated to address specific sites for which the identification of future land designations and policies involves a greater degree of complexity. The policies in this Section provide more detailed guidance than contained in the other sections of this Secondary Plan. These sites include large parcels with options for future use, and for which performance standards are especially important.

The sites within the Ainslie Wood Westdale community which are defined as Special Policy Areas are:

- Special Policy Area 91 – McMaster University; and,
- Special Policy Area 92 – Lands at the West End of Ward and Royal Avenues (Henkel site).

These Areas are indicated on Schedule N-1

6.4.9.1 Special Policy Area 91 - McMaster University

The lands owned by McMaster University, located north of Main Street West, west of Forsyth, south of Cootes Paradise, east of Cootes Drive, as well as the West Campus (west of Cootes Drive) are designated as Special Policy Area 91 in the Ainslie Wood Westdale Secondary Plan.

McMaster University is recognized as one of the most significant land use features in the Ainslie Wood Westdale community, due to its size in area, number of students, employees and buildings. The University and its activities are acknowledged as having major impact on the community and the local economy, as well as on the students and other people whom it serves. The University has prepared its own comprehensive master plan document for land use, which will be used to guide the direction and specifics of campus development.

The objectives for Special Policy Area 91 are to:

1. recognize the comprehensive planning exercise contained in the Campus Master Plan, while acknowledging the flexibility inherent in the Campus Plan;
2. help ensure that the policies in the Campus Master Plan and the Secondary Plan are compatible, recognizing the inter-relation between the University and the community; and,
3. provide for an appropriate transition between the University and the surrounding community, at the campus edges and for the lands directly south of the University.

Policies

- (i) The McMaster University Campus Master Plan is recognized as the detailed land use plan which provides a planning framework for the University's lands. This plan, which was prepared for the University, and adopted by the McMaster Board of Governors in March 2002, and may be amended from time to time, will be used in conjunction with City policy documents. The Campus Master Plan is located on the McMaster University web site at <http://www.Westmcmaster.ca/ua/opr/campusplan/>.
- (ii) McMaster is encouraged to retain its primary campus in Ainslie Wood Westdale, and also to develop additional satellite facilities for activities which are independent in nature.
- (iii) Compatibility of land uses and design at the edges of the University and in the adjacent portions of the community will be ensured to help provide a smooth transition. These issues are addressed in McMaster's Campus Master Plan and will be implemented accordingly.

6.4.9.2 Special Policy Area 92 – Lands at the West End of Ward and Royal Avenues (Henkel Site)

The lands at 162 Ward Avenue, at the west end of Ward Avenue and Royal Avenue, owned by Henkel Canada Corporation, are designated as Special Policy Area 92 in the Ainslie Wood Westdale Secondary Plan.

The objectives for Special Policy Area 92 are to:

1. act as a land use designation, embodying the policies as defined in this section;
2. recognize the significant opportunity and range of development options which exist for this former industrial site, which is fairly large in size, and one of few vacant sites in the area; and,
2. identify the type, form, height and other features of development on this site, to ensure best fit with the surrounding community in the short term and long term.

Policies

- (i) Until such time as future uses are determined through a comprehensive development plan, only a parking lot is permitted on this site.

- (ii) A range of future uses are encouraged for the site, which are deemed to be compatible for the neighbourhood. These future uses will include:
 - (a) open space, recreation;
 - (b) residential uses of a form and density recognizing the significant opportunity for infill and intensification, preferably low to medium density in nature;
 - (c) commercial uses to support the surrounding residential area, of a community scale (not large scale retail), especially of a service nature such as offices or retail;
 - (d) light industrial uses such as storage or warehousing;
 - (d) institutional uses such as schools, neighbourhood-scale places of worship, retirement homes or long term care facilities;
 - (d) institutional uses related to McMaster University or the Medical Centre, such as teaching facilities, or a research and development facility; and,
 - (e) other uses which meet the compatibility and performance standards outlined in these policies;
 - (f) combinations of one or more of these uses will only be permitted if they are clearly compatible.

- (iii) The following design considerations will be addressed to ensure that the site is developed in an appropriate manner which is compatible with adjacent development:
 - (a) Compatibility with the type, scale and form of adjoining development, which currently includes low density residential and an institutional use, namely St. Mary's High School. In this regard;
 - Building heights of up to 2 ½ storeys are permitted; and,
 - Building heights of up to 3 – 4 storeys may be considered, if there is sufficient distance separation from adjacent uses, along with visual barriers and landscaping.
 - (b) Provision of suitable roadway access;
 - (c) Mitigation of any adverse traffic impacts;
 - (d) Provision of suitable landscaping and buffering on site; and,
 - (e) Consideration for integration into the City's open space network, by means such as the connection with the nearby rail trail.

- (iv) The following types of technical studies may be required to assess the impacts of proposed uses, when major planning approvals are required:
 - (a) Site servicing;
 - (b) Stormwater management;
 - (c) Environmental, including decommissioning of the site to an acceptable level for the proposed use;
 - (d) Shadow studies, if developments are over 3 storeys in height;

- (e) Urban Design, namely the preparation of a Design Brief; and,
 - (f) Other studies as may be relevant to specific proposals.
- (v) Satisfactory access to the site will be a major consideration for any new developments:
 - (a) Traffic studies will be undertaken to identify the traffic impacts of major developments; and,
 - (b) Use of a portion of the rail trail corridor to provide a new access point to Leland Street will be encouraged, in keeping with policy 6.4.12(vi) in the Transportation Section of this Plan, and will be reviewed as part of the traffic studies to be required for the redevelopment of this site.

6.4.10 HERITAGE

The heritage and historical significance of the Ainslie Wood Westdale community will be celebrated and incorporated into aspects of current development. Heritage features within this area include the Westdale subdivision, one of the first planned communities in North America, and the Westdale Oval, with its central shopping hub surrounded by residential streets extending out in a radial pattern.

The objectives for heritage in the community are to:

1. recognize the existing heritage and design features of the area, and take advantage of opportunities to further enhance these features;
2. conserve the historic and architecturally significant buildings and areas, and reflect this heritage character in adjacent lands; and,
3. ensure the appropriate management, conservation, mitigation or preservation of archaeological resources.

Policies

- (i) Properties and areas which are designated under the Ontario Heritage Act, or listed in the City's Inventory of Buildings of Architectural and/ or Historical Interest, will be conserved and retained.
- (ii) Additional properties or heritage conservation districts may be designated or listed under the Ontario Heritage Act, by City Council, under the advice of the City Planning and Economic Development Department, and the Municipal Heritage Committee, without the need for amendment to this Secondary Plan. This may include areas which are identified in this Plan as Cultural Heritage Landscapes.

- (iii) Cultural Heritage Landscapes³ will be conserved and protected with the intent of retaining major characteristics. This will be implemented by the review of planning applications under the Planning Act. The City shall ensure that any proposed change be consistent with the policies of the Secondary Plan. Cultural Heritage Landscapes have been identified for the Ainslie Wood Westdale community, as indicated on Schedule N-2, namely:
- (a) The planned suburb of Westdale;
 - (b) The Veteran's Housing Area, on portions of Haddon Street, Gary Avenue, Dalewood Street and Stroud Road;
 - (c) The Burke Survey bounded by Main Street, Broadway Avenue, Emerson Street and the Escarpment; and,
 - (d) The McMaster University Historic Core.
- (iv) A Heritage Impact Assessment, as defined by the City of Hamilton Official Plan, may be required, subject to Planning Act approvals, for any private or public development or redevelopment in Ainslie Wood Westdale proposing to erect, demolish or alter buildings or structures in, on, or adjacent to properties that meet one or more of the following criteria:
- (a) Properties or districts designated under the Ontario Heritage Act;
 - (b) Buildings or structures listed on the City's Inventory of Buildings of Architectural and/or Historical Interest; and,
 - (c) Identified Cultural Heritage Landscapes.
- (v) The Heritage Impact Assessment(s) referred to in Policy 6.4.10 (iv) will be required as part of a complete application to the City, and will be processed with development approvals and prior to the issuance of any building permit. The Municipal Heritage Committee under the Planning Act will review the Heritage Impact Assessment and advise Council accordingly.
- (vi) Development and site alterations may be permitted on lands containing significant archaeological resources, or areas of archaeological potential if significant archaeological resources have been conserved by removal and documentation, or preservation on site. Where significant archaeological resources must be preserved on site, only development and site alteration which maintain the heritage integrity of the site will be permitted.

³ Cultural Heritage Landscape: A defined geographical area of heritage significance which has been modified by human activities, which is valued by a community, and which is of significance to the understanding of a history of a people or place.

6.4.11 URBAN DESIGN

Good urban design, both in the public and private realm, is to be encouraged in the Ainslie Wood Westdale community.

The objectives for urban design in this community are:

1. Built forms and landscaped areas, including residential neighbourhoods, commercial areas, arterial roads, and other areas will be enhanced by providing high quality design initiatives;
2. New development, including infill and additions to existing buildings, shall complement and enhance the existing character of the surrounding environment, through the use of appropriate building materials and attention to the scale, massing, colour, and special features of the existing built context; and,
3. Public urban spaces, including roads, sidewalks, and open spaces, shall also be enhanced to harmonize with the existing built form and to provide community amenities.

Policies

- (i) Streetscape Master Plans will be prepared for King Street West and Main Street West in order to improve pedestrian safety and physical attractiveness of public spaces. Streetscape improvement strategies and key locations for entrances and enhanced design features will be identified in the Streetscape Master Plans. Improvement recommended in the Streetscape Master Plans may include appropriate tree planting, wider sidewalks, improved lighting, and the selection of street furniture in scale and character to the local areas. The Streetscape Master Plans will also include guidance on general building setbacks and the location and installation of the Urban Braille system, where opportunities exist.
- (ii) Urban Braille, a user friendly way-finding system assisting people with physical disabilities and other mobility challenges, will be installed in high pedestrian traffic areas of the Ainslie Wood Westdale community. Specific locations will be identified and may include:
 - (a) King Street West between Westdale Village and the McMaster University Campus; and,
 - (b) Entrances to the McMaster University campus.
- (iii) In order to protect the existing integrity and residential character in special residential areas, new residential development including infill and additions to existing buildings will reflect the scale, form, and other building features associated with that specific area and street. The new development will reflect the existing built context by conforming to existing setback, building height, roof types and complementary construction material. These special residential areas will include, but not be limited to the following areas, as shown on Schedule N-3, Cultural Heritage Landscapes, with characteristics as noted:

- (a) “Victory Housing” area:
 - Ainslie Wood South, north of the former TH&B railway corridor between Cline Avenue South and Stroud Road, along Haddon Street, Dalewood Street, and Stroud Road.
 - Single 1 ½ to 2 storey detached bungalow with side driveway and 3 – 4 m setback from the sidewalk.
- (b) “Working Men’s Parcel”:
 - Westdale North residential area around Longwood Road.
 - 1 ½ storey detached bungalow with traditional arts and crafts design.
- (iv) Special design treatments may be considered for various entrance points to the Ainslie Wood Westdale community identified in the Streetscape Master Plans. These design enhancements aim to reflect the identity of the community and to welcome visitors. The types of special treatments considered may include public art, landscape elements, signs, banners, or other suitable design features. Consultations with the community, including input from the local BIA and other stakeholders, will be part of the design process.
- (v) Street trees may be planted and replaced along arterial and residential streets in the community. Trees will be planted to improve the appearance of the streetscapes and to replace trees which are lost due to disease. The replacement of trees will be carried out in conjunction with the overall street tree planting program for the City, depending on the priorities and budget associated with this program.
- (vi) Views and vistas which are important to the Ainslie Wood Westdale area, including views of the Niagara Escarpment and Cootes Paradise, will be identified and preserved in development / redevelopment. The review process for development proposals and design briefs will incorporate the preservation of views and vistas.
- (vii) The City will work with utilities (public and private) to encourage and determine appropriate design, location, and provision of services within the public realm.
- (viii) The City may prepare design guidelines for the considerations of innovative methods of containing utility services on or within streetscape features, such as gateways, lighting standards and transit shelters.

6.4.12 TRANSPORTATION

The Ainslie Wood/Westdale Neighbourhoods Transportation Master Plan (TMP) forms the basis for the transportation policies and actions for this area. The Transportation Master

Plan was prepared by the Public Works Department, and adopted by City Council in October 2003.⁴

These Secondary Plan policies are intended to support the recommendations of the Transportation Master Plan, to which reference should be made for complete details. Most of the following policies are taken from the Transportation Master Plan, with exceptions as noted.

The transportation system in the Ainslie Wood Westdale community provides for various forms of travel, including roads, transit, cycling and walking, for people who live, work and attend school in this area. This system will continue to be maintained and enhanced for the benefit of local citizens, as well as for residents of nearby areas. The community will also continue to provide important through links for City-wide transportation networks, such as roads, bicycle paths and transit, for people travelling to and from destinations such as the University and nearby downtown Hamilton.

The objectives for transportation in this area include:

1. provision of safe and efficient means of travel for all residents and citizens;
2. encouragement of energy-efficient transportation, such as cycling and transit, to reduce the dependency on the single-occupancy automobile; and,
3. provision of transportation to support existing and future land uses in the community, and its vicinity.

Policies

- (i) The road classification system for Ainslie Wood Westdale is defined in the Ainslie Wood/Westdale Neighbourhoods Transportation Master Plan. A map illustrating the Road Classification system is provided in Appendix "A" to the Secondary Plan. This road classification system is not part of the Secondary Plan, and may be revised without amendment to the Plan.⁵ The road classification for Ainslie Wood Westdale will comply with the policy paper guidelines for the City-wide Transportation Master Plan, when these are adopted.
- (ii) Through traffic will be directed to appropriate streets, particularly arterial and collector roads, and will be minimized on local streets. Some of these actions will include traffic calming measures where appropriate on several streets located east

⁴ The TMP report is available from the Public Works Department, and a summary will be available on the Secondary Plan project web site located at <http://wwwWesthamilton.ca/Planning-and-Development/ainslie-wood/default.asp>

⁵ See Ainslie Wood/Westdale Neighbourhoods Transportation Master Plan, section 6.1 Road Network Plan.

of McMaster University, including Forsyth Avenue, Arnold Street and Traymore Avenue.⁶

- (iii) The bicycle network will continue to be recognized as a vital component of the City's overall transportation system, providing an alternate means of travel to the automobile. The continuity and integrity of the bicycle network will continue to be improved, by means such as the addition of network sections, the incorporation of bicycle facilities at major activity areas, and the promotion of public awareness.⁷
- (iv) Existing multi-use paths serving pedestrians and bicycles throughout the community will be retained, and new sections will be developed. Additional multi-use paths may be created, to suit the needs of local users. The paths which were originally proposed for Churchill Park will not be created.⁸
- (v) Extension of the Hamilton – Brantford Rail Trail from Ewen Road East to Highway 403 and towards downtown will be considered a priority, and will be facilitated by coordinated City actions. Development and fragmentation of the ownership of this right-of-way will be discouraged, and the potential City purchase of the trail lands will be pursued to extend the trail.
- (vi) The redevelopment opportunities of lands adjacent to the rail trail will also be considered, and the potential for the trail to provide access to such lands, including the lands at the west end of Ward and Royal (Henkel site), which is addressed by Special Policy Area 92, contained in policy 6.4.9.2. The use of the rail trail for an access to this site when it is redeveloped in future, rather than Ward and Royal, will be considered.
- (vii) The pedestrian system will ensure the safety of pedestrians, will provide user-friendly facilities and amenities to encourage pedestrian use, and will address operational issues identified at specific intersections. Improvements will be undertaken at the intersection of Sanders Blvd. and Cootes Drive, to facilitate the crossing of pedestrians in this location. This will include traffic calming, mainly in the form of pavement treatments, and management studies along Cootes Drive, north of Sanders Blvd.⁹

⁶ See Transportation Master Plan, sections 6.1 Road Network Plan, and 6.6.1 Traffic Calming.

⁷ See Transportation Master Plan, sections 6.2 Bicycle Network, and 6.6.1 Bicycle Lanes.

⁸ See Transportation Master Plan, sections 6.2 Bicycle Network and 6.3 Pedestrian Network.

⁹ See Transportation Master Plan, sections 6.3 Pedestrian Network and 6.6.3 Improvements to Pedestrian/ Cyclist Crossing.

- (viii) A comprehensive transit review will be undertaken for the Ainslie Wood Westdale community, to address:
 - (a) transit routing
 - (b) opportunities for improving system efficiency; and,
 - (c) integration of transit services with other modes of transportation.

Any implications for the Westdale Village commercial area will be identified for these areas of study.¹⁰ Within the Ainslie Wood Westdale area, the HSR will be encouraged to establish a transit terminal, which would be the subject of a separate study with input from all stakeholders.

- (ix) Attention will be given to the location and design of parking areas as follows:
 - (a) Any parking spaces required on-site will be appropriately landscaped and screened to any adjacent residential areas, including mixed use; and,
 - (b) Required parking will wherever possible be located to the rear of buildings.
- (x) Existing parking regulations will be maintained in Ainslie Wood Westdale in the short term, including regulations for time limit parking, permit parking, and front yard parking. An individual parking study will be undertaken for the Westdale Village commercial area.¹¹
- (xi) Pedestrian safety for children at elementary schools in the area, and where possible, other schools, will be addressed by means of a mitigation process for the identification of traffic issues at schools, the undertaking of school safety audits, and other measures.¹²
- (xii) The transportation objectives contained in the McMaster Campus Master Plan are acknowledged and supported, including but not limited to:
 - (a) provision of the main campus entrance at Main Street WEST; consideration of potential off-campus parking facilities to be serviced with shuttle buses, contingent on compatibility with residential and other community uses;
 - (b) expansion of on-campus parking while maintaining environmental integrity; and,

¹⁰ See Transportation Master Plan, section 6.4 Transit Plan.

¹¹ See Transportation Master Plan, sections 6.5 Parking Plan, and 6.5.1 Parking Study.

¹² See Transportation Master Plan, section 6.6.4 Pedestrian Safety in Elementary School Areas.

- (c) promotion of transportation demand management, including encouraging alternative modes of transportation, provision of improved facilities, and encouraging carpooling.¹³
- (xiii) Unopened road allowances within the Ainslie Wood Westdale area may be either sold to adjacent property owners, or converted to a pedestrian path, as specifically defined in the Transportation Master Plan.¹⁴

6.4.13 MUNICIPAL SERVICES

Municipal services, such as sewers, water, stormwater systems and public / private utilities, will be provided, maintained and upgraded as necessary to accommodate the needs of existing and future development in Ainslie Wood Westdale.

Policies

- (i) Stormwater management approaches will be utilized in the Ainslie Wood Westdale community to address existing problems, future land use changes and road reconstruction works and opportunities for major storm sewer / storm water management facility works. These will include a combination of methods suitable for each type of situation, as outlined in the Stormwater Management Master Plan for Ainslie Wood Westdale, approved by City Council in October 2003. Examples of such approaches may include new storm water management facilities and the diversion of existing flows to improve the system, on-site controls for new development, enhancement of storm sewer outfalls, review of current policies (e.g. roof-leader disconnection), and / or collection of cash-in-lieu funds.¹⁵
- (ii) Recommendations and actions arising from the Ward One Combined Sewer Overflow Master Plan / Class Environmental Assessment are supported by the policies of the Ainslie Wood Westdale Secondary Plan. The locations for the two proposed combined sewer overflow tanks, near Ewen Road, and at Royal / Stroud, are implicit in the land use designations for these areas, and considered compatible with surrounding land use.¹⁶

6.4.14 IMPLEMENTATION

This Implementation Section summarizes the projects, studies and other actions which the City will carry out to implement this Secondary Plan.

¹³ See Transportation Master Plan, section 6.6.5 McMaster Campus Plan.

¹⁴ See Transportation Master Plan, section 6.6.6 Unopened Road Allowances.

¹⁵ See Storm Water Management Master Plan, Final Report

¹⁶ See Ward One CSO Master Plan / Class EA, Final Report

Policies

6.4.14.1 Residential

The City will review applications for residential development, including new construction and renovations, by means such as Committee of Adjustment, to ensure their compliance with the residential and related policies within this Secondary Plan.

6.4.14.2 Zoning By-Law

- (i) The City will rezone lands currently zoned for heavy industry, to prevent new uses of this type. This is being done concurrently with the approval of the Secondary Plan.
- (ii) The City will modify other zoning categories within Ainslie Wood Westdale area to carry out the intent of the Secondary Plan. This will ensure that Mixed Use, Commercial, Residential and other zoning provisions facilitate the uses and built form intended in this Secondary Plan. Implementation of this new Zoning By-Law for the City of Hamilton will be undertaken as part of the work program to create a new Zoning By-law for the City of Hamilton.

6.4.14.3 Major Institutional – Schools

- (i) The City will use the criteria contained within this Secondary Plan to review any proposals for school closures or redevelopment of school sites.

6.4.14.4 Heritage

The City will establish Cultural Heritage Landscapes (CHLs) by means of the approval of the Secondary Plan. These CHLs will be conserved and protected during the review of planning applications. Cultural Heritage Landscapes will include:

- The planned suburb of Westdale;
- The Veteran's Housing Area, on portions of Haddon Street, Gary Avenue, Dalewood Street and Stroud Road;
- The Burke Survey bounded by Main Street, Broadway Avenue, Emerson Street and the Escarpment; and,
- The McMaster University Historic Core.

6.4.14.5 Urban Design

- (i) The City will prepare Streetscape Master Plans for King Street West and Main Street West, to improve pedestrian safety and physical attractiveness of public spaces.

- (ii) The City will install Urban Braille in high pedestrian traffic areas of the Ainslie Wood Westdale Community. These locations will be identified, and may include:
 - King Street West between Westdale Village and the McMaster University Campus; and,
 - Entrances to the McMaster University campus
- (iii) The City will review development applications in special residential areas to ensure that new development reflects the scale, form and other features of existing built form. Cultural Heritage Landscapes will assist in this review.
- (iv) The City may consider special design treatments for various entrance points to the Ainslie Wood Westdale community, to be defined in the Streetscape Master Plans.
- (v) The City may plant and replace street trees along arterial and residential streets, to replace trees and to improve streetscapes, in keeping with the overall City tree planting program.
- (vi) The City will identify specific views and vistas which are significant within the Ainslie Wood Westdale community, to assist in development review.

6.4.14.6 Transportation

- (i) The City will pursue the extension of the Hamilton-Brantford Rail Trail from Ewen Road east to Highway 403 and towards downtown Hamilton. Development proposals, proposed City land sales / purchases and other actions will support this proposed trail extension.
- (ii) The City will carry out the actions recommended in the Ainslie Wood/ Westdale Transportation Master Plan, including actions such as traffic calming, enhancements to the bicycle and pedestrian paths, transit review, and other actions, under the jurisdiction of the Public Works Department.

6.4.14.7 Administration of this Plan

- (i) The Introduction does not constitute a part of this Secondary Plan; nor does the Road Classification Map in Appendix "A".
- (ii) The McMaster University Campus Master Plan, which is referenced in this report, does not constitute a part of this Secondary Plan.
- (iii) All studies required by the policies in this plan, for a specific application under the Planning Act, shall be completed and submitted prior to that application being considered a complete application.

6.4.14.8 Interpretation of the Plan

- (i) The Ainslie Wood Westdale Secondary Plan consists of Sections A.6.4.1 through A.6.4.14 and Schedules “N-1” and “N-2”.
- (ii) Illustrations and photographs are part of the plan for the purpose of illustration only and are not to be interpreted as prescriptive.
- (iii) The text and Schedules of the City of Hamilton Official Plan continue to apply except where they are in conflict with this Secondary Plan, in which case the text and maps of this plan shall prevail.

Implementation

An implementing Zoning By-law will give effect to this Amendment.

This is Schedule 1 to By-law No. 05-208 passed on the 13th day of July, 2005.

**The
City of Hamilton**





Mayor



City Clerk

Schedule A
Amendment No. 201
to the Official Plan
for the
former City of Hamilton

Legend







-  Special Policy Area 91-Ainslie Wood Westdale Secondary Plan (Section A.6.4)
-  Special Policy Area 92-Ainslie Wood Westdale Secondary Plan (Section A.6.4)

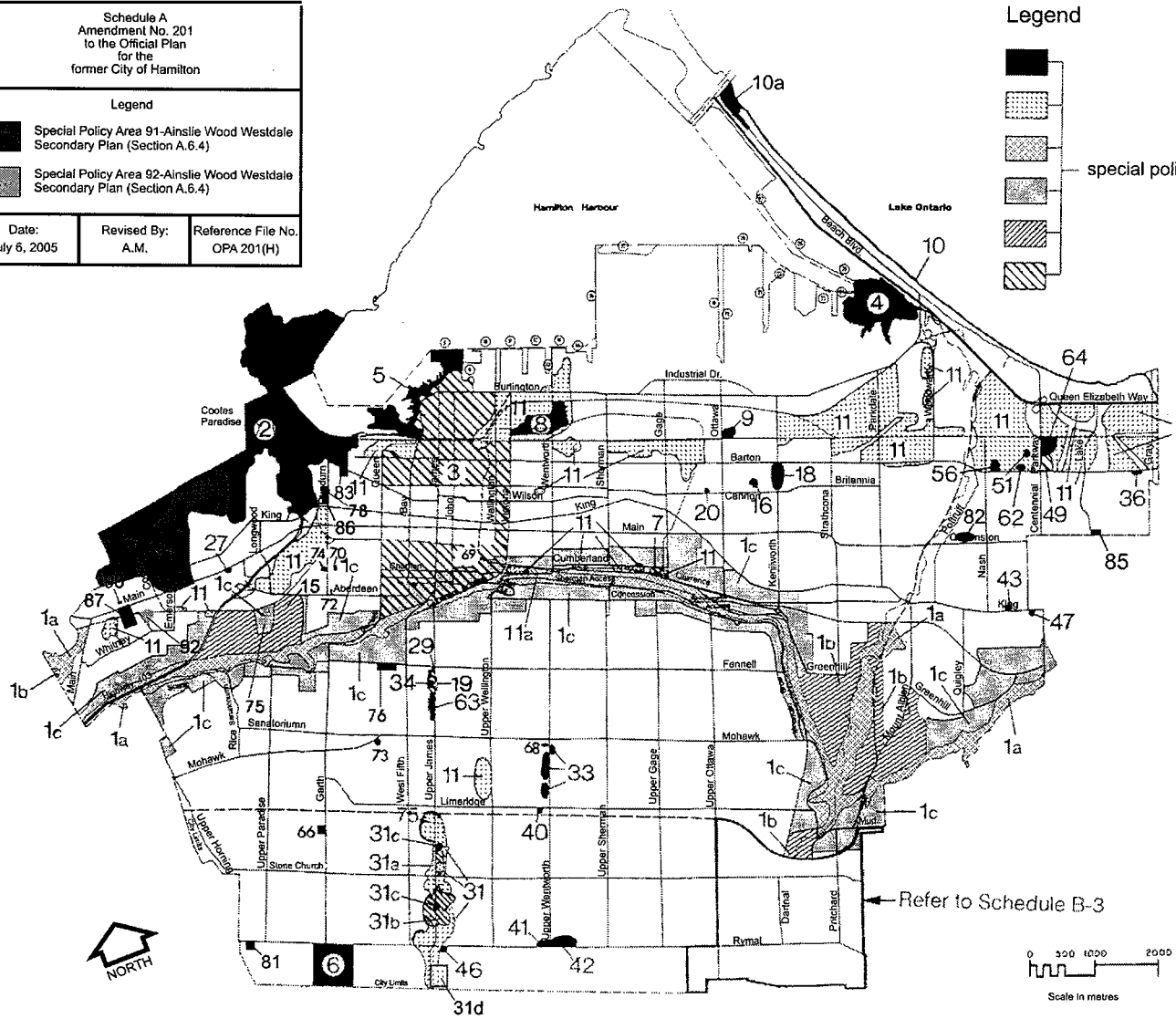
Date:
July 6, 2005

Revised By:
A.M.

Reference File No.
OPA 201(H)

Legend

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- special policy areas



special policy areas

AREA	REFER TO POLICY	AREA	REFER TO POLICY
1(a)	A.2.9.1	56	A.2.9.3.51
1(b)	A.2.9.1	62	A.2.9.3.57
1(c)	A.2.9.1	63	A.2.9.3.58
2	A.2.9.2	64	A.2.9.3.59
3	P.2.9.3	65	k.2.9.3.60
	A.2.9.3.1	66	A.2.9.3.61
4	A.2.9.3.2	67	"Deleted"
	A.2.9.3.3	68	A.2.9.3.63
6	P.2.9.3.4	69	A.2.9.3.M
7	A.2.9.3.5	70	A.2.9.3.65
8	A.2.9.3.6	71	A.2.9.3.66
9	A.2.9.3.7	2	A.2.9.3.67
10	A.2.9.3.8	73	A.2.9.3.68
10a	A.2.9.3.8	74	P.2.9.3.69
11	A.2.9.3.9	75	A.2.9.3.70
11(a)	A.2.9.3.9	76	A.2.9.3.71
16	A.2.9.3.14	77	A.2.9.3.72
17	"Deleted"	78	A.2.9.3.73
18	A.2.9.3.16	79	"Deleted"
19	A.2.9.3.17	80	Denied by OMI
20	A.2.9.3.18	81	A.2.9.3.76
26	A.2.9.3.21	82	A.2.9.3.77
27	k.2.9.3.22	83	A.2.9.3.78
79	A.2.9.3.24	84	Pending
30	A.2.9.3.25	85	A.2.9.3.80
31	A.2.9.3.2h	86	A.2.9.3.81
31(a)	k.2.9.3.26	87	A.2.9.3.82
31(b)	A.2.9.3.26	89	Pending OMB
31(c)	k.2.9.3.26	90	A.2.9.3.85
32	A.2.9.3.27		
33	A.2.9.3.28	92	A.2.9.3.92
34	A.2.9.3.29		
35	A.2.9.3.30		
36	A.2.9.3.31		
37	A.2.9.3.32		
38	"Deleted"		
40	A.2.9.5.35		
41	A.2.9.3.36		
42	A.2.9.3.37		
43	A.2.9.3.38		
45	A.2.9.3.40		
46	A.2.9.3.41		
47	P.2.9.3.42		
46	"Deleted"		
49	A.2.9.3.44		
50	A.2.9.3.45		
51	A.2.9.3.46		
53	"Deleted"		
54	"Deleted"		
55	A.2.9.3.50		

For other Special Policy Areas numbers, refer to Schedules: B-1, B-2, and B-3.

schedule B

to the official plan
for
the City of Hamilton

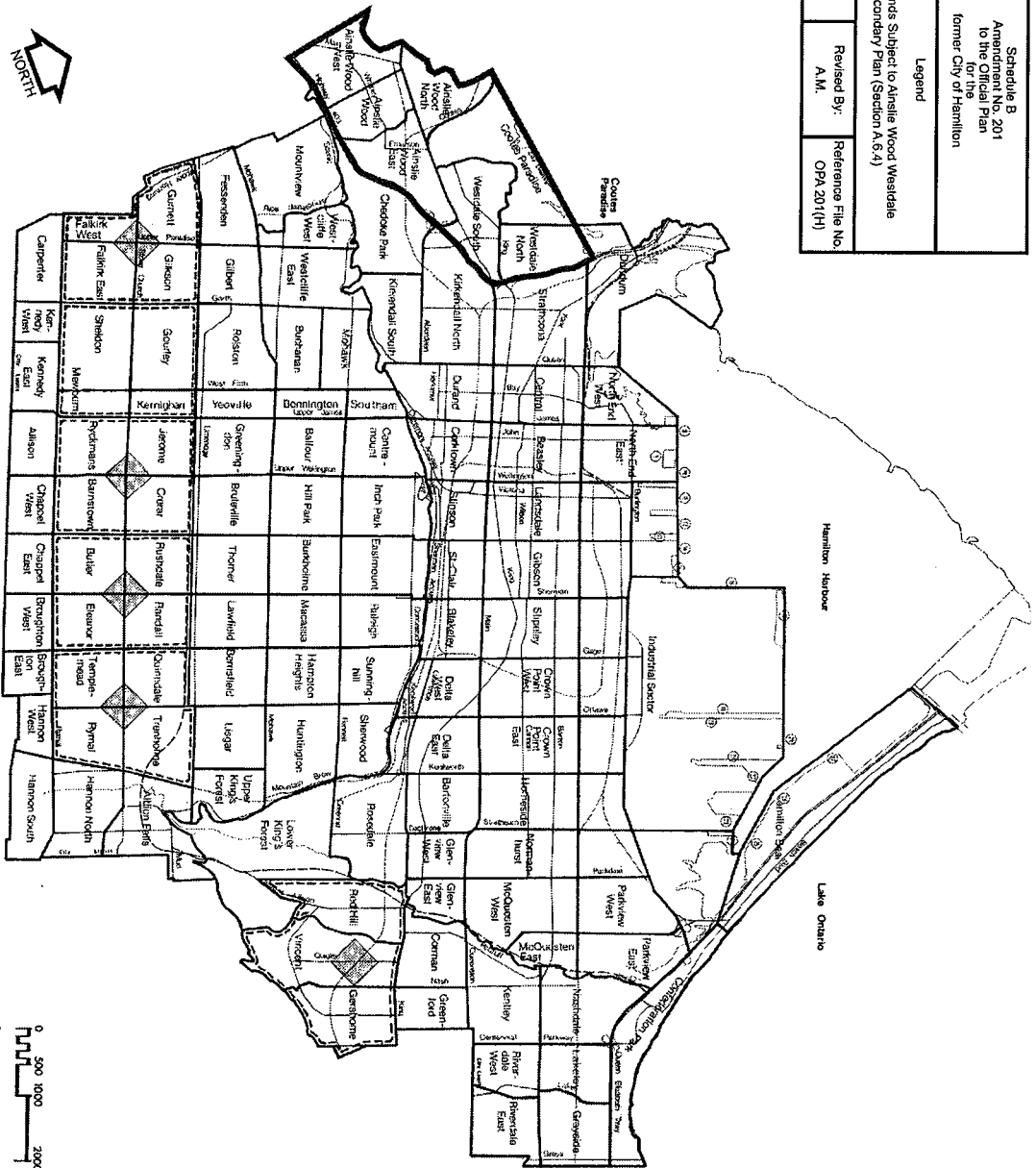
July 2005

Schedule B
Amendment No. 201
to the Official Plan
for the
former City of Hamilton

Legend





 Lands Subject to Ainslie Wood Westdale
Secondary Plan (Section A.6.4)

Date: July 6, 2005
Revised By: A.M.
Reference File No. OPA 201(1)



planning units

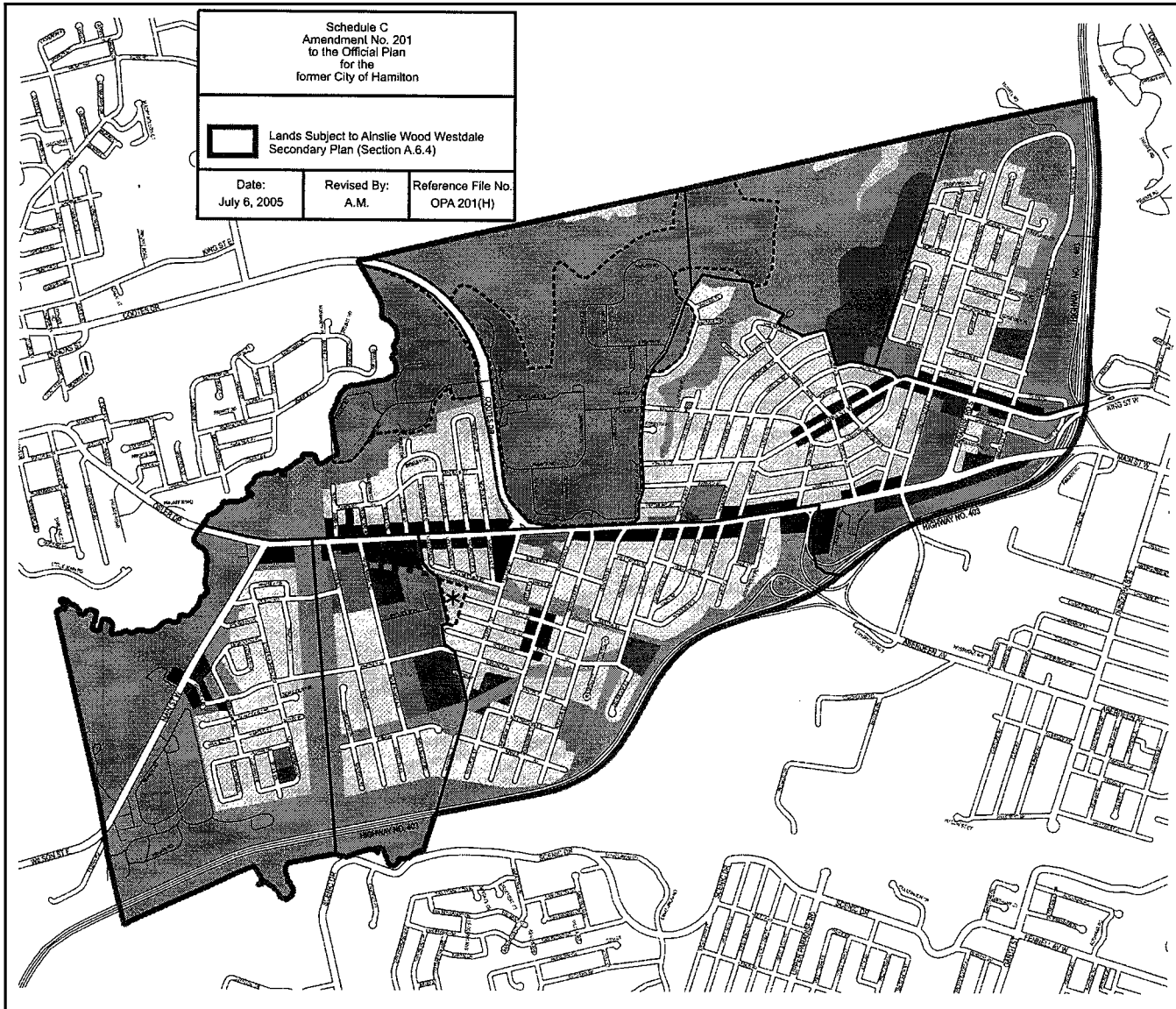
legend

-  neighbourhood names & boundary
-  community boundary
-  multi-centre
-  Ainslie Wood Westdale
Secondary Plan (Section A.6.4)

schedule G

to the official plan
for
the City of Hamilton

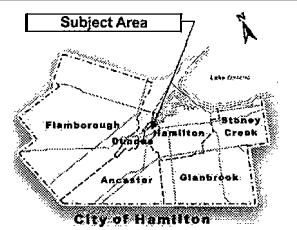
July 2005



Schedule C
Amendment No. 201
to the Official Plan
for the
former City of Hamilton

Lands Subject to Ainslie Wood Westdale
Secondary Plan (Section A.6.4)

Date: July 6, 2005	Revised By: A.M.	Reference File No. OPA 201(H)
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Legend

- Low Density Residential
- Medium Density Residential
- High Density Residential
- Commercial
- Mixed Use
- Major Institutional
- Industrial
- Park
- Open Space
- Open Water
- Utilities
- Special Policy Area 91
McMaster University
- Special Policy Area 92
Ward / Royal (Henkel)
- Neighbourhood Boundary

Date: July, 2005	Scale: N.T.S.
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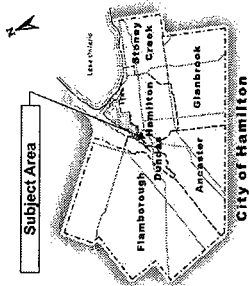
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LAND USE PLAN
Ainslie Wood Westdale Secondary Plan

CULTURAL HERITAGE LANDSCAPES

Ainslie Wood Westdale Secondary Plan

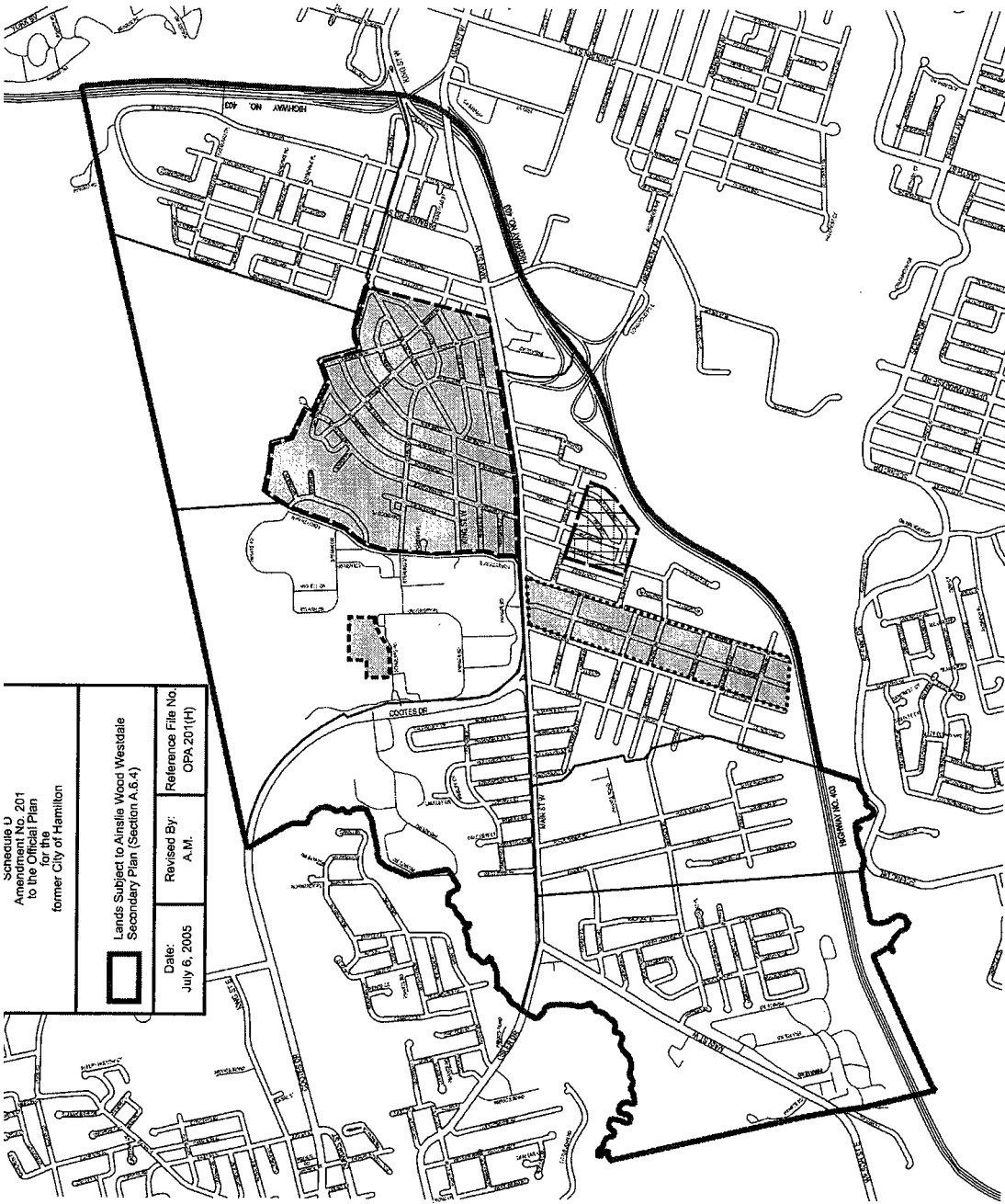


Legend


-  Westdale Original Subdivision
-  Veteran's Housing Area
-  Burke Survey
-  McMaster Historic Core



Date: July, 2005
 Scale: N.T.S.
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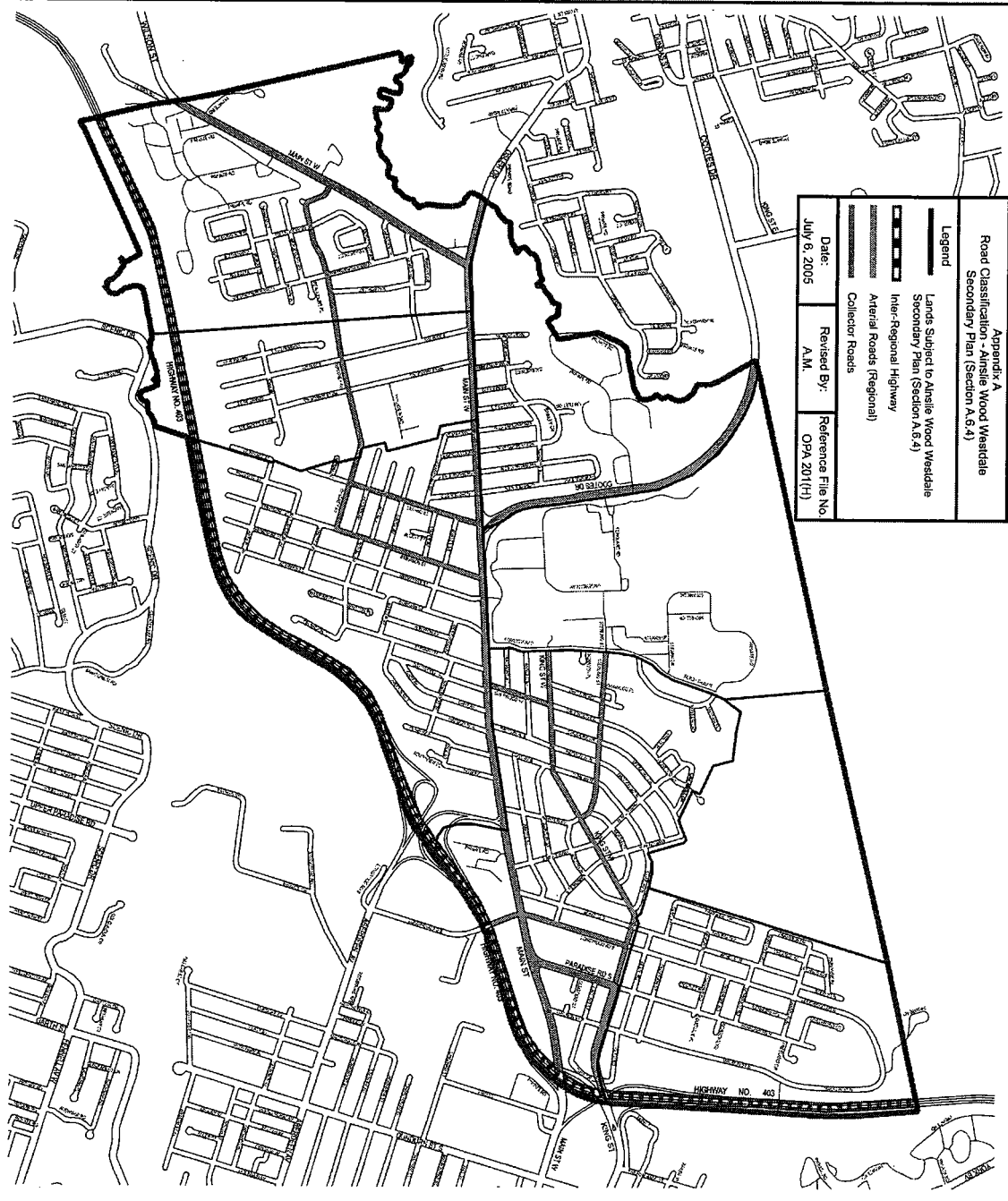


Schedule U
 Amendment No. 201
 to the Official Plan
 for the
 former City of Hamilton

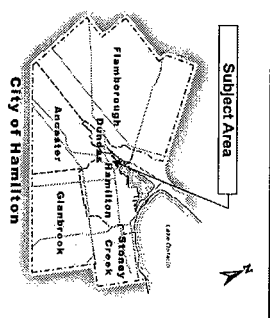
 Lands Subject to Ainslie Wood Westdale
 Secondary Plan (Section A.6.4)

Date: July 6, 2005
 Revised By: A.M.
 Reference File No: OPA 201(H)

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Appendix A Road Classification - Ainslie Wood Westdale Secondary Plan (Section A.6.4)			
Legend Lands Subject to Ainslie Wood Westdale Secondary Plan (Section A.6.4) Inter-Regional Highway Arterial Roads (Regional) Collector Roads	Date: July 8, 2005	Revised By: A.M.	Reference File No. OPA 201(H)



Legend Inter-Regional Highway Arterial Roads (Regional) Collector Roads	Date: July, 2005	Scale: N.T.S.
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Source: Ainslie Wood/Westdale Neighbourhoods Transportation Master Plan, 2003

Date: July 2005

Scale: N.T.S.

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ROAD CLASSIFICATION PLAN

Ainslie Wood Westdale Secondary Plan